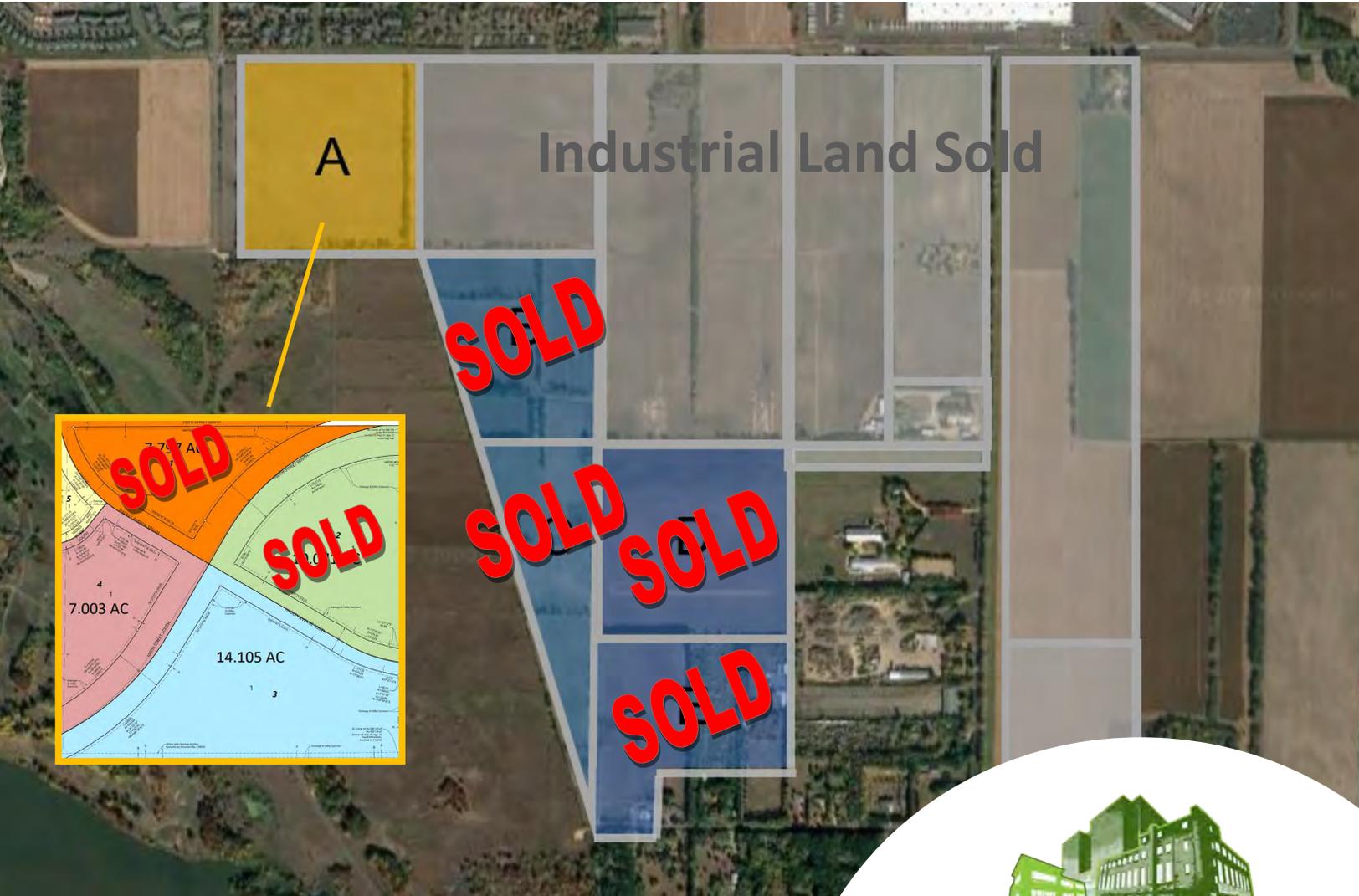


# Cottage Grove Land Parcels

100th Street & Ideal Avenue South, Cottage Grove, MN 55016



# FOR SALE

## Residential Land Development Opportunity



**IAG COMMERCIAL**

REAL ESTATE

Jeff LaFavre, CCIM, MCR  
*President*

612-868-7429

[jlafavre@iagcommercial.com](mailto:jlafavre@iagcommercial.com)

Bob Valentine

*Senior Advisor*

952-412-5560

[bvalentine@iagcommercial.com](mailto:bvalentine@iagcommercial.com)

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

222 South 9th Street, Suite 1600 - Minneapolis, MN 55402

# Medium Density Residential Land Parcels in Section A - \$4.00 PSF



A 40 Acres (See following page for details) (\$4.00 PSF)

**A-2 & A-1 SOLD**

**A-3, A-4, A-5 AVAILABLE**

A-3 PID: 29.027.21.22.0004

A-4 PID: 29.027.21.22.0005

A-5 PID: 29.027.21.22.0004

B 32.15 Acres (\$2.00 PSF) **SOLD**

PID: 29.027.21.23.0002

C 28.13 Acres (\$2.00 PSF) **SOLD**

PID: 29.027.21.31.0002

D 34.8 Acres **SOLD**

PID: 29.027.21.42.0004

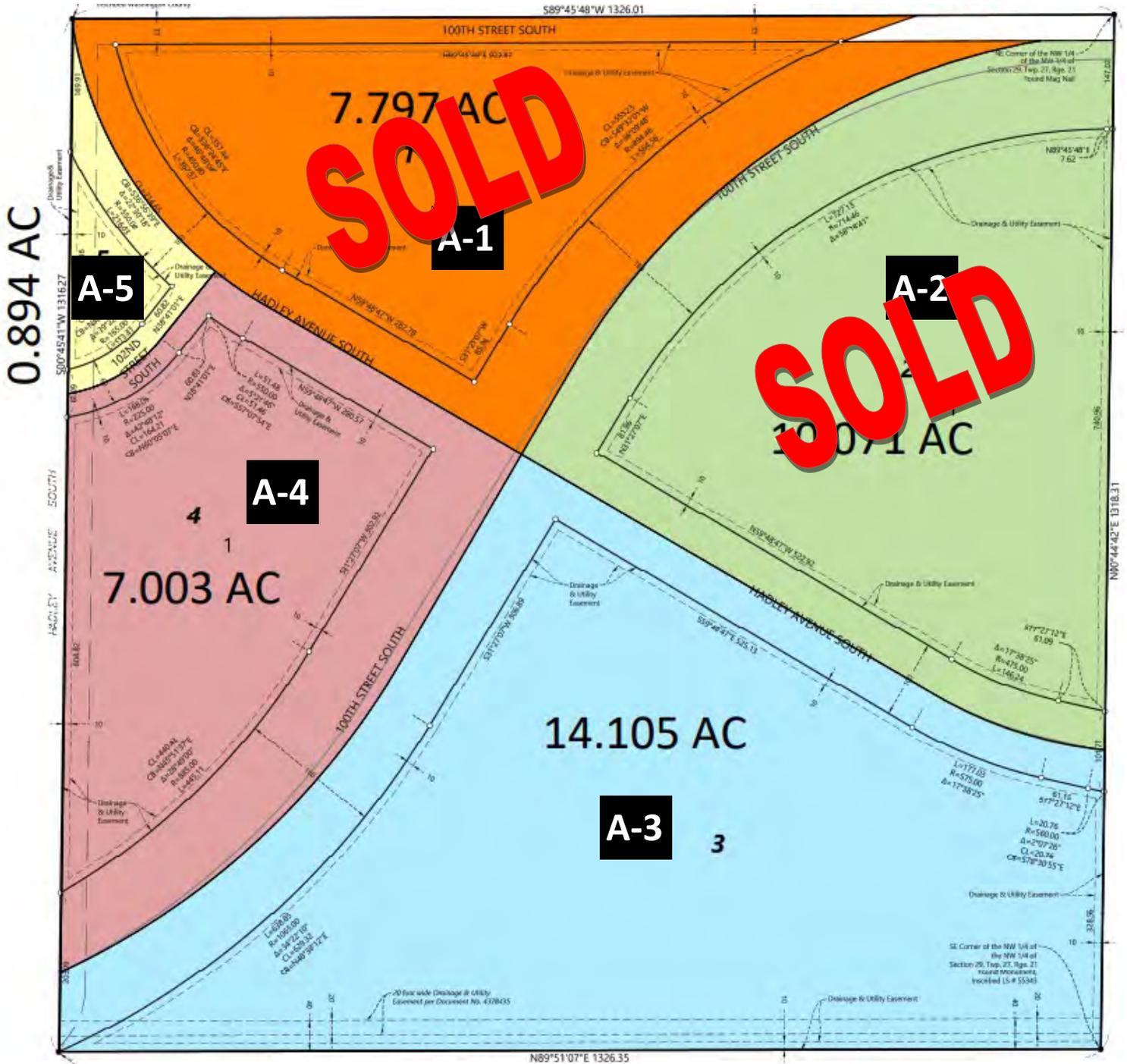
E 25.5 Acres **SOLD**

PID: 29.027.21.43.0006



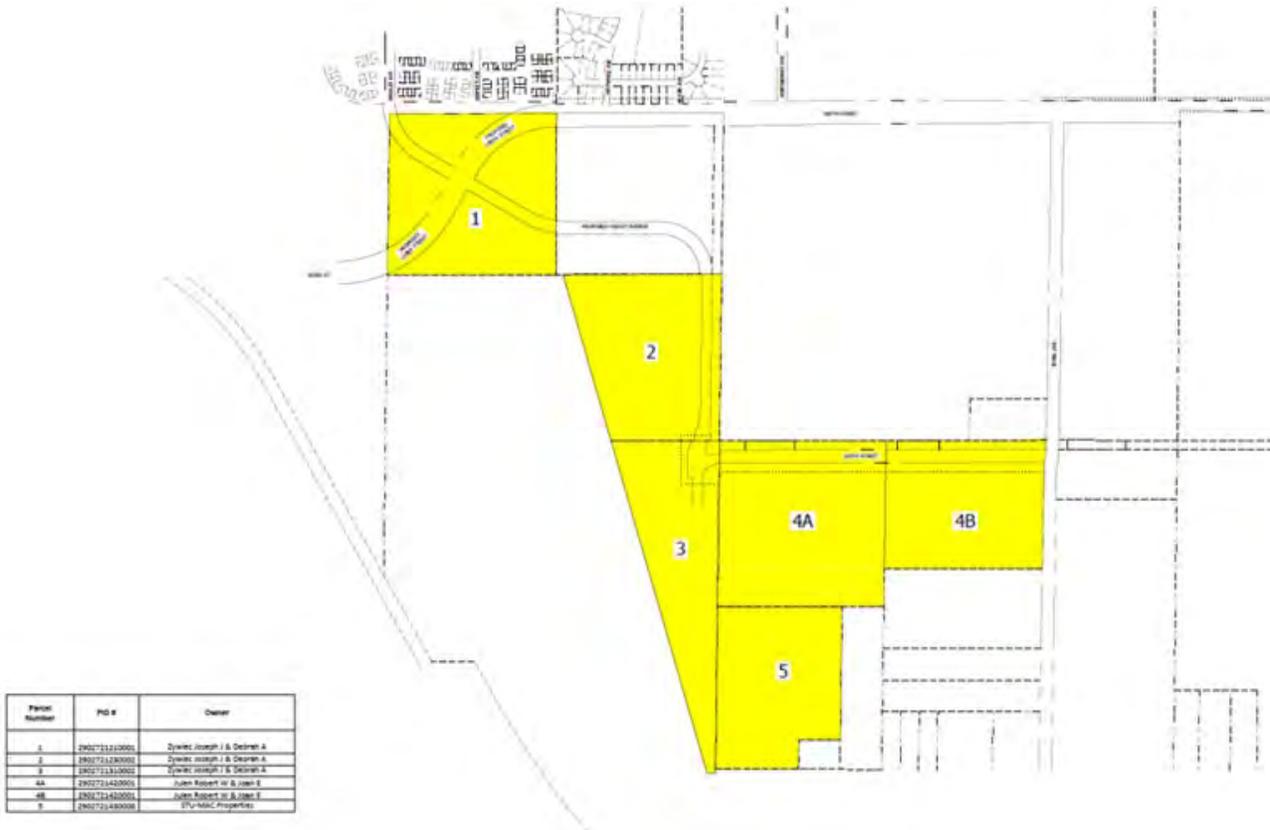
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# Preserve at Prairie Dunes



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## Residential Zoning Highlighted Yellow



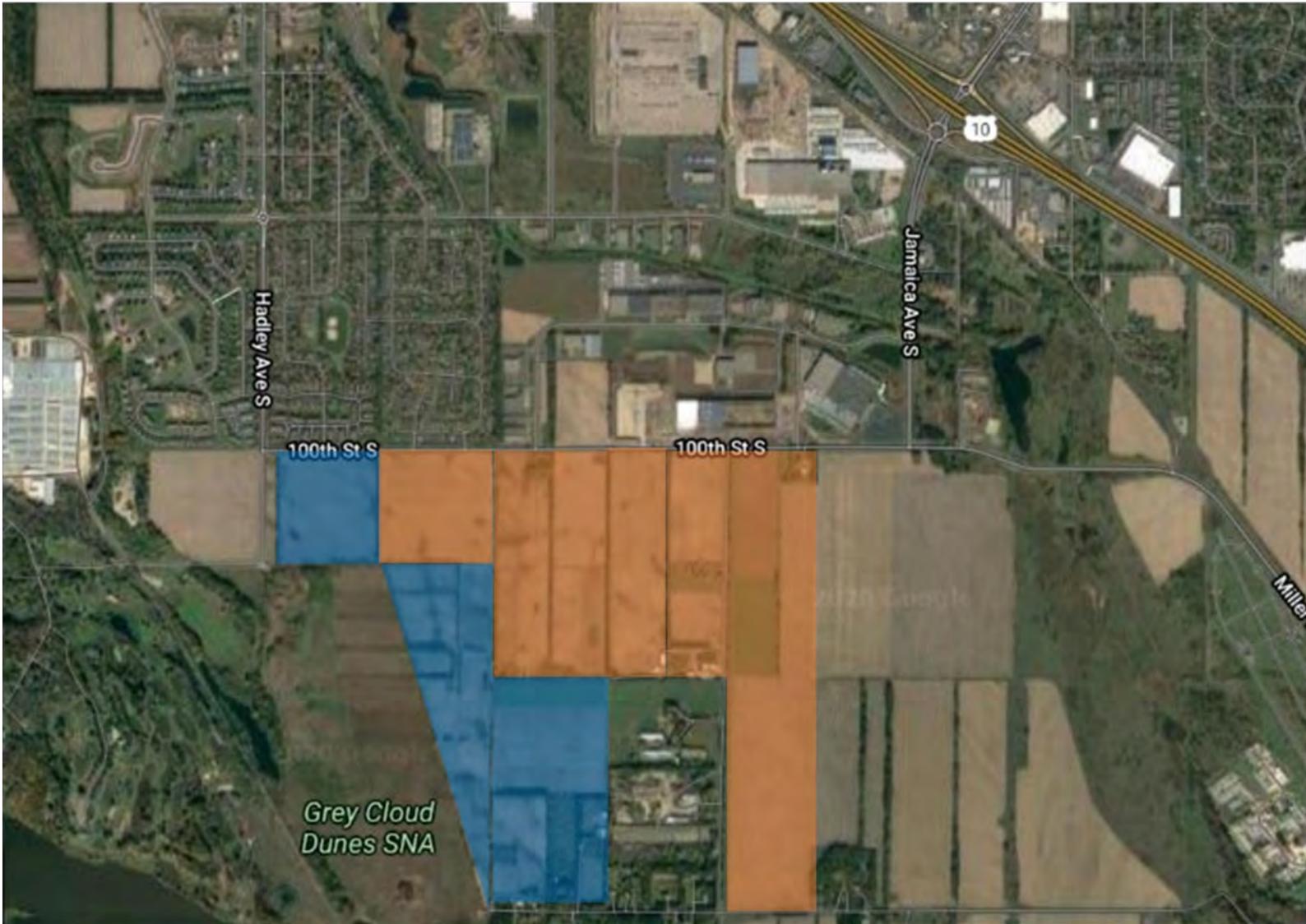
## Proposed Residential Development



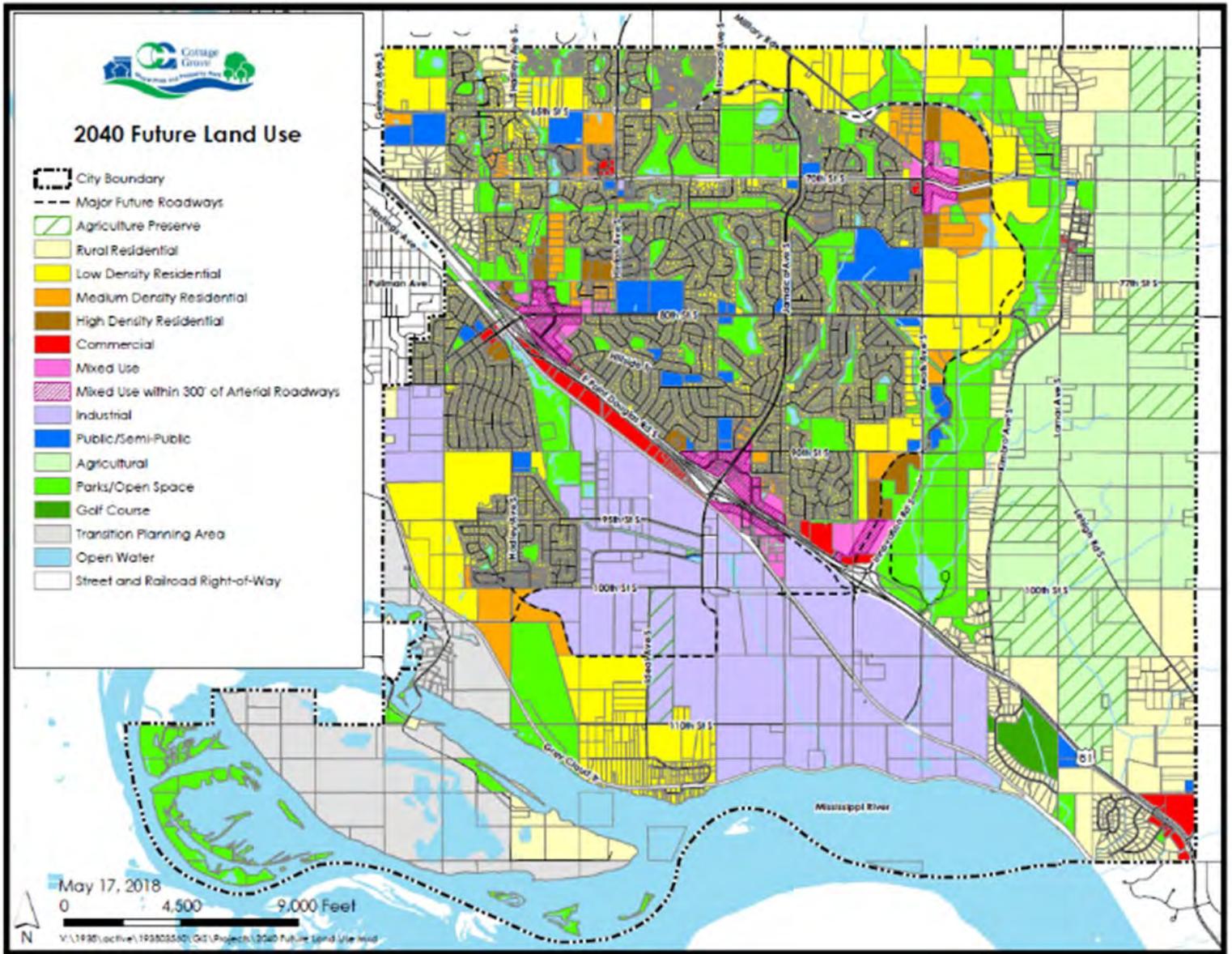
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Residential

Industrial



# Future Zoning Map 2040



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