

# INDUSTRIAL BTS OPPORTUNITY

## 56 ACRES FOR SALE

### CORCORAN



**SITE**

Weston Woods of Medina  
Mark of Excellence Homes  
(Proposed)

#### CONTACTS:

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### MEDINA

Hwy. 55 & Pioneer Trail  
Corcoran, MN

Hennepin County  
Public Works



## CUSHMAN & WAKEFIELD

## // PROPERTY HIGHLIGHTS

- **B-T-S OPPORTUNITY, 100,000 SF+**
- A MASTER-PLANNED BUSINESS PARK; EXCEPTIONAL CORPORATE SITES
- EXCELLENT VISIBILITY FROM HIGHWAY 55; FUTURE LIGHT AT PIONEER TRAIL
- LOCATED 6.1 MILES WEST OF HIGHWAY 101 IN PLYMOUTH
- UTILITIES ENGINEERED AND TO BE EXTENDED TO THE SITE WHEN NEEDED
- FIBER INTERNET AVAILABLE





# /// PROPERTY INFORMATION

**LOT SIZE**  
56.49 ACRES

**ZONING**  
BUSINESS PARK, PLANNED  
INDUSTRIAL & RETAIL

**SALE PRICE**  
\$2.50 PSF

PID #	TAXES
3211923430006	\$4,950.76
3211923430005	\$6,427.08
3211923340013	\$3,927.28
3211923340007	\$1,119.12
<b>TOTAL</b>	<b>\$16,424.24</b>

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	684	4,028	16,067
Households	237	1,422	5,636
Average HH Income	\$160,918	\$154,092	\$144,896
Daytime Population	397	2,440	10,780

MEDINA

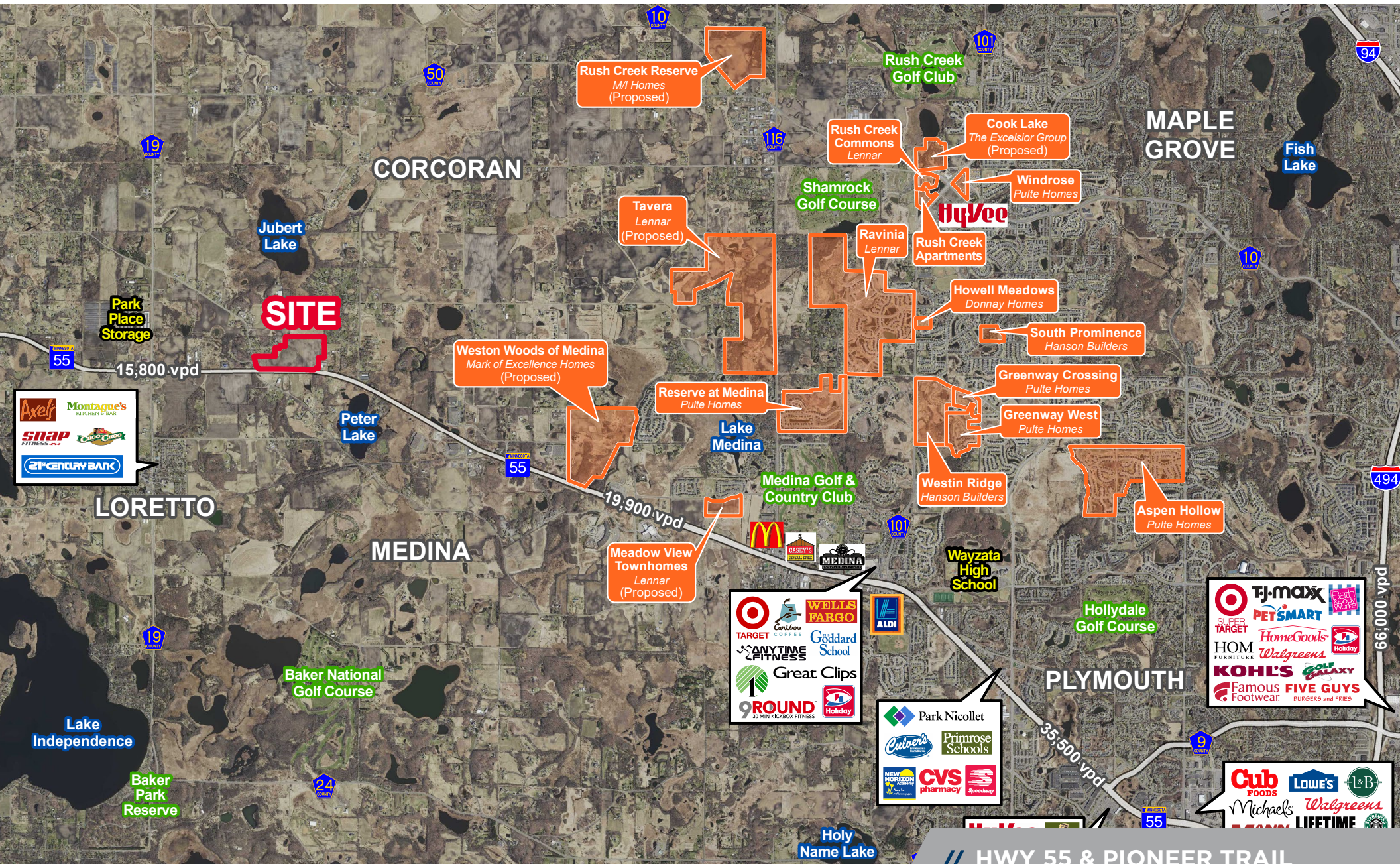
/// HWY 55 & PIONEER TRAIL  
Corcoran, MN

# // AERIALS

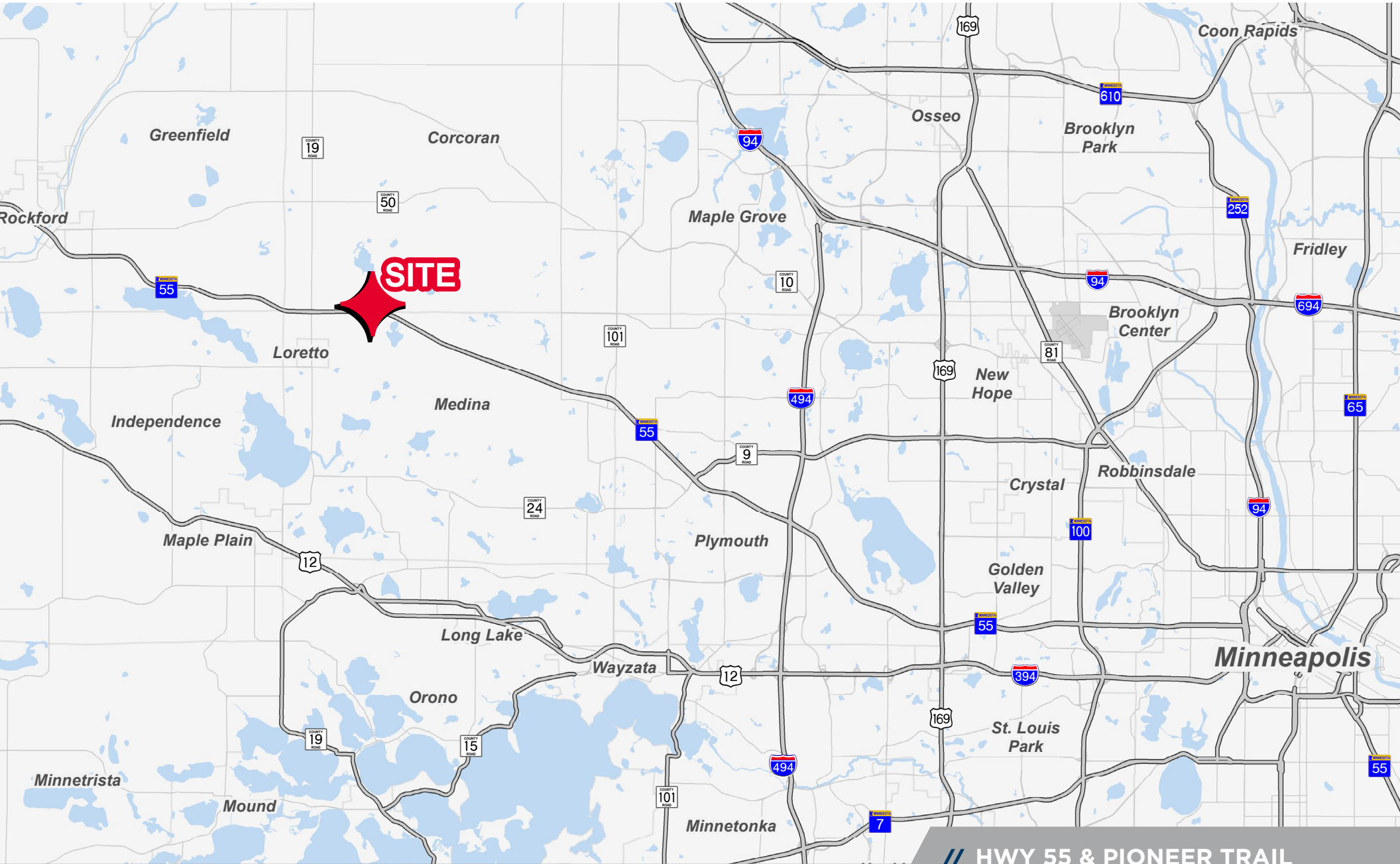


// HWY 55 & PIONEER TRAIL  
Corcoran, MN

# // AERIALS



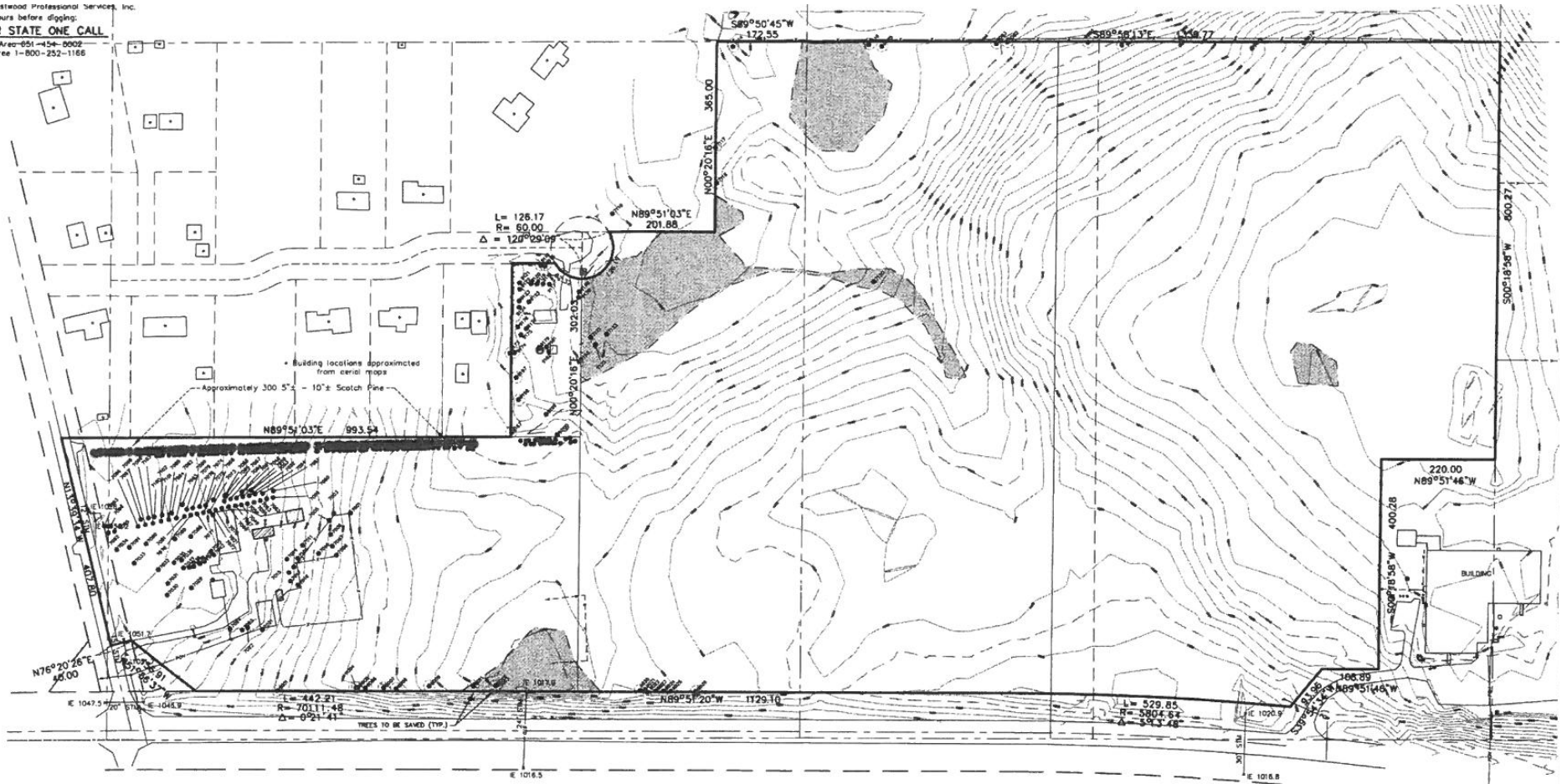
// HWY 55 & PIONEER TRAIL  
Corcoran, MN



// HWY 55 & PIONEER TRAIL  
Corcoran, MN

# // SURVEY

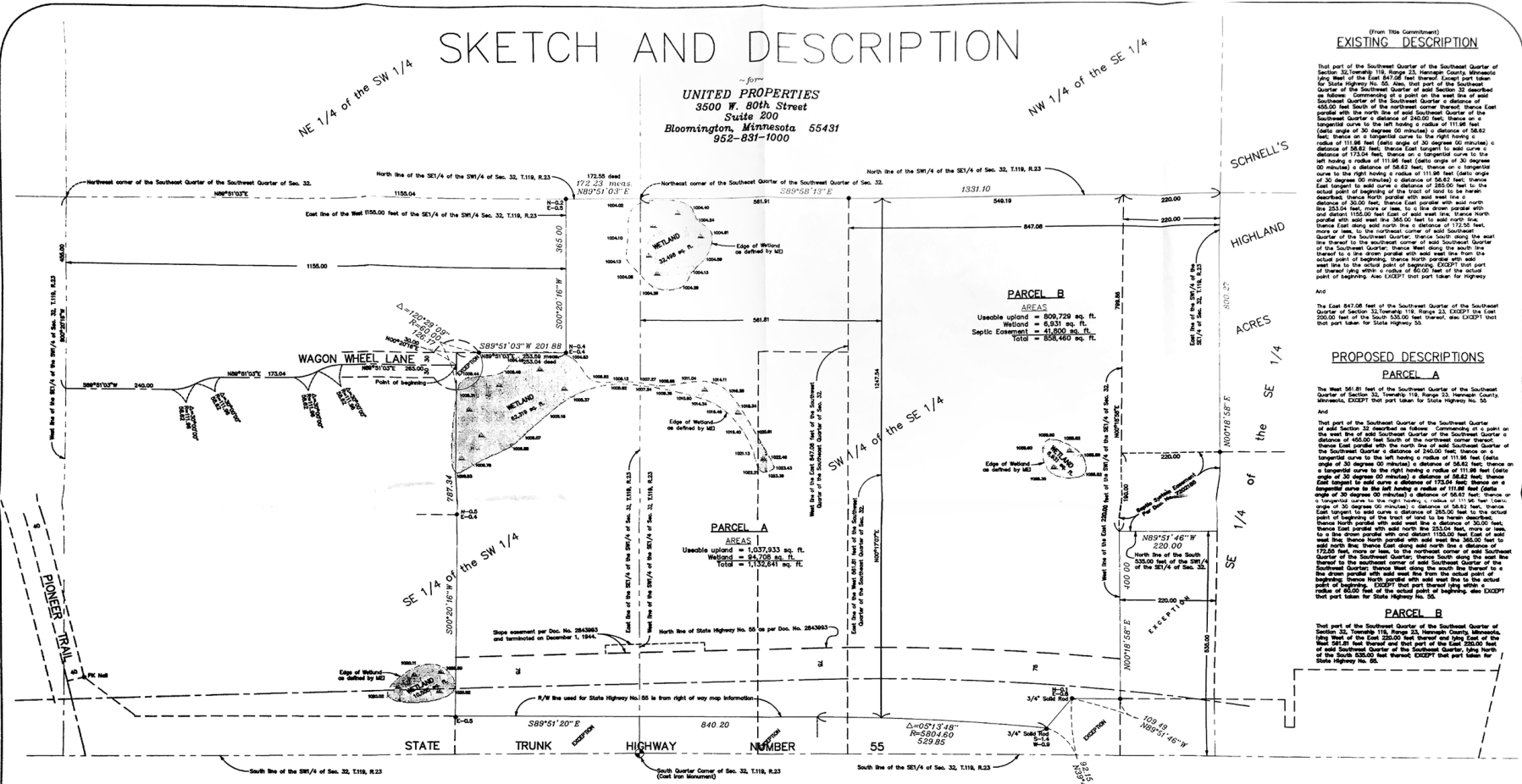
©2006 Westwood Professional Services, Inc.  
Call 48 Hours before digging:  
**Gopher State One Call**  
Twin City Area-651-454-8002  
Mt. Toll Free 1-800-252-1166



[CLICK ON SURVEY FOR PRINTABLE IMAGE](#)

## SKETCH AND DESCRIPTION

~90~  
**UNITED PROPERTIES**  
 3500 W. 80th Street  
 Suite 200  
 Bloomington, Minnesota 55431  
 952-831-1000



### EXISTING DESCRIPTION

(From Title Commitment)  
 That part of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119, Range 23, Hennepin County, Minnesota, lying West of the East 647.00 feet thereof, Except part taken for State Highway No. 55. Also, that part of the Southeast Quarter of the Southeast Quarter of said Section 32 described as follows: Commencing at a point on the west line of said Southeast Quarter of the Southeast Quarter of a distance of 453.00 feet South of the southeast corner thereof, East parallel with the north line of said Southeast Quarter of the Southeast Quarter a distance of 240.00 feet; thence on a longarc curve to the left having a radius of 111.98 feet (center angle of 30 degrees 00 minutes) a distance of 58.82 feet; thence on a longarc curve to the right having a radius of 111.98 feet (center angle of 30 degrees 00 minutes) a distance of 58.82 feet; thence East parallel with the north line of said Southeast Quarter of the Southeast Quarter a distance of 240.00 feet to the actual point of beginning. EXCEPT that part taken for State Highway No. 55.

### PROPOSED DESCRIPTION

**Parcel A**  
 The West 561.81 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119, Range 23, Hennepin County, Minnesota, EXCEPT that part taken for State Highway No. 55.  
 And  
 That part of the Southeast Quarter of the Southeast Quarter of said Section 32 described as follows: Commencing at a point on the west line of said Southeast Quarter of the Southeast Quarter of a distance of 400.00 feet South of the northeast corner thereof, thence East parallel with the north line of said Southeast Quarter of the Southeast Quarter a distance of 240.00 feet; thence on a longarc curve to the left having a radius of 111.98 feet (center angle of 30 degrees 00 minutes) a distance of 58.82 feet; thence on a longarc curve to the right having a radius of 111.98 feet (center angle of 30 degrees 00 minutes) a distance of 58.82 feet; thence East parallel with the north line of said Southeast Quarter of the Southeast Quarter a distance of 240.00 feet to the actual point of beginning. EXCEPT that part taken for State Highway No. 55.

**Parcel B**  
 That part of the Southeast Quarter of the Southeast Quarter of Section 32, Township 119, Range 23, Hennepin County, Minnesota, West 561.81 feet thereof and that part of the East 250.00 feet of the South 530.00 feet thereof, said EXCEPT that part taken for State Highway No. 55.

### BENCHMARK

BM/DOT Geodetic Datum - Station Name 2722 N = 1064447  
 Location: 776 North & 7027 West of Intersection of State Trunk Highway No. 55 & Pioneer Trail

**E. G. RUD & SONS, INC.**  
 Land Surveyors  
 9180 LEXINGTON AVENUE NE.  
 CIRCLE PINES, MN. 55014-3625  
 Tel. 763-786-5556 Fax 763-786-6007

### LEGEND

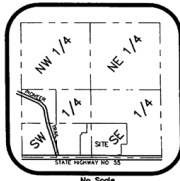
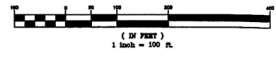
• Denotes 0.5 inch iron pipe unless otherwise indicated  
 • Denotes survey elevations, NAD 83 Vertical Datum



### SURVEY NOTES

- Beating shown on or as measured section
- Method: delineation by Wiley Environmental Inc. and located on September 30, 2004; by E. G. Rud & Sons, Inc. by field survey.
- Current zoning is Business Park
- Easements shown are restricted to those listed in the commitment for The Insurance Commitment Order No. 052-0007-04(1) prepared by First American The Insurance Company dated Dec. 16, 2005.
- This survey was prepared for purposes of identifying the details of the overall parcel and there was no visible building or property on September 30, 2004. Improvements in addition to those shown may exist but were not located at time of field survey and not shown on part of this sketch.

### GRAPHIC SCALE



No Scale  
**VICINITY MAP**  
 Section 32, Twp. 119, Rng. 23

### SETBACKS

BUILDING	PARKING
Front/Street = 30 feet	Front/Street = 60 feet
Side/Road = 10 feet	Side/Road = 10 feet
Rear/Street = 30 feet	Arts and Crafts/Highway 55 = 100 feet
Arts and Crafts/Highway 55 = 100 feet	

### REVISIONS

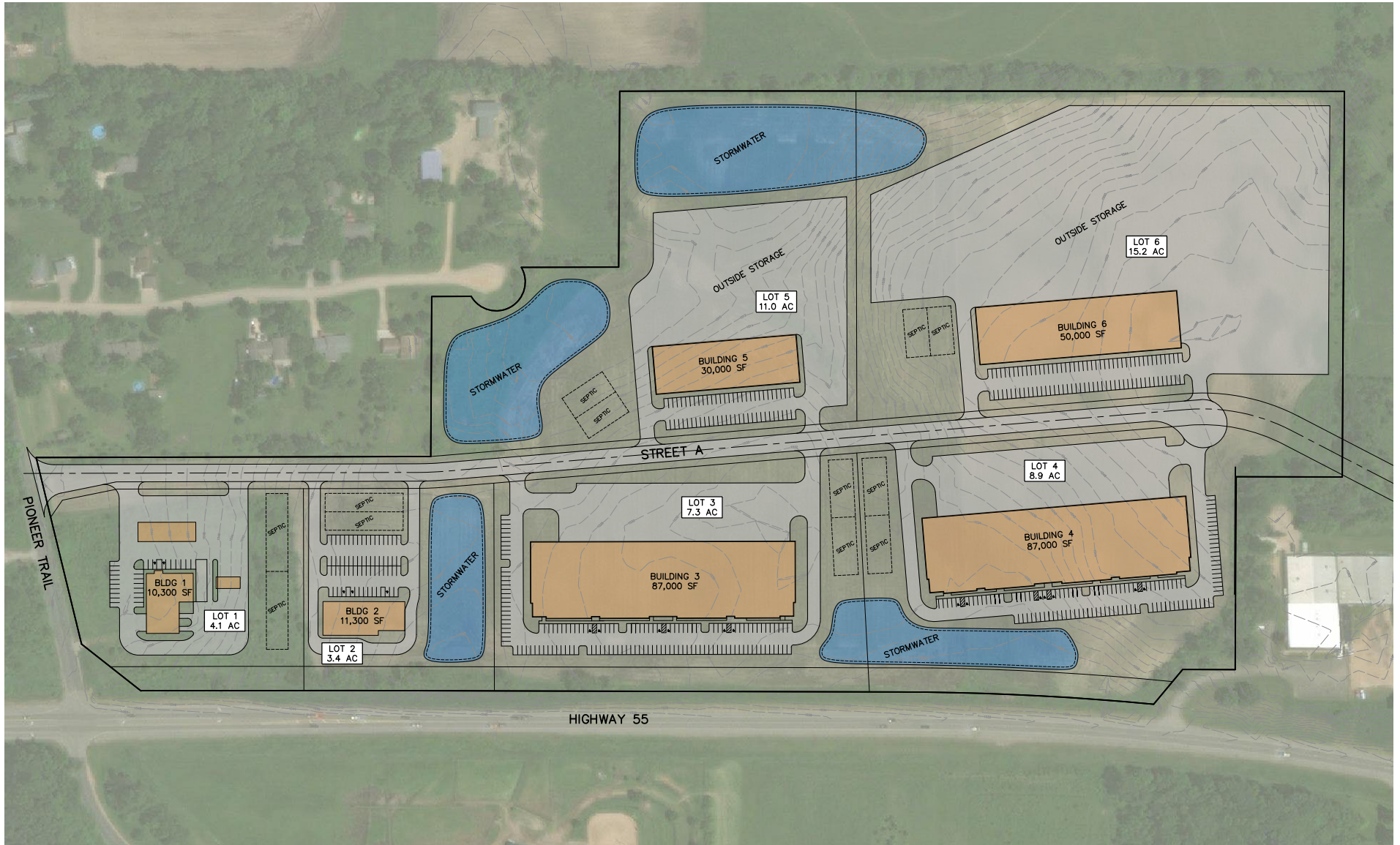
BY	DATE	DESCRIPTION
CWS	2/01/05	Area of Parcel 1
CWS	2/23/05	City Comments
CWS	3/21/05	Add underlying lot lines

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

John A. Rengo  
 Date: \_\_\_\_\_ License No. 25344

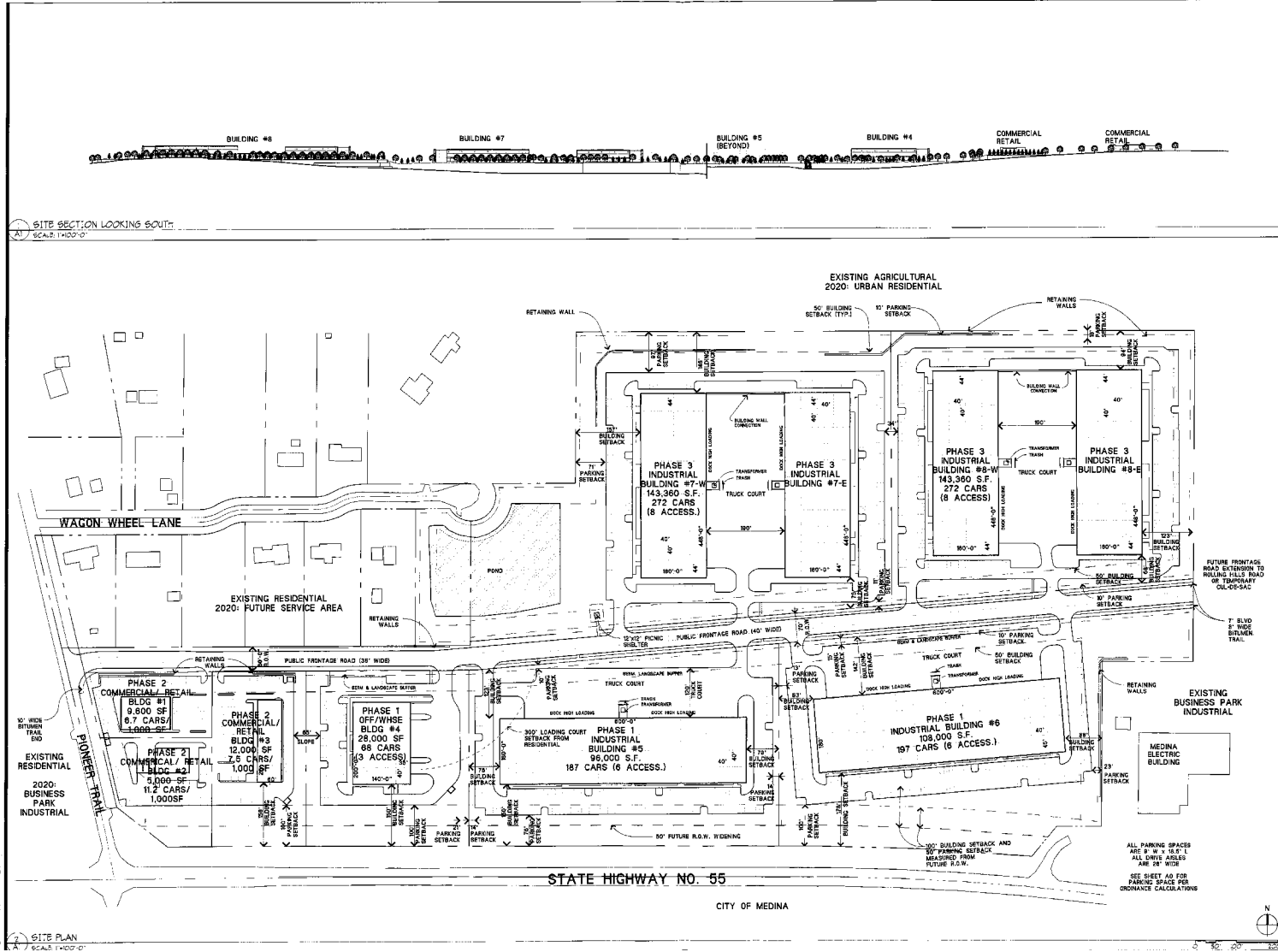
JRS # 01350  
 JRS # CS853

# // CONCEPT PLAN



[CLICK ON PLAN FOR PRINTABLE IMAGE](#)

# // SITE PLAN



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.  
Edward A. Farr

NO. 15322  
PROJECT: 03053  
DATE: 03/05/20



PROJECT:  
**CORCORAN BUSINESS PARK CITY SUBMITTAL**

LOCATION:  
STATE HIGHWAY 55 & PIONEER TRAIL, CORCORAN, MINNESOTA

DATE	DATE
10/12/17	10/12/17
11/14/17	11/14/17
12/14/17	12/14/17
01/15/18	01/15/18
02/15/18	02/15/18
03/15/18	03/15/18

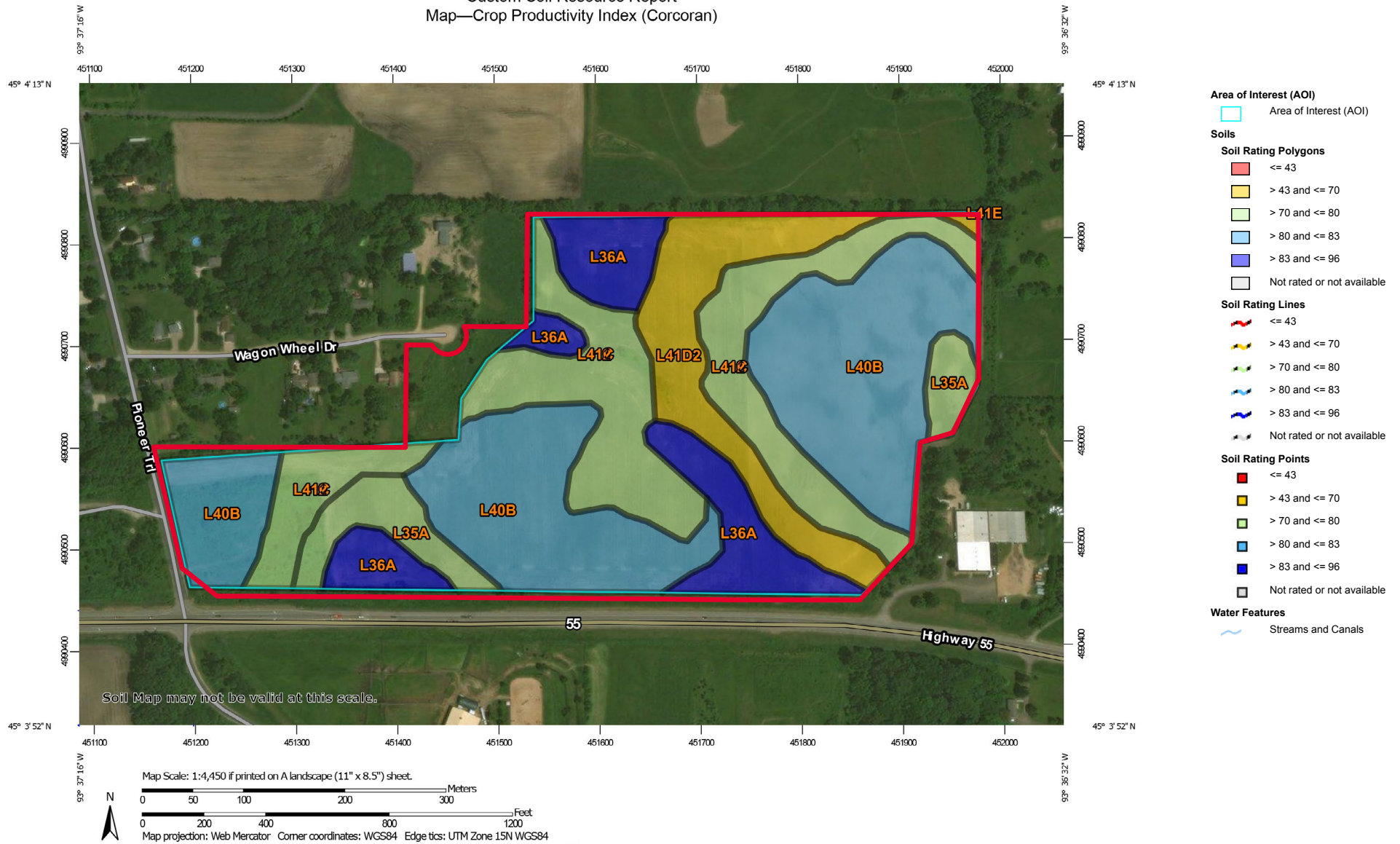
SHEET TITLE:  
**SITE PLAN**

PROJECT NUMBER: 03.053  
SHEET NUMBER: A1

CLICK ON PLAN FOR PRINTABLE IMAGE

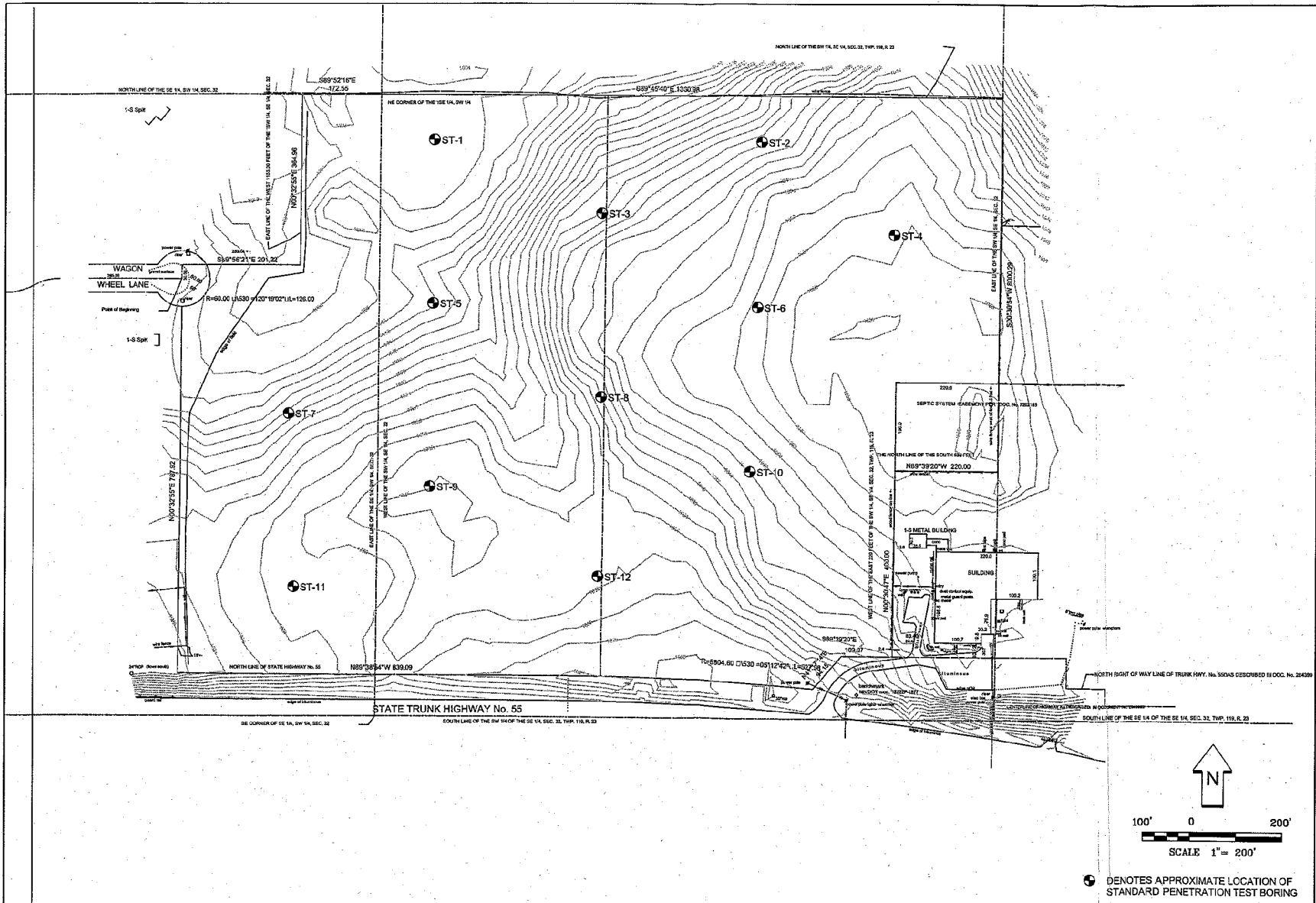
# // SOIL REPORT

## Custom Soil Resource Report Map—Crop Productivity Index (Corcoran)



CLICK ON MAP FOR PRINTABLE IMAGE

# // BORINGS



**BRAUN**  
**INTERTEC**

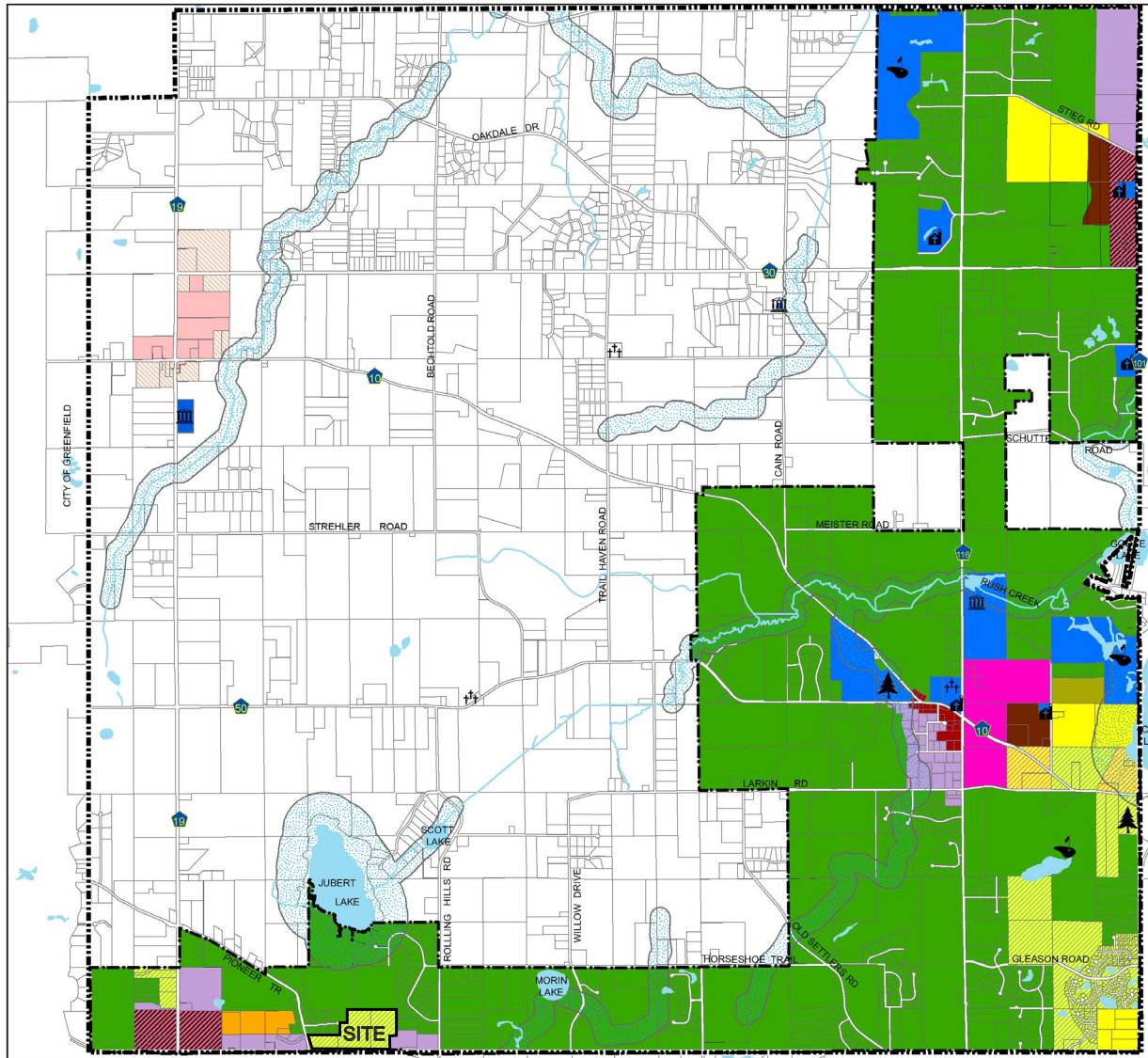
SOIL BORING LOCATION SKETCH  
PRELIMINARY GEOTECHNICAL EVALUATION  
NORTHEAST QUADRANT OF HIGHWAY 55 & PIONEER TRAIL  
CORCORAN, MINNESOTA


INT	DATE
DRAWN BY: BJB	10-29-04
APP'D BY: RB	10-29-04
JOB NO. BLO406077	
DWG. NO. BLO406077	SHEET OF
SCALE 1" = 200'	

FIGURE NO.

CLICK ON PLAN FOR PRINTABLE IMAGE




















# // ZONING MAP















**CITY OF CORCORAN**  
**Official Zoning Map**

**Zoning Districts:**

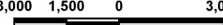
	UR	Urban Reserve
	RR	Rural Residential
	RSF-1	Single Family Residential 1
	RSF-2	Single Family Residential 2
	RSF-3	Single and Two Family Residential 3
	RMF-1	Medium Density Residential
	RMF-2	Mixed Residential
	RMF-3	High Density Residential
	MP	Manufactured Home Park
	P-I	Public / Institutional
	TCR	Transitional Rural Commercial
	CR	Rural Commercial
	C-1	Neighborhood Commercial
	C-2	Community Commercial
	DMU	Downtown Mixed Use
	GMU	General Mixed Use
	BP	Business District
	I-1	Light Industrial
	PUD	<b>Planned Unit Development</b>


  

	Cemetery
	Church
	Golf Course
	Government Building
	Public Park
	City Limit
	2030 Metropolitan Urban Service Area
	Open Water
	Shoreland Overlay District
	Parcels

3,000 1,500 0 3,000 Feet





Updated January 2018  
Adopted June 2011

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### CONTACT

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### INVESTMENT SALES INFORMATION

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