

INDUSTRIAL BTS OPPORTUNITY

56 ACRES FOR SALE

CORCORAN



SITE

Weston Woods of Medina
Mark of Excellence Homes
(Proposed)

CONTACTS:

JON RAUSCH, CCIM, SIOR
Executive Director
+1 952 893 8251
jon.rausch@cushwake.com

BEN DREW
Associate
+1 952 837 8553
ben.drew@cushwake.com

LUKE APPERT
Executive Director
+1 952 893 8238
luke.appert@cushwake.com

AVERY TICER
Managing Director
+1 952 893 7592
avery.ticer@cushwake.com

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

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

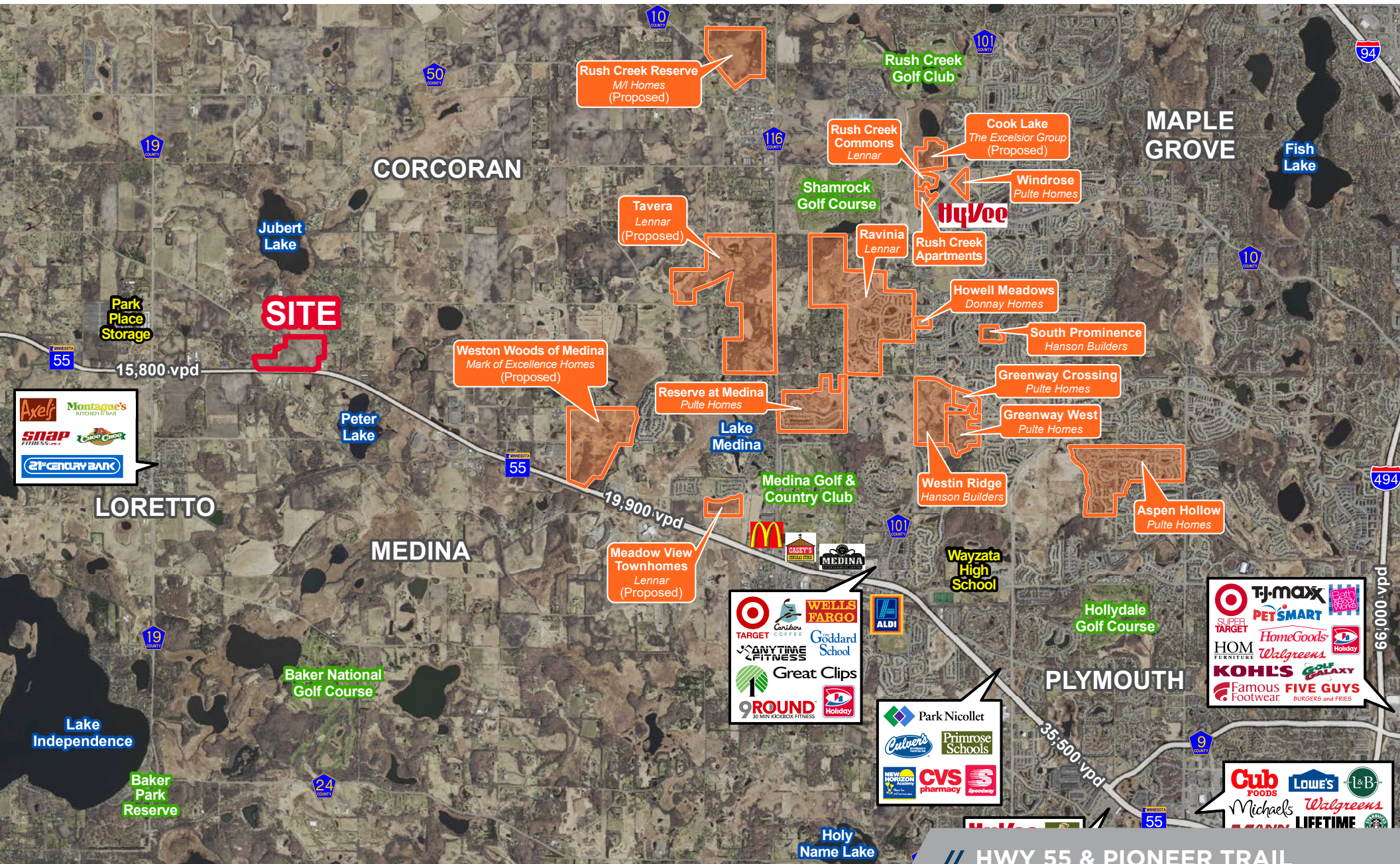
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	684	4,028	16,067
Households	237	1,422	5,636
Average HH Income	\$160,918	\$154,092	\$144,896
Daytime Population	397	2,440	10,780

// AERIALS

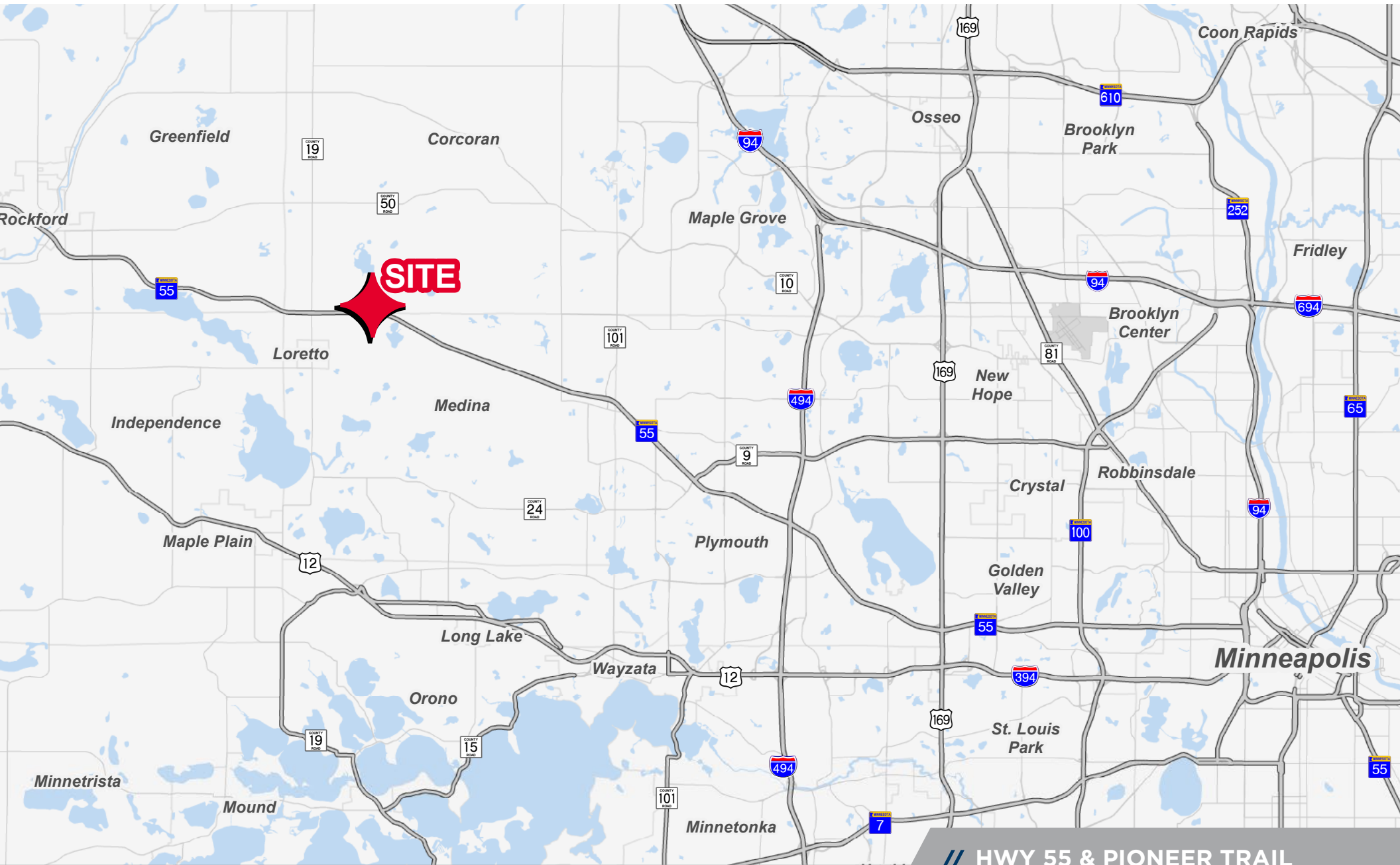


// HWY 55 & PIONEER TRAIL
Corcoran, MN

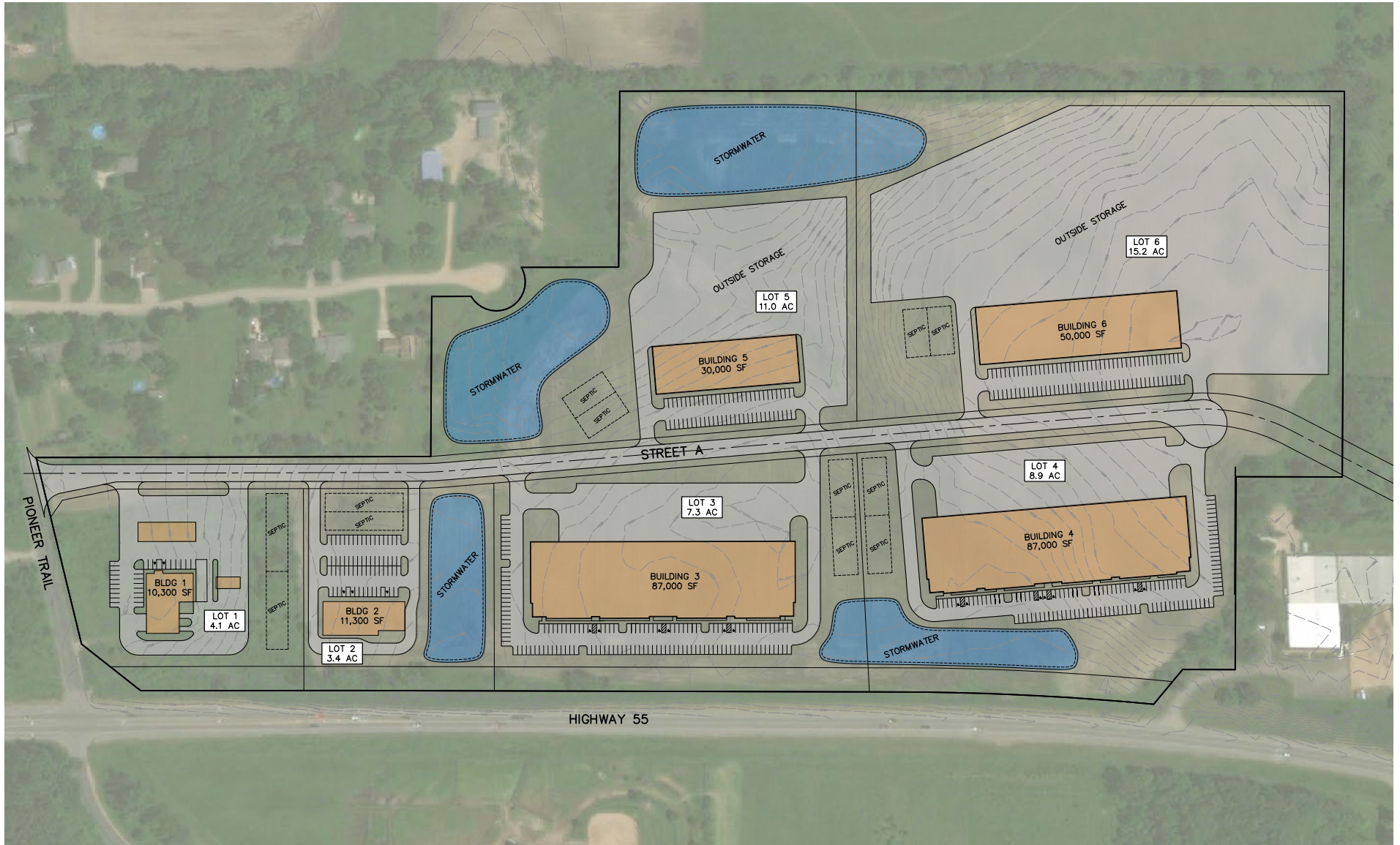
// AERIALS



// HWY 55 & PIONEER TRAIL
Corcoran, MN



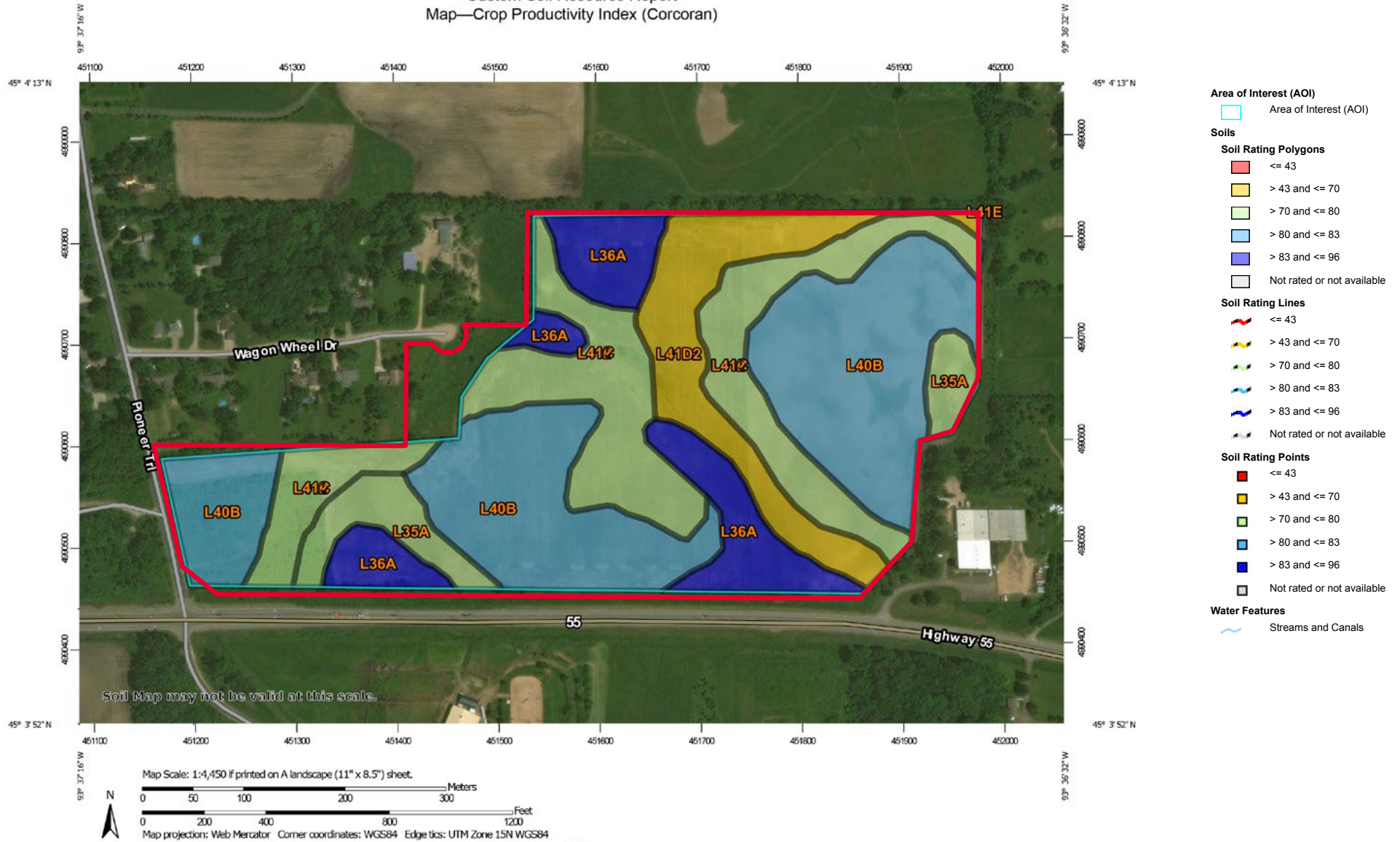
// CONCEPT PLAN



[CLICK ON PLAN FOR PRINTABLE IMAGE](#)

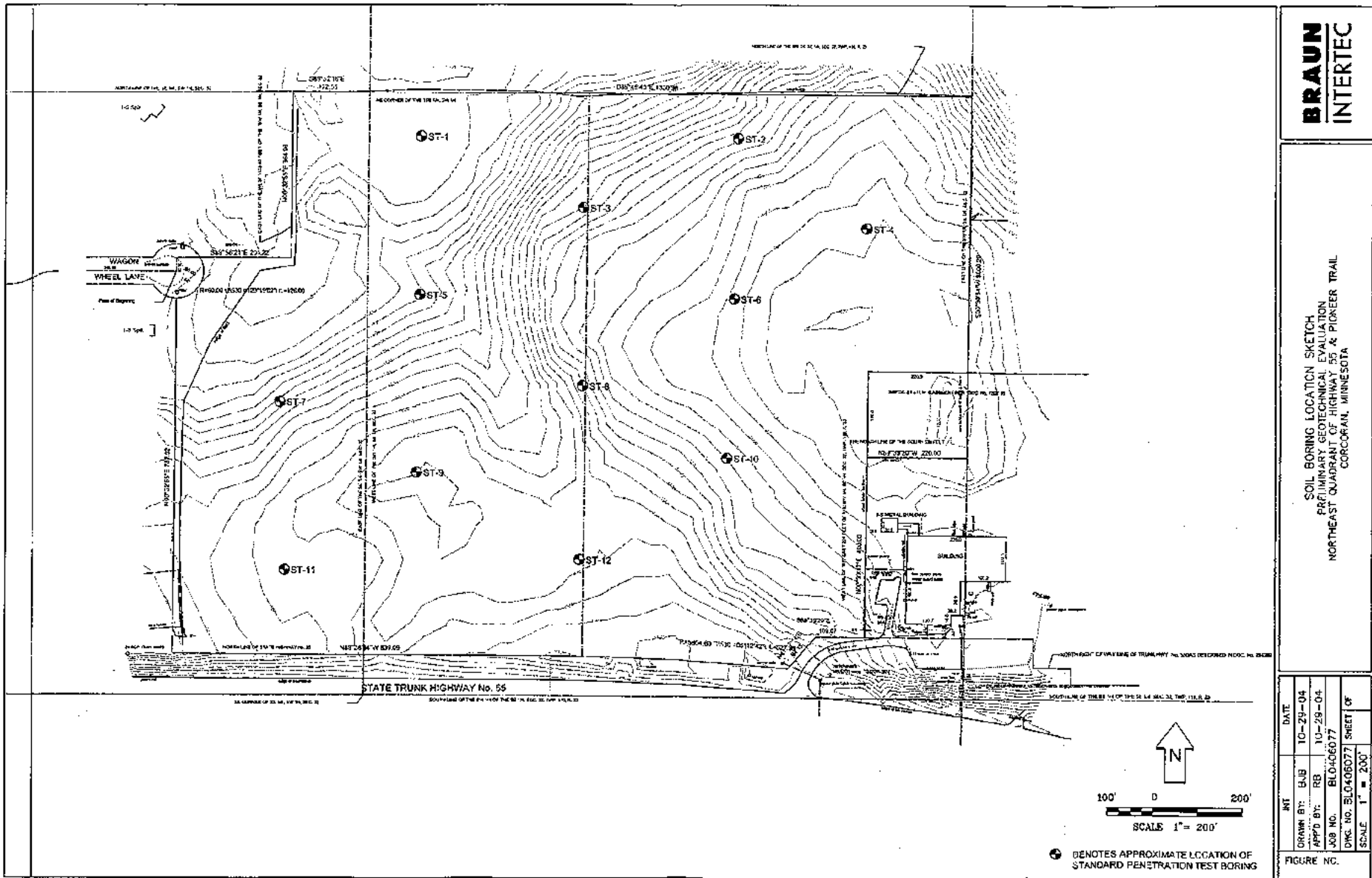
// SOIL REPORT

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



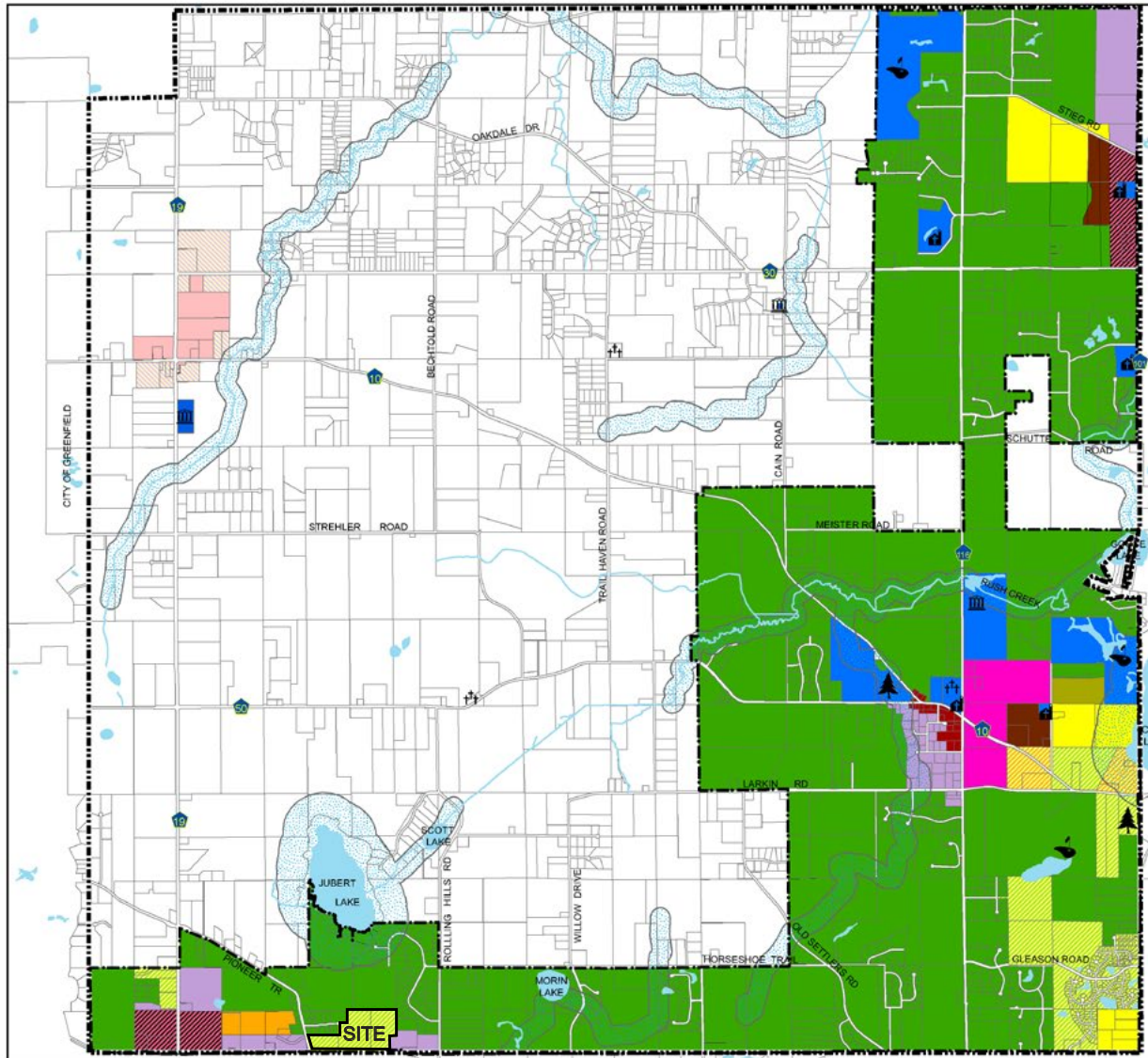
CLICK ON MAP FOR PRINTABLE IMAGE


// BORINGS



[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	Planned Unit Development

	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

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Updated January 2018
Adopted June 2011

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INVESTMENT SALES INFORMATION

AVERY TICER
Managing Director
+1 952 893 7592
avery.ticer@cushwake.com

visit us at: landmnwi.com

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