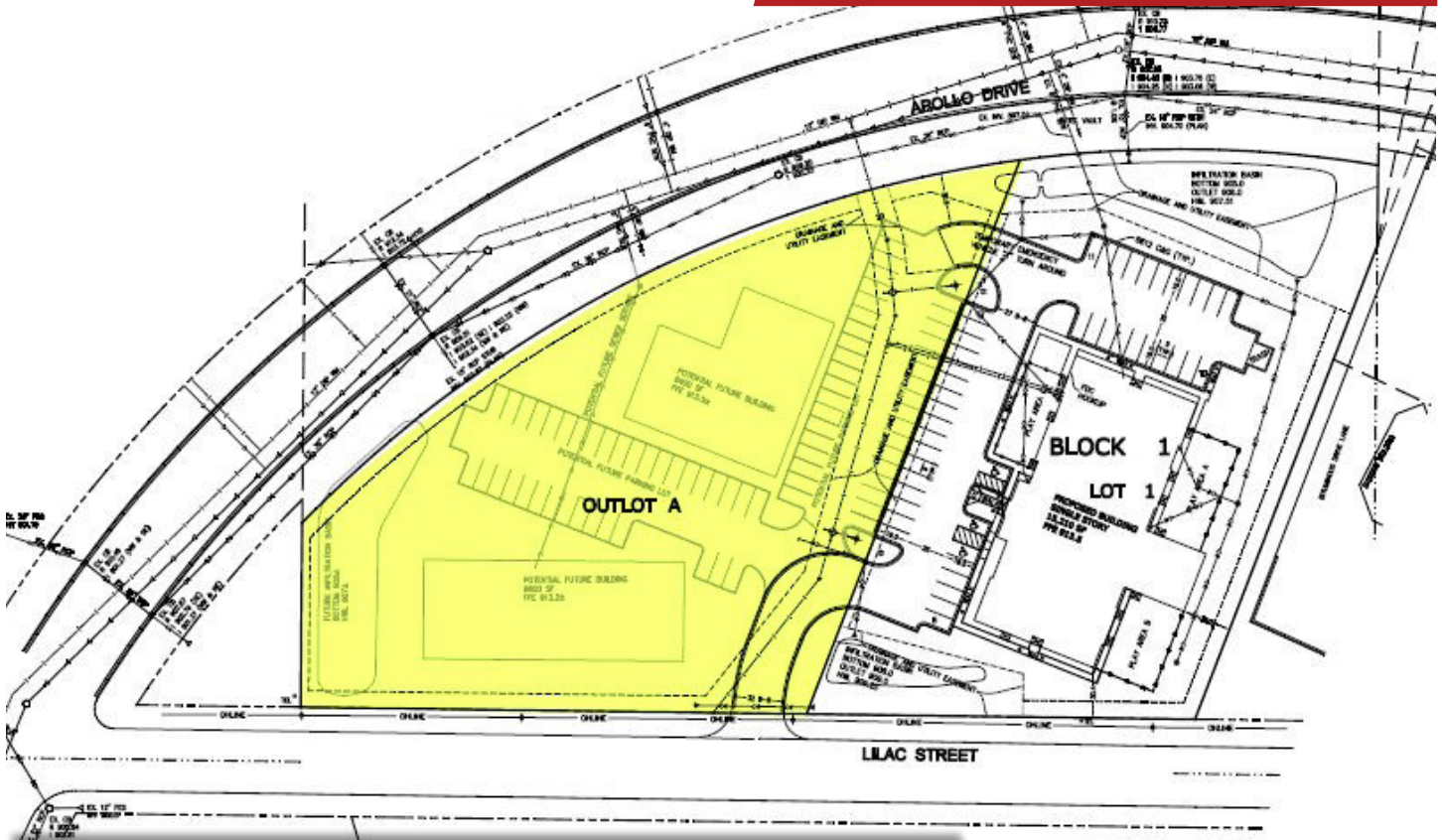


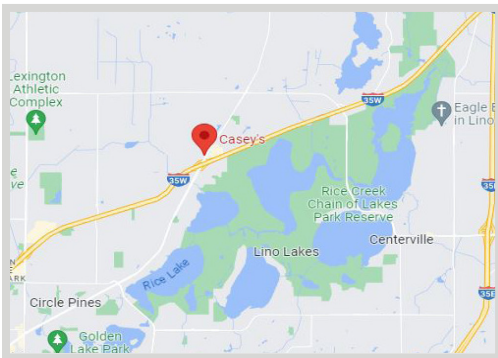
FOR SALE
+/- 2.08 ACRES



FEATURES:

- 2.08 acres to be platted (Outlot A) available For Sale in Lino Lakes.
- Easy access to 35W from Lake Drive.
- Utilities are stubbed to site and ponding will be in place.

Sale Price
\$475,000



PARCEL TO BE PLATTED

- ▲ +/- 2.08 Acres
- ▲ Taxes: TBD (Anoka County)
- ▲ Zoned: GB - General Business

Overview 1
Aerial / Overview 2
Zoning Map 3
Demographics 4
Traffic Info 5




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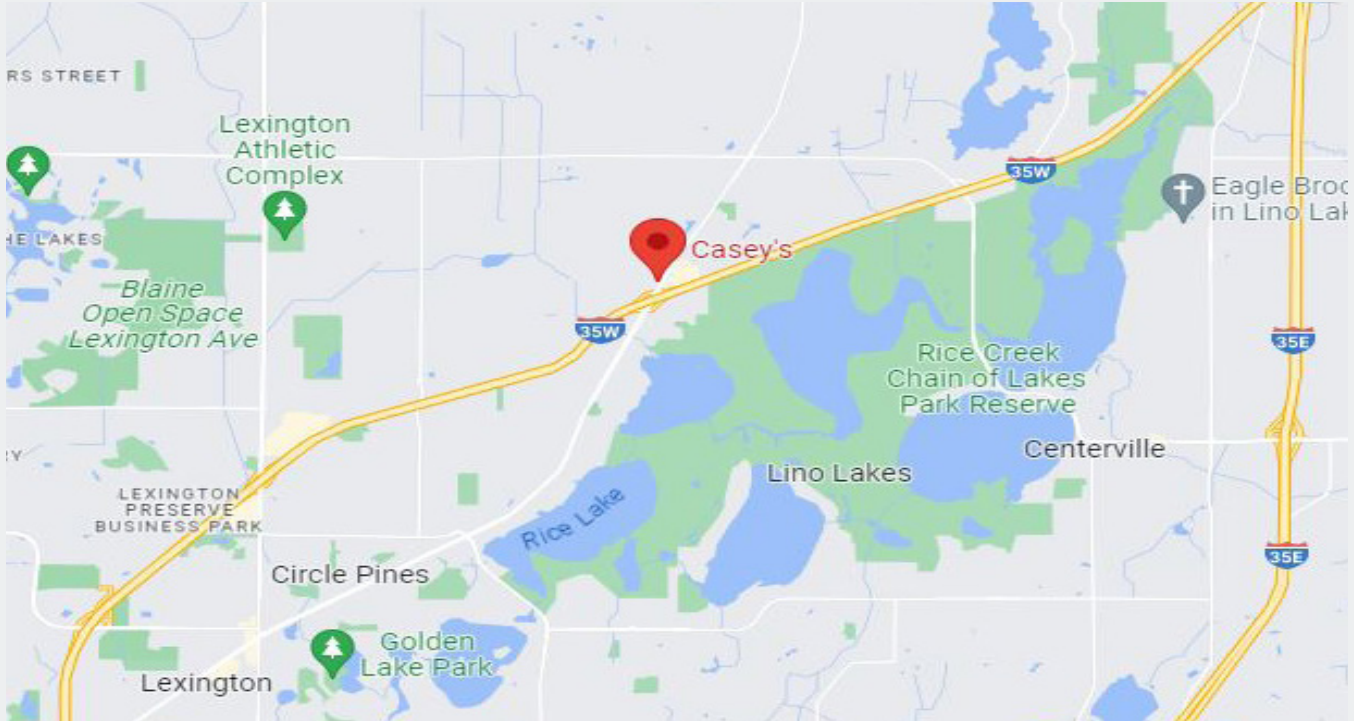
Contact
Phone: 763.424.6355
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Arrow Companies
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Maple Grove, MN 55369

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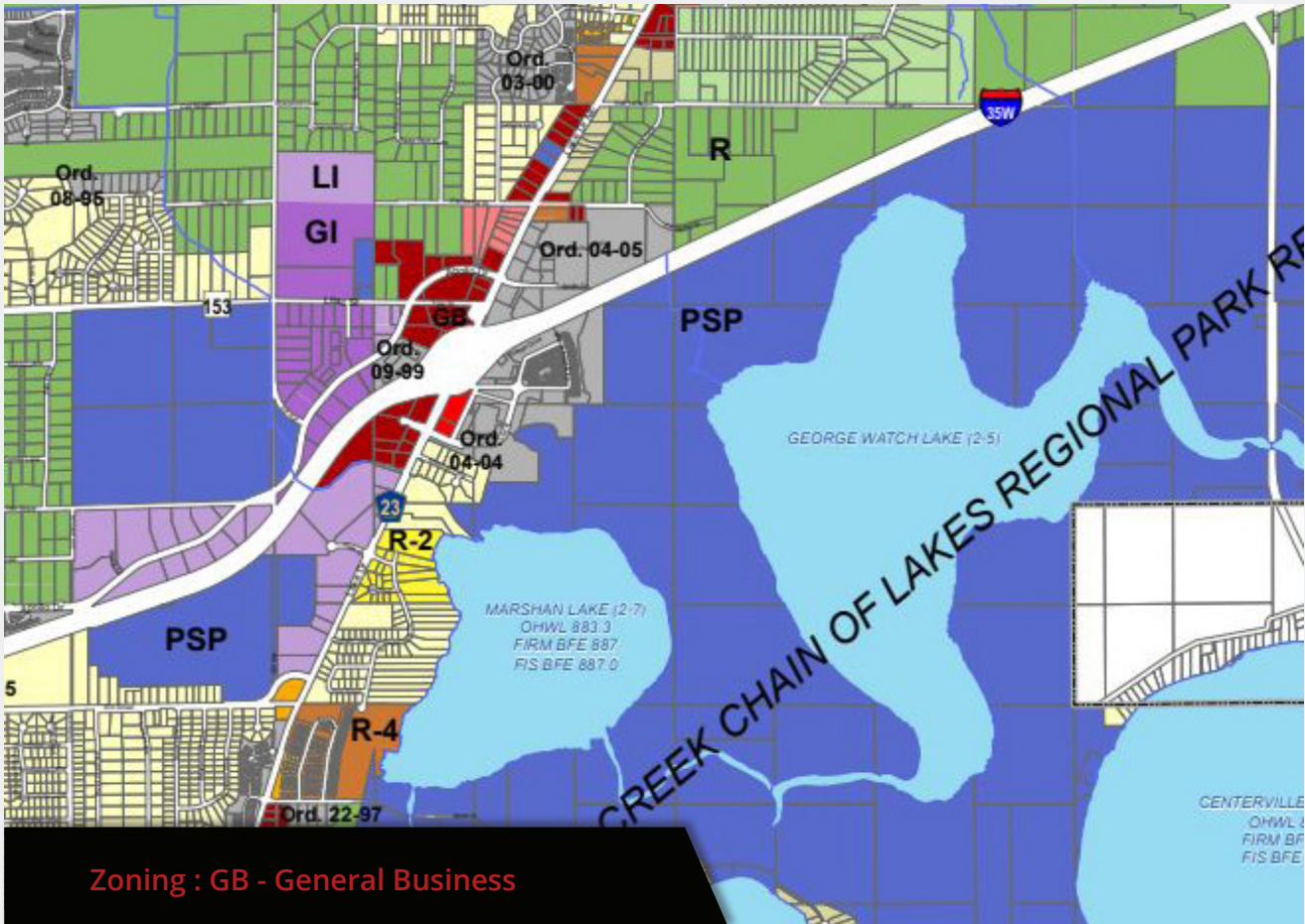

AERIAL & OVERVIEW

FOR SALE
+/- 2.08 ACRES



ZONING MAP

FOR SALE
+/- 2.08 ACRES


CITY OF LINO LAKES
Zoning Map of Lino Lakes

Legend

| ZONING | |
|--------|---|
| | R Rural |
| | R-X Rural Executive |
| | R-1 Single Family Residential |
| | R-1X Single Family Executive |
| | R-2 Two Family Residential |
| | R-3 Medium Density Residential |
| | R-4 High Density Residential |
| | R-5 High Density Residential and Business |
| | R-6 Manufactured Home Park |
| | NB Neighborhood Business |
| | LB Limited Business |
| | GB General Business |
| | LI Light Industrial |
| | GI General Industrial |
| | BC Business Campus |
| | PSP Public Semi-Public |
| | PUD Planned Unit Development |

FOR SALE
+/- 2.08 ACRES

Demographic Summary Report

| 600 Lilac, Lino Lakes, MN 55014 | | | | |
|---|------------------------------|---------------|---|--|
| Building Type: Land | Total Available: 0 SF | |  | |
| Class: - | % Leased: 0% | | | |
| RBA: - | Rent/SF/Yr: - | | | |
| Typical Floor: - | | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2028 Projection | 3,271 | 21,032 | 72,611 | |
| 2023 Estimate | 3,181 | 20,113 | 68,859 | |
| 2010 Census | 3,127 | 17,767 | 55,930 | |
| Growth 2023 - 2028 | 2.83% | 4.57% | 5.45% | |
| Growth 2010 - 2023 | 1.73% | 13.20% | 23.12% | |
| 2023 Population by Hispanic Origin | 108 | 593 | 2,275 | |
| 2023 Population | 3,181 | 20,113 | 68,859 | |
| White | 2,666 83.81% | 16,807 83.56% | 56,990 82.76% | |
| Black | 253 7.95% | 1,437 7.14% | 3,232 4.69% | |
| Am. Indian & Alaskan | 33 1.04% | 157 0.78% | 409 0.59% | |
| Asian | 161 5.06% | 1,204 5.99% | 6,251 9.08% | |
| Hawaiian & Pacific Island | 2 0.06% | 15 0.07% | 72 0.10% | |
| Other | 67 2.11% | 494 2.46% | 1,905 2.77% | |
| U.S. Armed Forces | 2 | 20 | 52 | |
| Households | | | | |
| 2028 Projection | 1,009 | 7,018 | 25,589 | |
| 2023 Estimate | 978 | 6,680 | 24,246 | |
| 2010 Census | 941 | 5,722 | 19,517 | |
| Growth 2023 - 2028 | 3.17% | 5.06% | 5.54% | |
| Growth 2010 - 2023 | 3.93% | 16.74% | 24.23% | |
| Owner Occupied | 910 93.05% | 5,956 89.16% | 21,797 89.90% | |
| Renter Occupied | 68 6.95% | 724 10.84% | 2,449 10.10% | |
| 2023 Households by HH Income | 977 | 6,679 | 24,249 | |
| Income: <\$25,000 | 77 7.88% | 596 8.92% | 1,727 7.12% | |
| Income: \$25,000 - \$50,000 | 64 6.55% | 672 10.06% | 2,532 10.44% | |
| Income: \$50,000 - \$75,000 | 210 21.49% | 1,094 16.38% | 3,285 13.55% | |
| Income: \$75,000 - \$100,000 | 215 22.01% | 1,011 15.14% | 3,687 15.20% | |
| Income: \$100,000 - \$125,000 | 48 4.91% | 648 9.70% | 2,718 11.21% | |
| Income: \$125,000 - \$150,000 | 55 5.63% | 628 9.40% | 2,494 10.28% | |
| Income: \$150,000 - \$200,000 | 103 10.54% | 796 11.92% | 3,376 13.92% | |
| Income: \$200,000+ | 205 20.98% | 1,234 18.48% | 4,430 18.27% | |
| 2023 Avg Household Income | \$133,598 | \$130,800 | \$134,514 | |
| 2023 Med Household Income | \$90,988 | \$99,171 | \$108,218 | |

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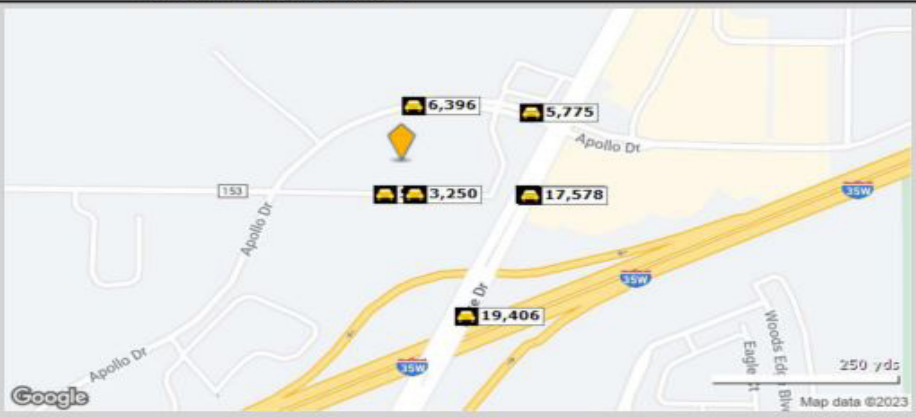
FOR SALE
+/- 2.08 ACRES

Traffic Count Report

600 Lilac, Lino Lakes, MN 55014

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

Image Coming Soon



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Lilac St | Apollo Dr | 0.09 W | 2022 | 5,233 | MPSI | .03 |
| 2 Lilac St | Apollo Dr | 0.11 W | 2022 | 3,250 | MPSI | .03 |
| 3 Apollo Dr | Lake Dr | 0.11 E | 2019 | 7,200 | AADT | .05 |
| 4 Apollo Dr | Lake Dr | 0.11 E | 2022 | 6,396 | MPSI | .05 |
| 5 Lake Dr | Apollo Dr | 0.07 N | 2020 | 18,806 | MPSI | .10 |
| 6 Lake Dr | Apollo Dr | 0.07 N | 2018 | 15,722 | MPSI | .10 |
| 7 Lake Dr | Apollo Dr | 0.07 N | 2022 | 17,578 | MPSI | .10 |
| 8 Apollo Dr | Lake Dr | 0.02 E | 2022 | 5,719 | MPSI | .11 |
| 9 Apollo Dr | Lake Dr | 0.02 E | 2021 | 5,775 | MPSI | .11 |
| 10 Lake Dr | Lake Dr | 0.03 SW | 2022 | 19,406 | MPSI | .15 |

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