

# LAND FOR SALE



## 11.44 COMMERCIAL ACRES

### CORCORAN, MN

**THEO PETRIE**  
Associate  
+1 763 234 6362  
theo.petrie@cushwake.com

**BEN DREW**  
Director  
+1 952 210 4637  
ben.drew@cushwake.com



# PROPERTY INFORMATION

## Property Highlights

- Major improvements to CR-30 in the near future
- Subdividable
- Ideal for retail, service, medical, or mixed-use development
- Rapidly growing area
- Available Spring 2027

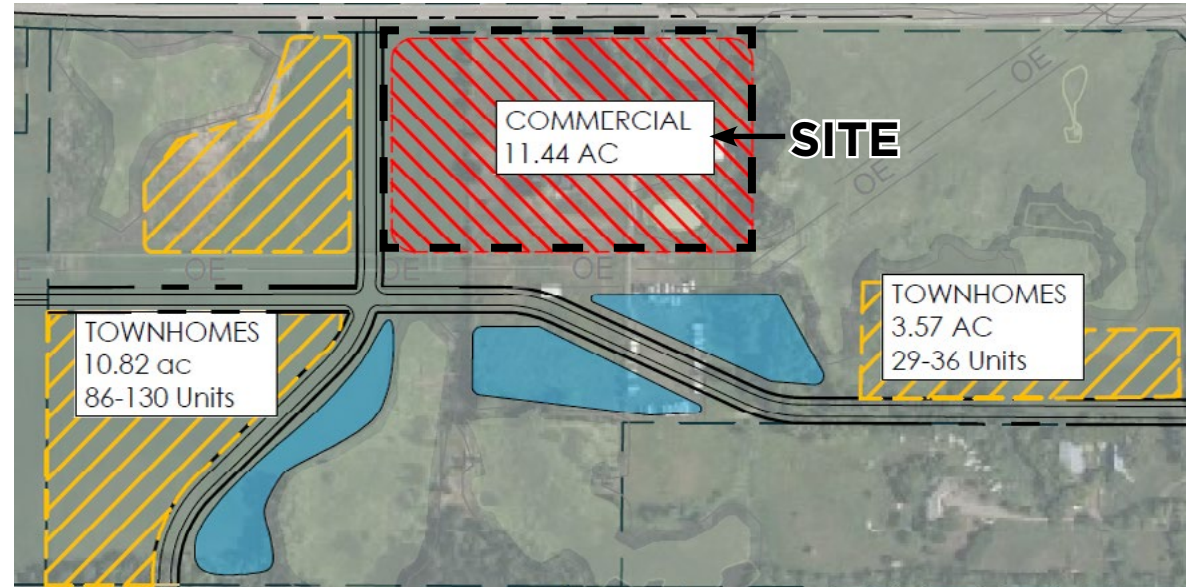
PID: 1211923420002

Gross Acres: 11.44

Zoning: Urban Reserve

Future Land Use: Mixed Residential

Sale Price: Negotiable



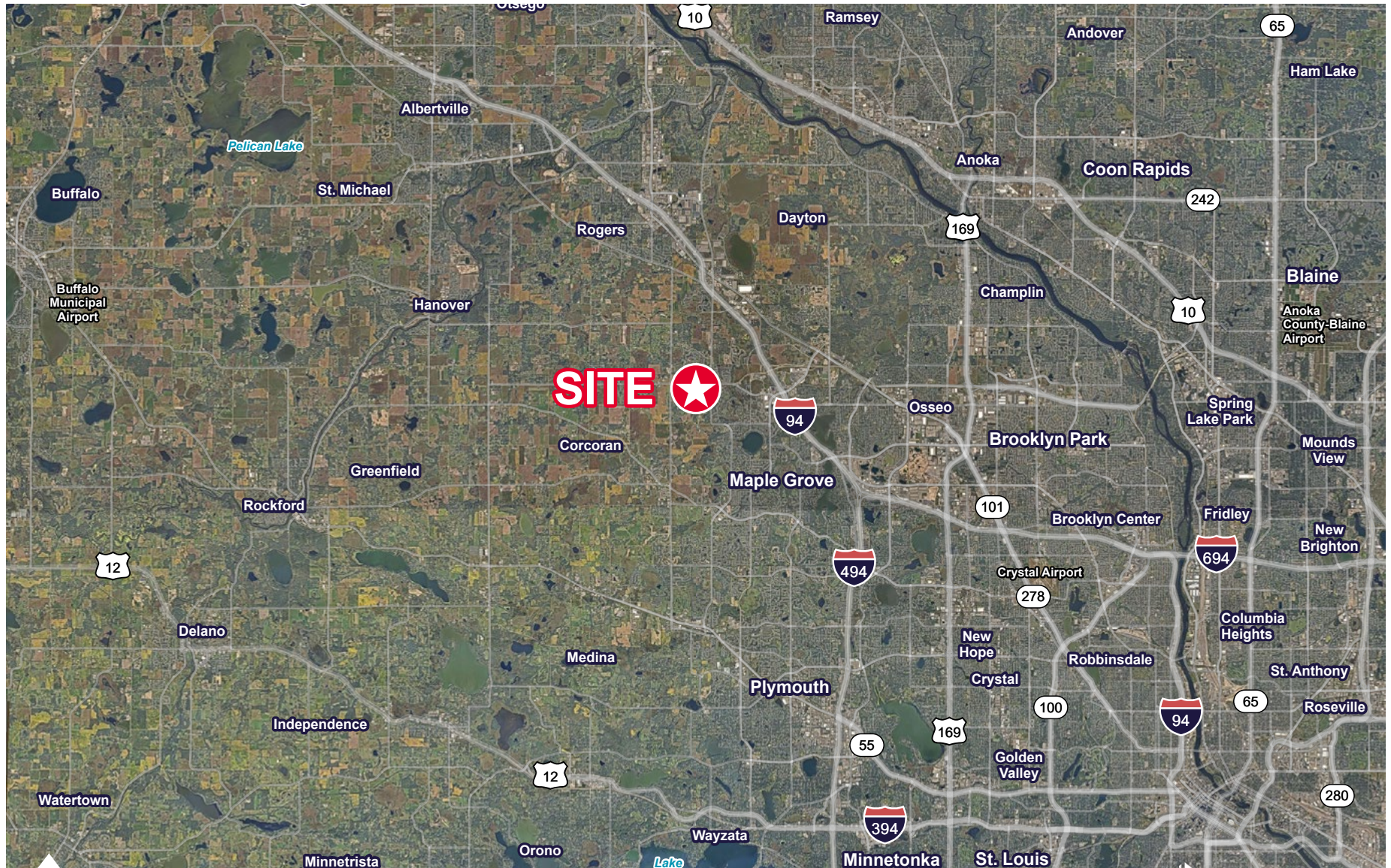
## Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	4,359	26,804	75,615
Households	1,744	9,907	27,654
Average HH Income	\$156,929	\$179,062	\$190,059
Daytime Population	201	8,346	24,300

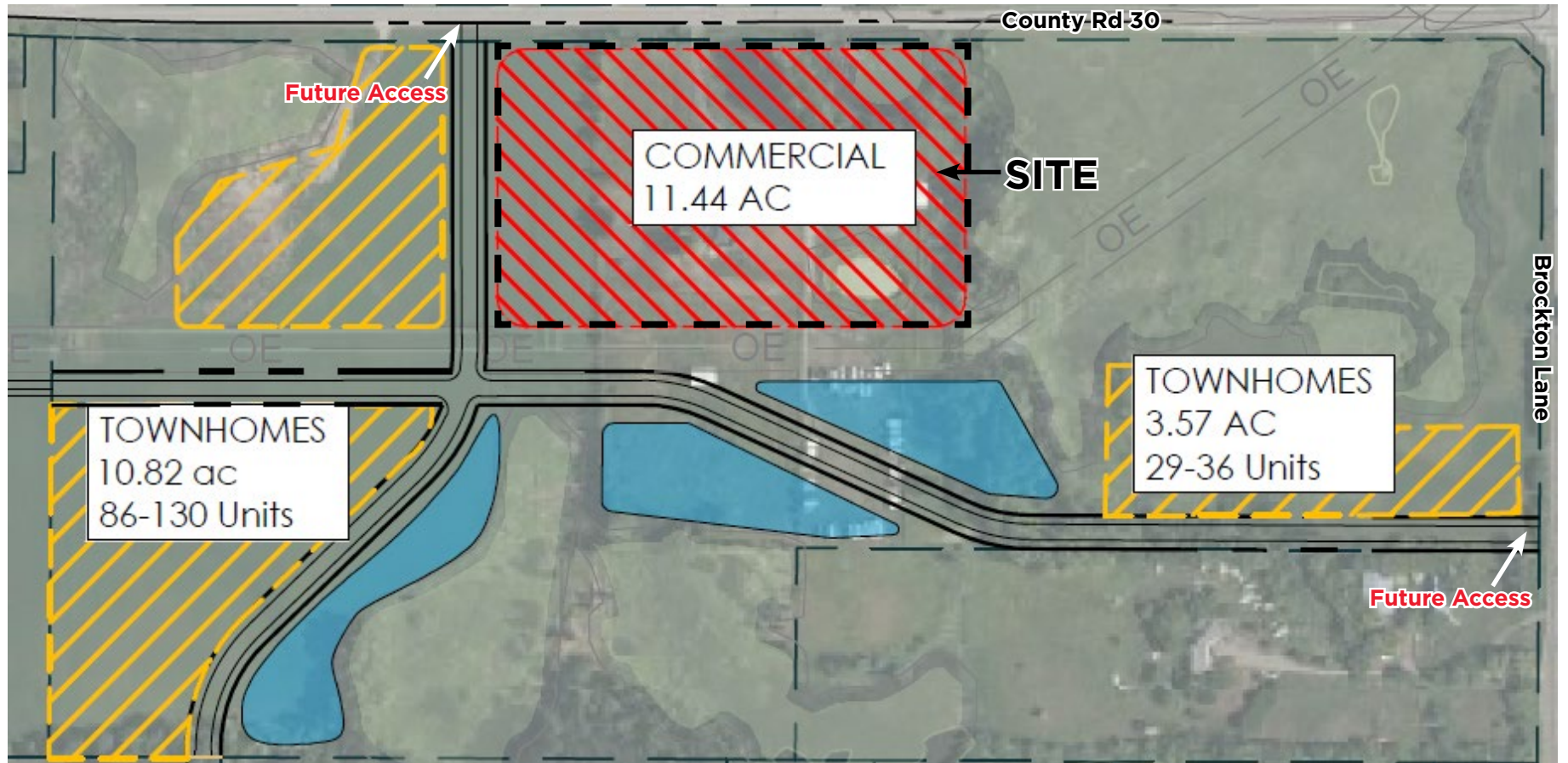
# PROPERTY AERIAL



# PROPERTY AERIAL



# CONCEPT PLAN



# CONCEPT AERIAL

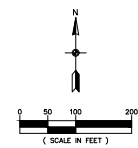


**LEGEND**

	- Denotes Wetlands
	- Denotes Existing 2 Ft. Contour
	- Denotes Existing 10 Ft. Contour

- NOTES**
- 1) No field work has been completed at this time.
  - 2) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
  - 3) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
  - 4) Wetlands shown are approximate and NOT field verified.

**SITE DATA**  
TOTAL SITE AREA ±70.2 AC.



**CARLSON ENGINEERING**  
CONSULTING ENGINEERS  
ARCHITECTS  
PLANNERS

10000 University Ave. Suite 1000, Golden Valley, MN 55422  
Tel: 763.255.1000 | Fax: 763.255.1001 | www.carlsoneng.com

**CONCEPT PLAN A  
W/AERIAL**

**OPHOVEN FIELDS**  
Corcoran, Minnesota

**TWIN CITY LAND  
DEVELOPMENT**  
4800 Olson Memorial Hwy - #200  
Golden Valley, MN 55422

REVISIONS

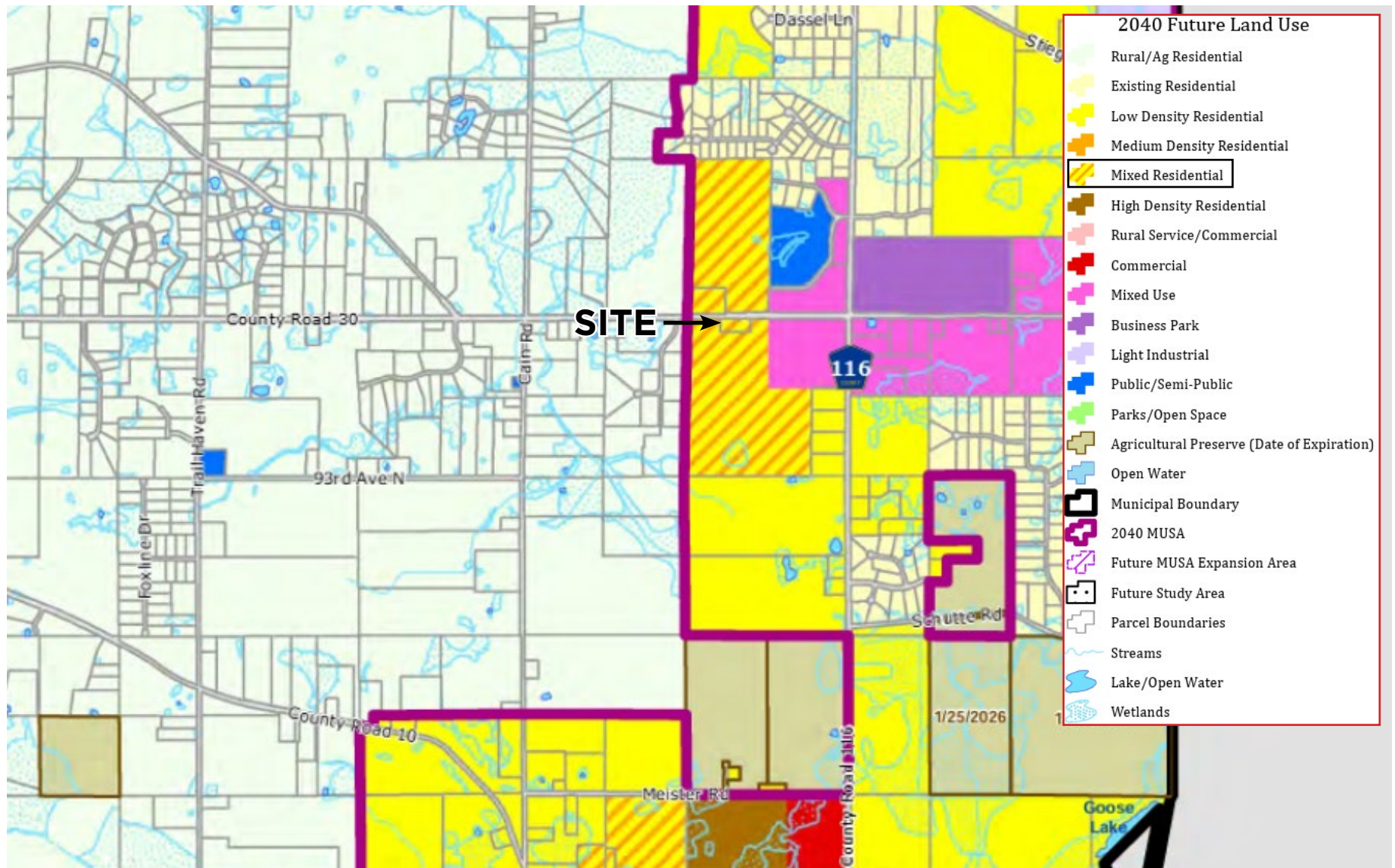
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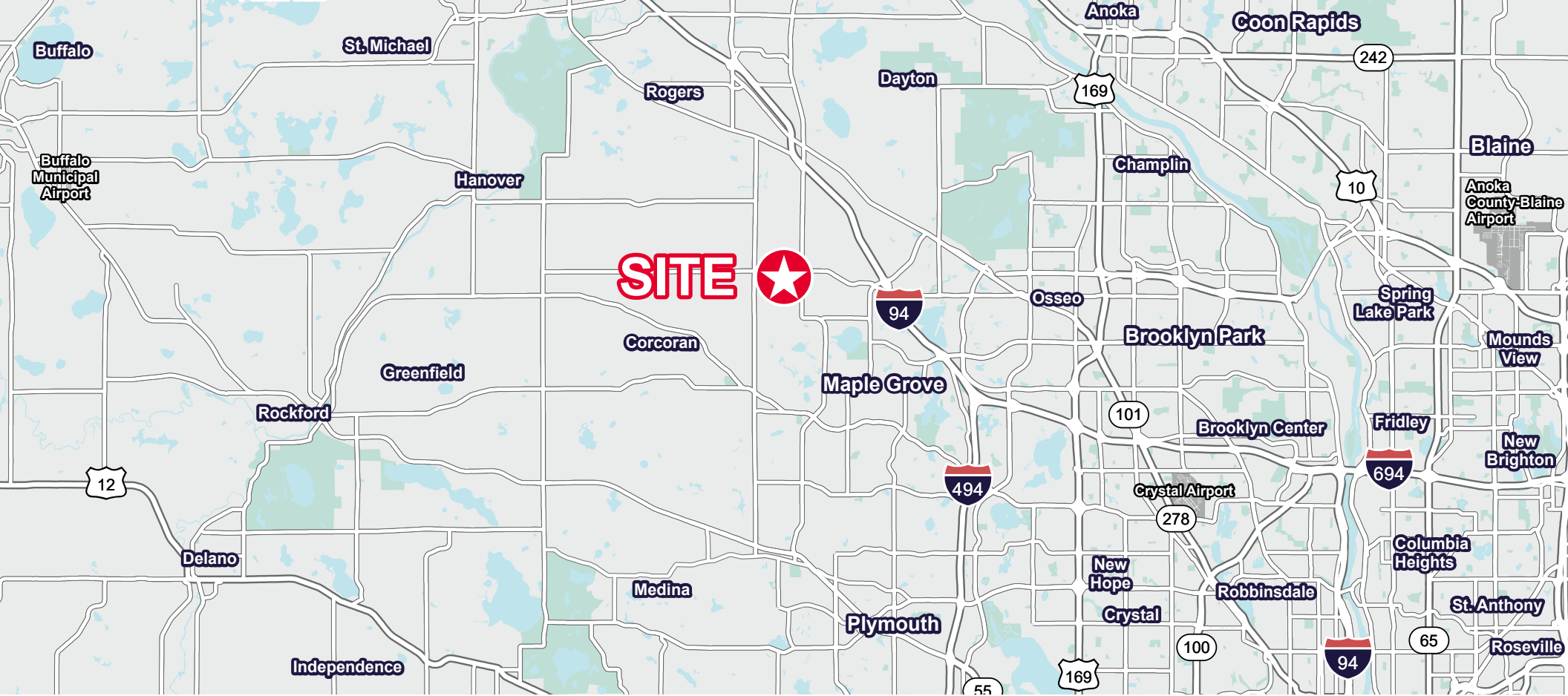
DRAWN BY: CP  
ISSUE DATE: 12/30/2022  
FILE NO. XXX

**REVIEW COPY**

1 of 1

# FUTURE LAND USE MAP





# CONTACT INFORMATION

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Associate  
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Director  
+1 952 210 4637  
ben.drew@cushwake.com

3500 American Blvd W Suite 200  
Minneapolis, MN 55431  
cushmanwakefield.com

