

**FOR SALE**  
**+/- 1.46 ACRE LOT**

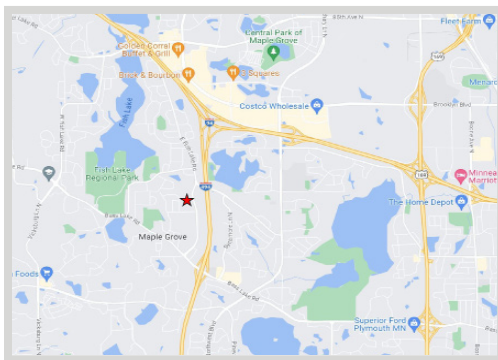


**FEATURES:**

- Located within a MG subdivision featuring a mix of office, industrial & retail.
- As a PUD-zoned parcel, property supports flexible site planning.
- The site sits just off Bass Lake Road with convenient access to I-494.
- Nearby interstates carry 90,000 VPD, boosting visibility and access.

**LIST PRICE:**

**\$500,000**



**FACTS:**

- ▲ +/- 1.46 Acres
- ▲ PID #34-119-22-12-0023
- 2026 Taxes - \$14,137.62

Overview . . . . . 1  
Aerial / Overview . . . . . 2  
Site Plan . . . . . 3  
Zoning Map . . . . . 4  
Demographics . . . . . 5  
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**Contact**

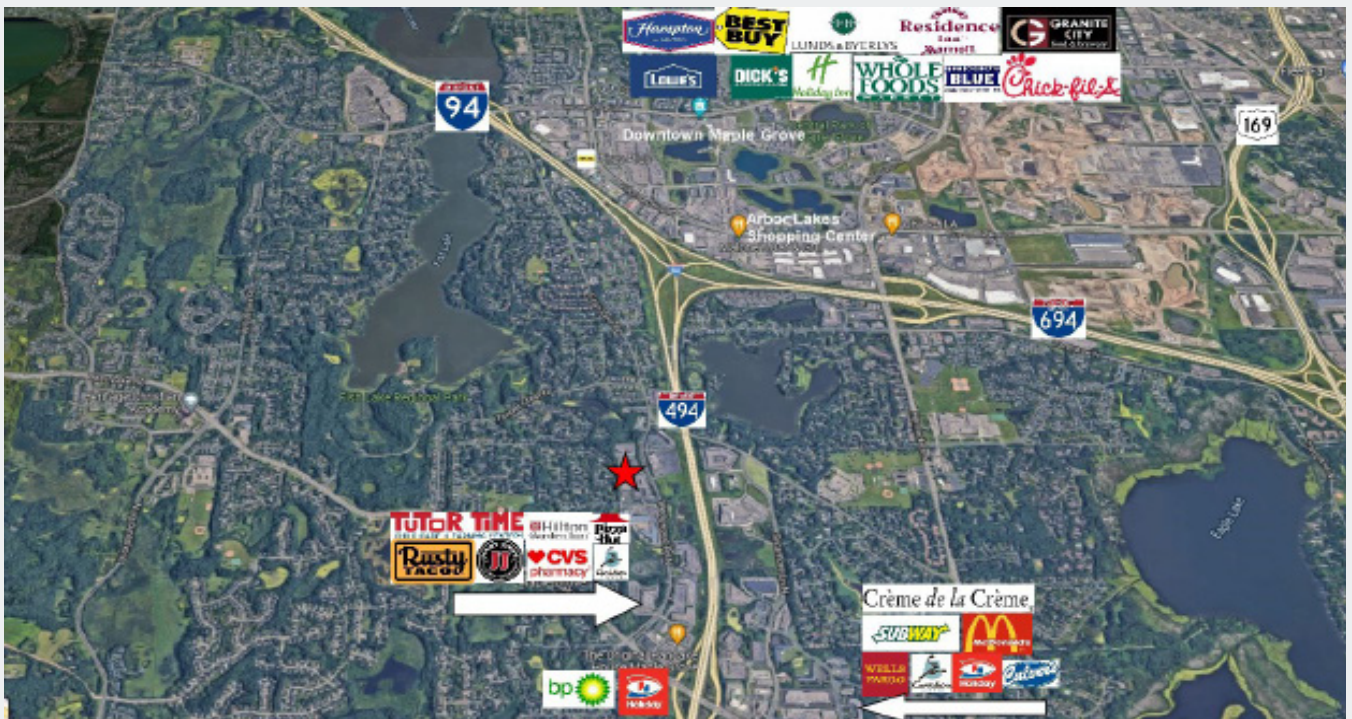
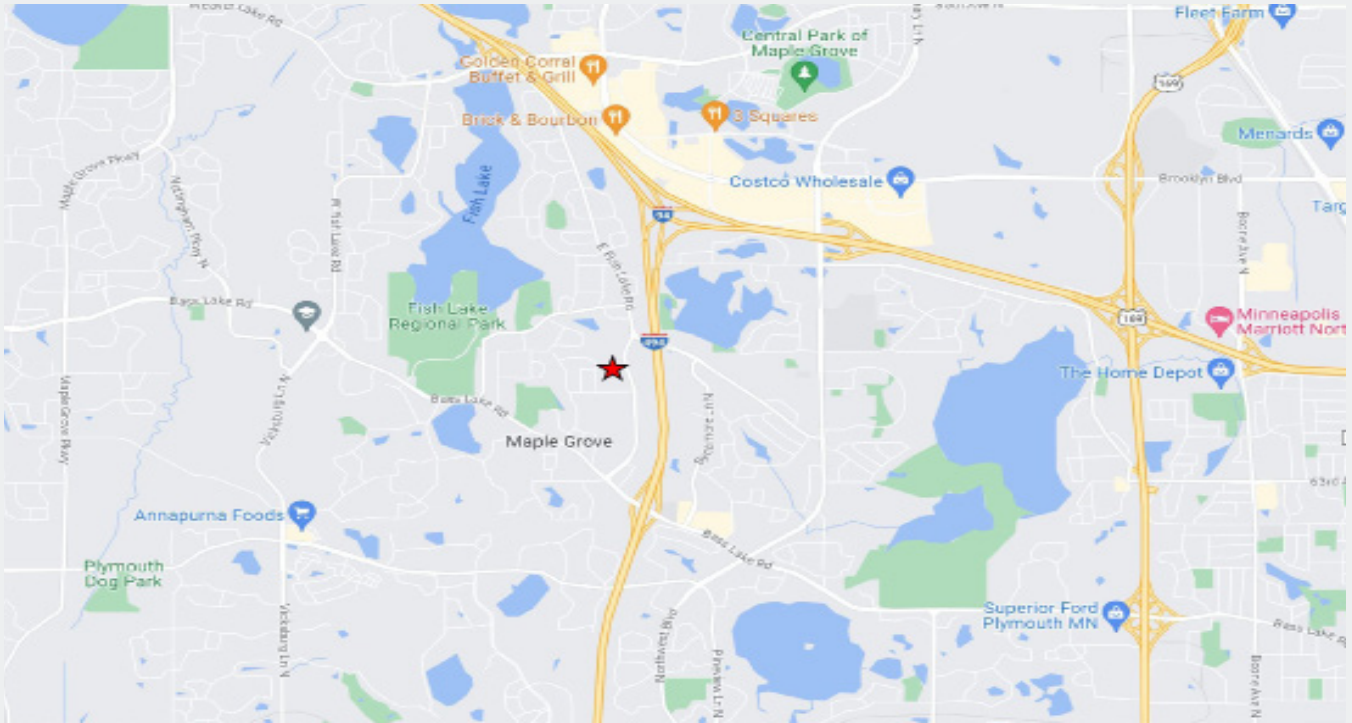
Phone: 763.424.6355  
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**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

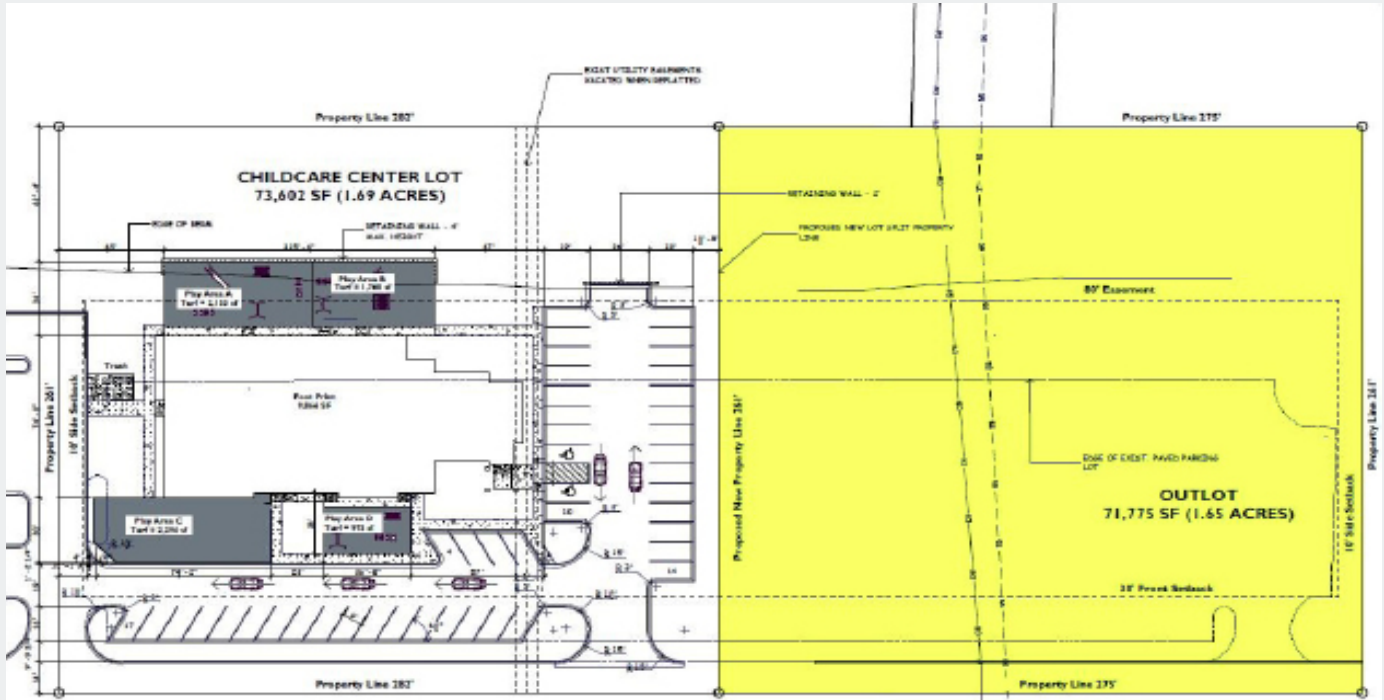
**AERIAL & OVERVIEW**

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**OUTLOT SITE PLAN**

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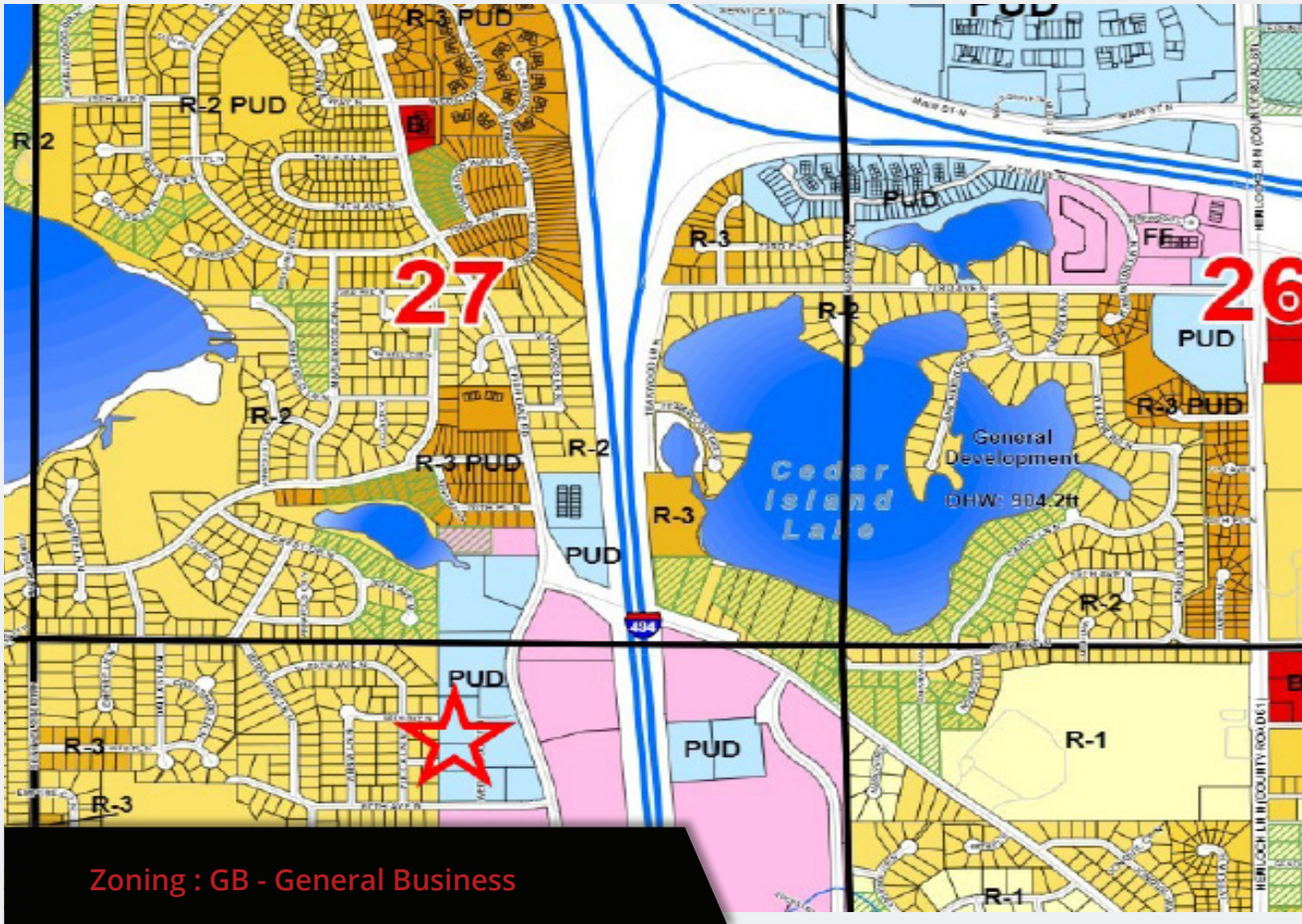
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**DEMOGRAPHIC**

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LEGEND	
Lake	Creek
T-zones	
R-1 - Single Family Residential	R-2B - Single Family Residential
R-1 PUD - Single Family Residential (Planned Unit Development)	R-3 Single and Two Family Residential
R-2 - Single Family Residential	R-3 PUD - Single and Two Family Residential (Planned Unit Development)
R-2 PUD - Single Family Residential (Planned Unit Development)	R-4 - Medium Density Residential
R-4 PUD - Medium Density Residential (Planned Unit Development)	PUD - Planned Unit Development
R-5 - High Density Residential	FF - Freeway Frontage
R-5 PUD - High Density Residential (Planned Unit Development)	I - Industrial
RA - Single Family Agricultural	I PUD - Industrial (Planned Unit Development)
B - Business	B PUD - Business (Planned Unit Development)

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DEMOGRAPHICS

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<b>POPULATION:</b>	2027 Projection - 197,428 (5 miles) 2022 Estimate - 189,734 2010 Census - 164,958
<b>HOUSEHOLDS:</b>	2027 Projection - 77,261 (5 miles) 2022 Estimate - 74,139 2010 Census - 63,914
2022 Avg Household Income	\$121,645
2022 Median Household Inc.	\$94,918
<b>Traffic Counts:</b>	I-494 (94,000 VPD) I - 94 (124,000 VPD) Wedgewood (8,100 VPD)

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**CITY INFORMATION**

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**CITY OF MAPLE GROVE**

Maple Grove is a flourishing community in the Twin Cities metro area that over 61,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town.

Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality health-care, year-round recreational activities, and an excellent standard of living.

Rated high by citizens as a great place to raise children, Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor play-grounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations.

Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.

Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.



City of  
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