

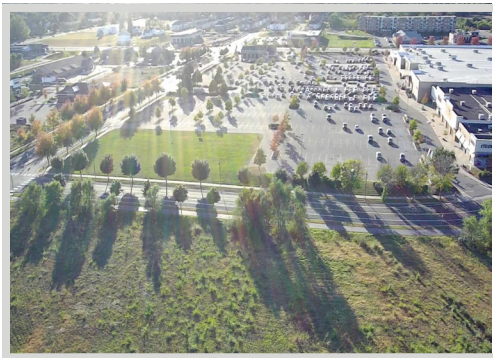
FOR SALE
7.36 ACRES AVAILABLE



FEATURES:

- Excellent visibility with Hwy. 101 frontage!
- Located on Quaday Ave. NE next to Super Target near other retailers.
- Zoned - Planned Unit Development (PUD).
- City utilities are available to the site.
- Seller will Build-to-Suit (Leaseback).

Sale Price
NEGOTIABLE



FACTS:

- ▲ 7.36 Acres
- ▲ Zoning - PUD
- ▲ PID #118239000090 (Wright County)
- ▲ \$34,674.00 2026 Property Taxes
- ▲ Restricted uses provided upon request

Overview 1
Aerial Maps / Aerial Photos ... 2-3
City Information 4



Steve Fischer
612.619.9991
sfischer@arrowcos.com



Chad Weeks
612.619.9911
cweeks@arrowcos.com

Contact

Phone: 763.424.6355
Fax: 763.424.7980

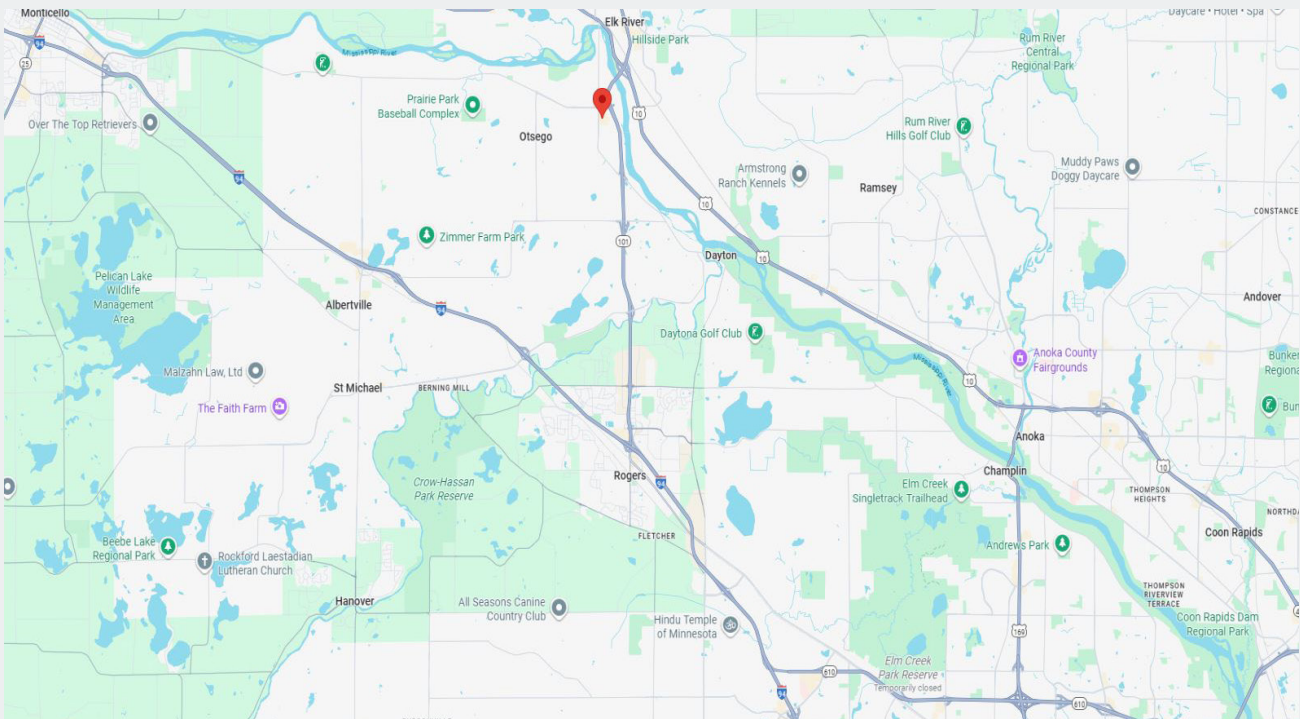
Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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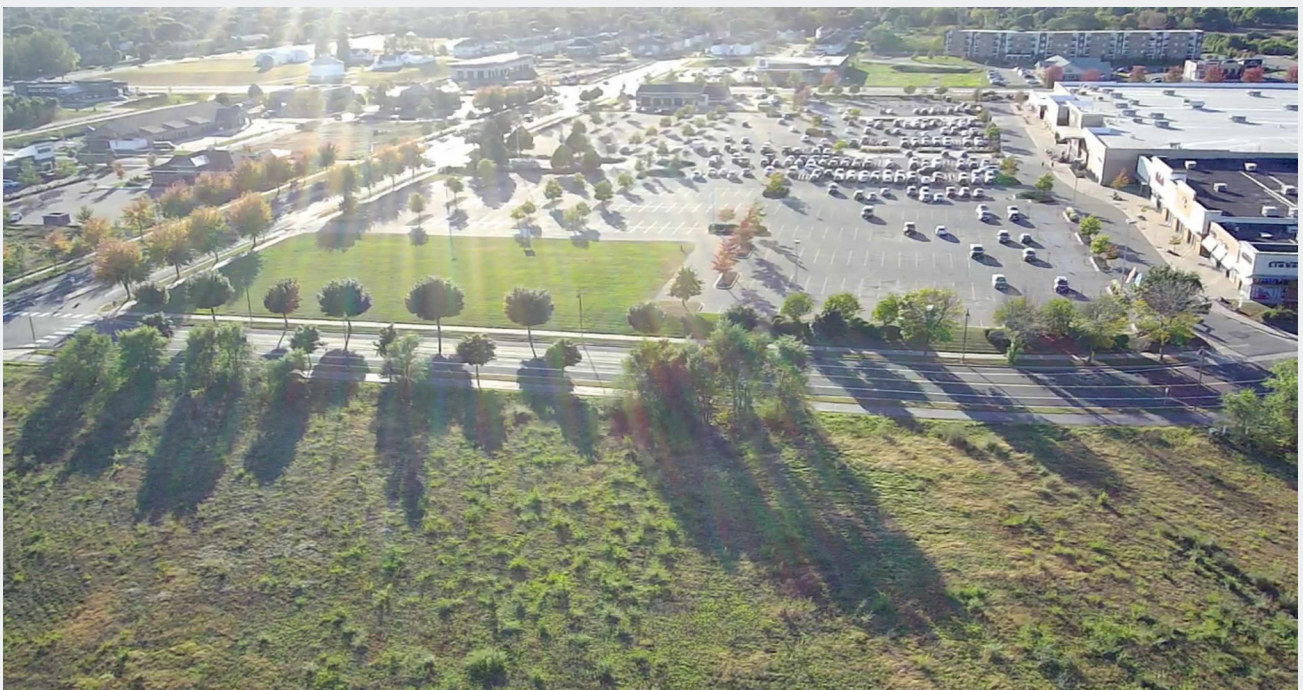
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AERIAL PHOTOS

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COMMERCIAL LAND

Otsego Outlot I
Otsego, MN 55301

CITY INFORMATION

FOR SALE

7.36 ACRES AVAILABLE

COMMUNITY PROFILE

- * THE CITY OF OTSEGO IS LOCATED 33 MILES FROM DOWNTOWN MINNEAPOLIS AND IS OPTIMALLY LOCATED ON THE MAJOR TRAVEL CORRIDORS OF INTERSTATE 94, U.S HIGHWAY 10, U.S. HIGHWAY 169 AND MINNESOTA HIGHWAY 101.
- * WITH THE CITY ENCOMPASSING 30 SQUARE MILES, THERE ARE MANY PRIME LOCATIONS AVAILABLE FOR ALL TYPES OF DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL AND INDUSTRIAL.
- * IN ADDITION TO ATTRACTING NEW DEVELOPMENT, THE CITY'S ELECTED OFFICIALS AND STAFF UNDERSTAND THE VALUE OF SUPPORTING OUR EXISTING BUSINESS SECTOR AND ARE HERE TO ASSIST IN YOUR GROWTH AND EXPANSION WITHIN THE COMMUNITY.

BRIEF COMMUNITY PROFILE

- * POPULATION: 22,705 (MINNESOTA STATE DEMOGRAPHER AS OF 2022)
- * HOUSEHOLDS: 7,103 (2020 CENSUS)
- * MEDIAN HOME VALUE: \$328,710 (WRIGHT COUNTY ASSESSOR 2022)
- * MEDIAN AGE: 33.7 (2020 CENSUS)
- * MEDIAN HOUSEHOLD INCOME: \$110,833 (2020 CENSUS)
- * PERCENTAGE OF HIGH SCHOOL GRADUATES: 94.4% (CENSUS QUICK FACTS 2016-2020)

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