



FOR SALE

COMMERCIAL LAND (1.64 ACRES)

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1.64 ACRES

PRIME COMMERCIAL LAND

**19101 JACKSON STREET NW
ELK RIVER, MN**

PROPERTY HIGHLIGHTS

- 1.64 Acres / 71,438 SF**
Ideal for retail, office, medical, daycare and other commercial uses
- C3 – Commercial Zoning**
Wide variety of retail, office and service uses allowed
- High Traffic Location**
10,691 Vehicles Per Day on Jackson Street NW (2024 MnDOT)
- Excellent Access**
Located at 191st Drive NW & Jackson Street NW with convenient access to Hwy 169
- City Utilities Available**
City water and sewer available in Jackson Street NW
- Site is Cleared & Ready**
Previous buildings and debris removed

POTENTIAL USES

Medical / Dental • Financial Services • Chiropractic
Daycare • Retail • Service • Office
Commercial Development and More

HIGH VISIBILITY • STRONG DEMOGRAPHICS • EXCELLENT ACCESS



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COMMERCIAL LAND

19101 JACKSON ST. NW

ELK RIVER, MN 55330

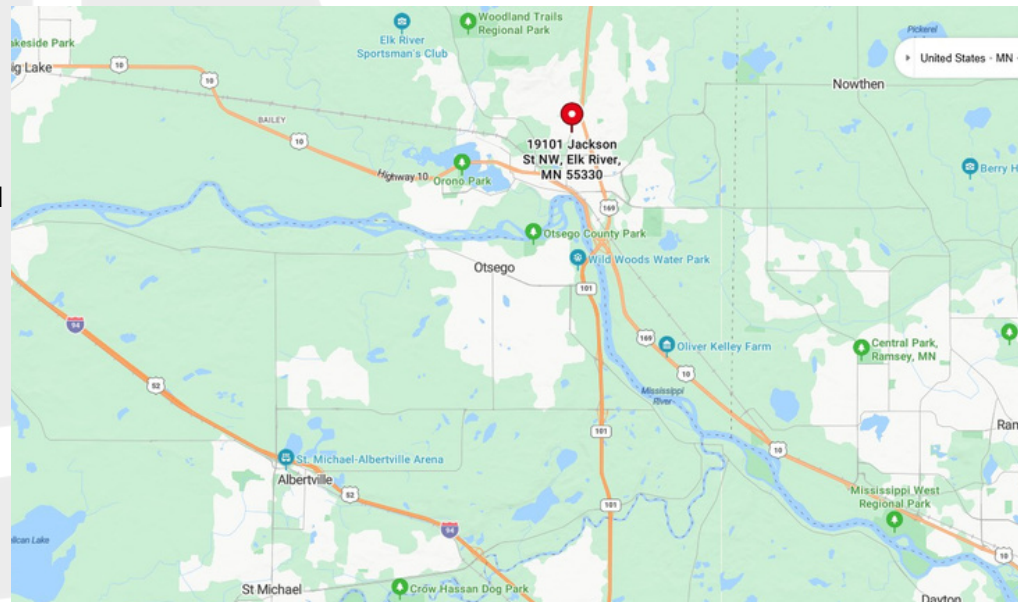
PROPERTY OVERVIEW

Property Details

- Parcel ID: 75-00561-0105 (Sherburne County)
2026 Taxes - \$4,394.89
- Property Type: Vacant Commercial Development Land
- Zoning: C3 allows for multiple uses
- City: Elk River
- Frontage: Highway 169
- Legal Description: Elk Park Center 2nd Addition

Positioned in the heart of Elk River's established commercial corridor, this 1.64-acre development site offers an exceptional opportunity for retail, office, medical, financial, restaurant, or service-oriented development. The property benefits from C-3 Commercial zoning, excellent visibility, and convenient access to US Highway 169, making it an ideal location for businesses seeking strong exposure and accessibility.

Whether you're an owner-user, investor, or developer, this highly visible commercial site offers outstanding flexibility and long-term value in one of Elk River's premier business locations



ARROW COMPANIES

7365 KIRKWOOD COURT N., SUITE 335
MAPLE GROVE, MN 55369
(763) 424 - 6355
WWW.ARROWCOS.COM



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LOCATION OVERVIEW

Surrounded by national retailers, restaurants, medical providers, and professional offices, the site is located within the thriving Elk River Mall trade area and serves one of the fastest-growing communities in the northwest Twin Cities metro. The property has been cleared and is ready for development, with city water and sewer available, providing a streamlined path for future construction.

LIST PRICE:
\$464,350.00



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ADDITIONAL INFORMATION

- **ZONING:**

The C-3 Commercial District accommodates a broad range of retail, office, service, restaurant, hospitality and commercial uses, giving the 1.64-acre site flexibility for multiple development concepts. The zoning information identifies uses including business offices, day cares, financial institutions, outpatient health care facilities, hotels, personal service establishments, physical recreation and training, restaurants and retail sales.

- **TRAFFIC COUNTS:**

US HWY 169 - 31,665 vehicles/day
JACKSON STREET NW - 10,100 vehicles/day
193rd AVENUE NW - 9,600 vehicles / day

- **POPULATION GROWTH:**

Elk River continues to be one of the northwest metro's growing communities, with an estimated 27,900 residents in 2025—an increase of approximately 21% since 2010. Ongoing residential development and expanding commercial investment continue to strengthen the local customer base and workforce.

SCAN CODE FOR ZONING LIST



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CITY INFO

Elk River is a city in Sherburne County, Minnesota, United States, about 34 miles northwest of Minneapolis. It is situated at the confluence of the Mississippi and Elk Rivers. The population was 22,974 at the 2010 census, making Elk River the second largest city in the Central Minnesota region after St. Cloud. It is the county seat. The city's population exceeded 20,000 as of year 2005. U.S. Highways 10 and 169 and State Highway 101 are three of the main routes in Elk River, and a station on the Northstar Commuter Rail line to downtown Minneapolis is located in the city. Elk River is located 33.2 miles northwest of Minneapolis and 37.4 miles southeast of St. Cloud. from the center of Plymouth.

Elk River boasts an available and productive workforce that helps make this area a leader in job creation. Employment opportunities continue to keep pace with significant population growth. This is due, in part, to a diverse group of businesses and industries located in Elk River. The city and numerous local lenders provide financing to new and expanding businesses. Programs may include industrial revenue bonds, tax increment financing, supplemental micro loans, tax abatement, venture capital funds, as well as full service community banking opportunities.

Most significantly, for a community of its size, Elk River enjoys one of the lowest overall tax rates in the entire state of Minnesota. As part of Elk River's commitment to retain this low tax rate and a high quality of life, the City Council recently adopted a Growth Management Plan and an Economic Strategic Development Plan. Proper planning ensures that growth initiatives are effectively implemented and managed. This is Elk River's commitment to creating better jobs, providing quality housing options, and producing more opportunities for everyone.



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