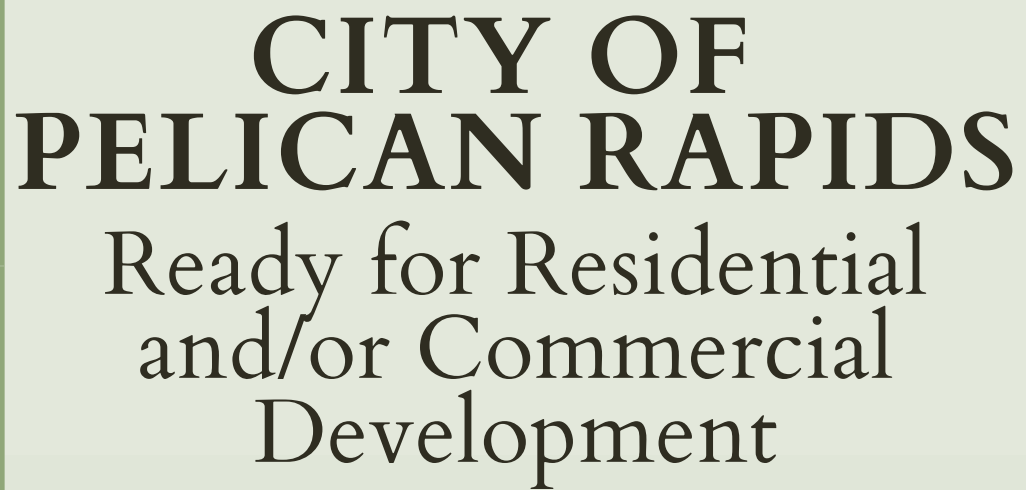




Jeff LaFavre, CCIM, MCR
President
612.868.7429
jlafavre@iagcommercial.com

PROPERTY OVERVIEW

Spanning 74.76 acres in the growing community of Pelican Rapids, this expansive site offers a rare blank-slate opportunity for residential and/or commercial development. While infrastructure is not yet in place, the City of Pelican Rapids is highly motivated and eager to partner with a developer to bring a thoughtfully planned project to life. The City's support and pro-growth mindset create an ideal environment for forward-looking development. With ample acreage, flexible design potential, and strong local interest, this site is well-positioned for a transformative project that can help shape the future of the community.

PROPERTY FEATURES

- Residential, commercial, or mixed-use potential
- Large, contiguous development site
- Infrastructure not yet installed
- Flexible site planning opportunity
- Strong City support for development
- Pro-growth, development-ready community
- Opportunity to shape future growth

Address:	State Highway 108 Pelican Rapids, MN 56572
Acreage:	74.76 (Able to be subdivided)
List Price:	Negotiable
Zoning:	Agriculture, Guided for Residential & Commercial
County:	Otter Tail

**Property is located in an Opportunity Zone.
Investors are eligible for incentives.
Ask for additional info!**



