

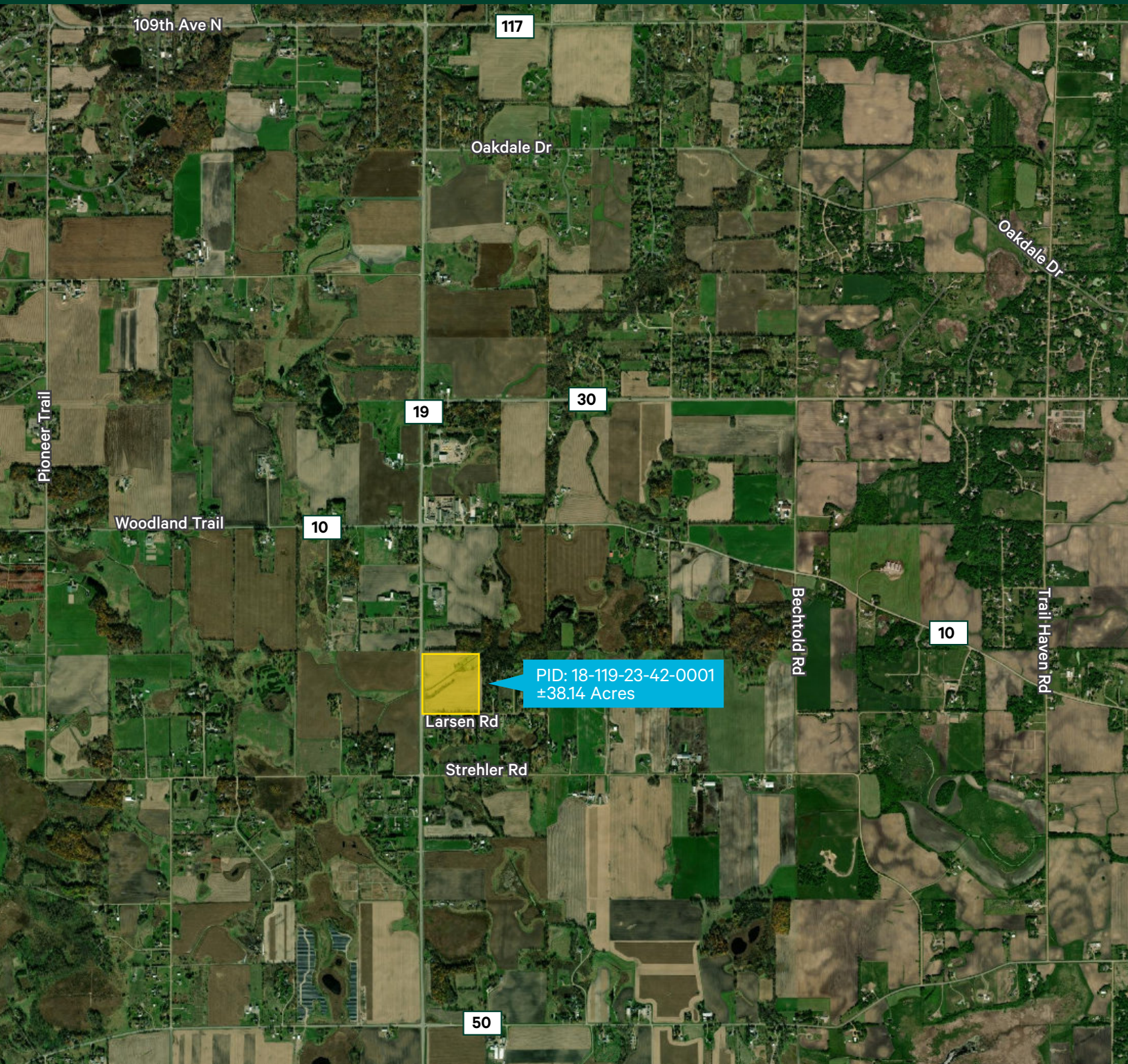
Land | For Sale - \$1.4 Million

CBRE

Residential Land

±38.14 Acres

NEQ County Rd 19 and Larsen Rd
Corcoran, MN 55340





Property Highlights

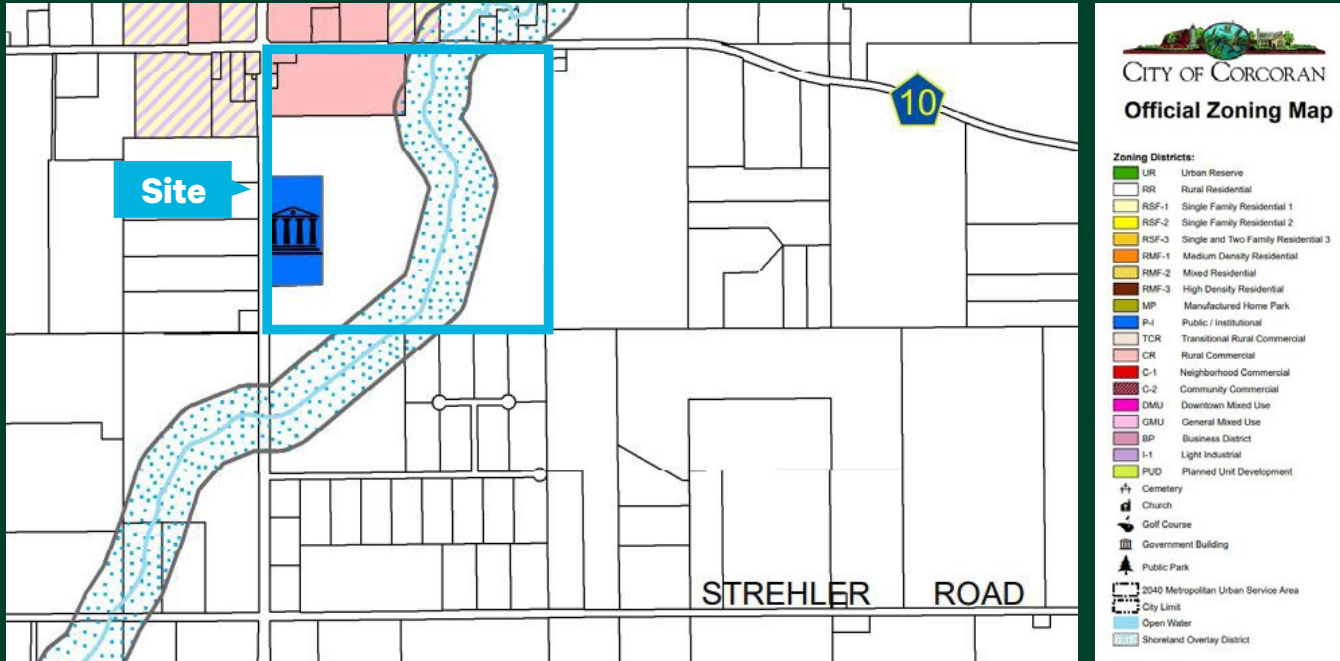
- Great location for large lot development, hobby farm, investment
- Quick access to Hwy 55
- Zoned Rural Residential - RR
- Independent School District 883 – Rockford Area School District

Traffic Counts

County Rd 19	6,500 VPD
County Rd 10	3,950 VPD
County Rd 50	3,300 VPD

Address	PID	Acres	2023 Taxes
NEQ County Rd 19 and Larsen Rd Corcoran, MN 55340	18-119-23-42-0001	±38.14	\$2,220

Zoning



Rural Residential - RR

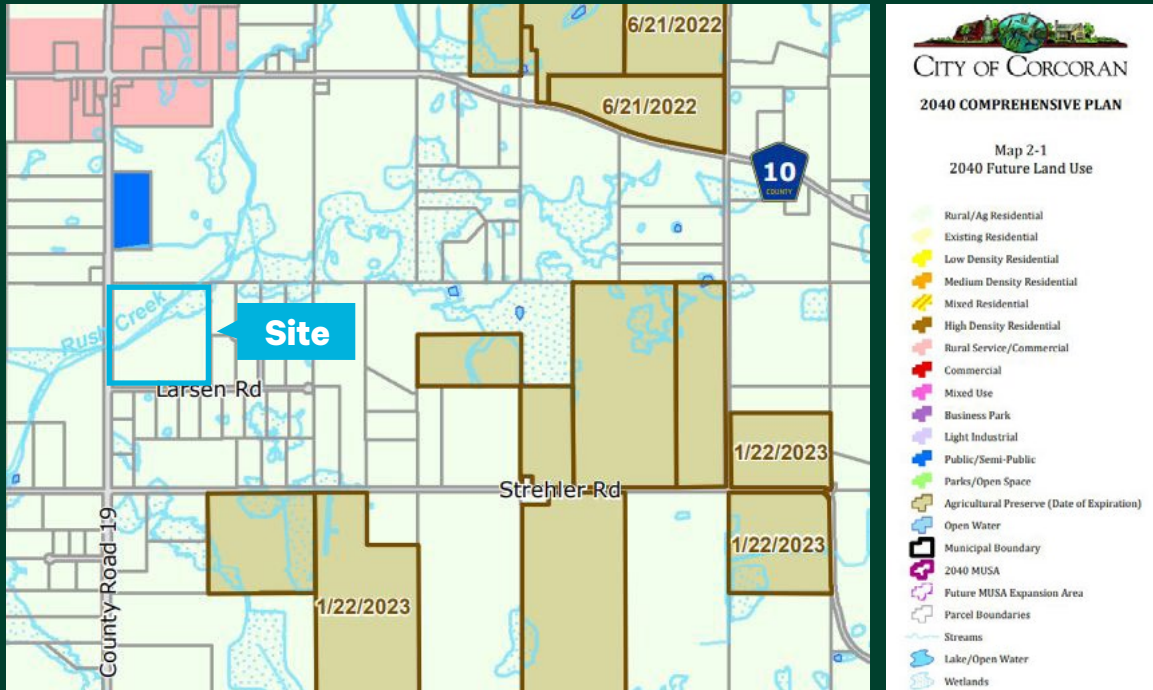
The purpose of this district is to provide large lots for single family homes and hobby farms. The district is intended to preserve Corcoran's rural character and its identity as a unique community within the Twin Cities metropolitan area. This district allows residential and agricultural uses that will preserve the rural nature of Corcoran and directly related, complementary uses. Municipal services (sanitary sewer and municipal water) will not be available in these areas.

Permitted Uses:

- A. Agriculture and Tree Farms.
- B. Day Care Facilities, State licensed, as defined by statute.
- C. Dwelling, Single Family Detached.
- D. Parks, playgrounds, trails, other recreational facilities of a noncommercial nature and directly related buildings and structures.
- E. Residential Facility in a single family detached dwelling, serving 6 or fewer individuals and licensed by the State.
- F. Seasonal Produce Stands.

[Click Here to See Accessory and Conditional Uses](#)

Future Land Use



Rural/Ag Residential

Development is agricultural and large lot residential. Area is not intended to receive municipal sewer and water. Density will not exceed 1 unit per 10 acres, except for areas developed under the flexible residential development guidelines in the Open Space & Preservation ordinance.

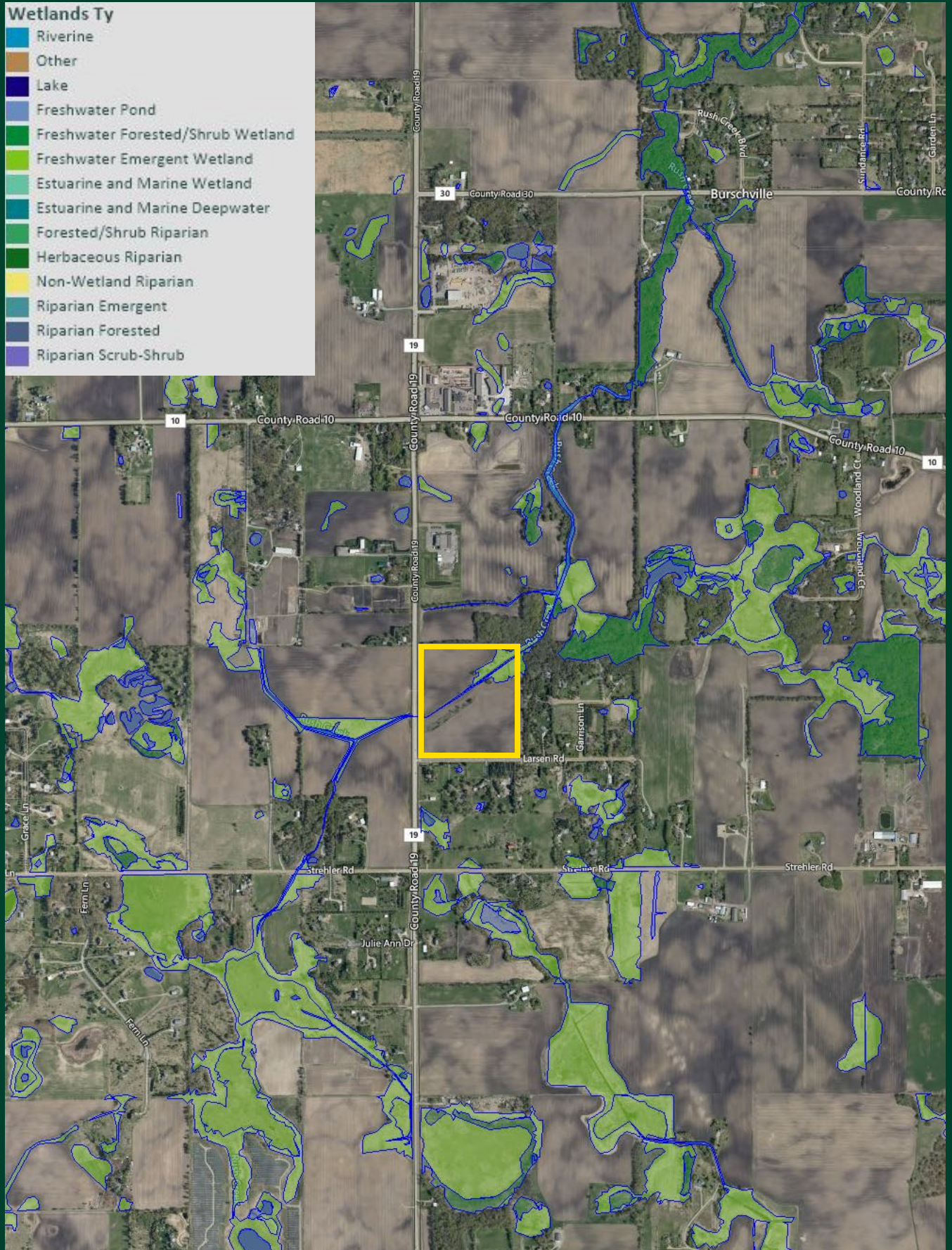
The Rural/Ag Residential area is the community's largest land area and is intended to remain rural. The Metropolitan Council categorizes this area, existing outside the 2040 MUSA boundaries, as Diversified Rural. Diversified Rural areas are not within the Metropolitan Council's Long-Term Sewer Service area. However, the Metropolitan Council is in the preliminary stages of planning a new sanitary sewer treatment facility to serve the northwest metropolitan area, including those parts of Corcoran designated as Diversified Rural. The City will continue to monitor this planning effort.

The Rural/Ag Residential areas will continue to be defined by natural areas, such as wetlands and floodplains, and areas that are utilized for planted fields, pasture land, hobby farms, and large residential lots. The community must balance the desire all residents have for this rural experience with the needs of individual property owners in this area who may need to realize the value of their property now, rather than waiting for the arrival of urban services. This effort can be accomplished in part by amending the Open Space and Preservation Plat ordinance, which allows the use of smaller lots where natural resources are preserved and the development is designed to allow for future maximization of undeveloped spaces. This will allow a landowner to develop a portion of land while holding the remainder in a tract that is viable for future development. The undeveloped portion will not be held as open space for permanent conservation; rather, it will be held for future sewered densities through a temporary development agreement or deed restriction. The ordinance will also provide incentives for protecting natural resources.

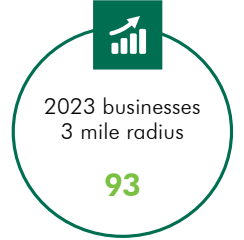
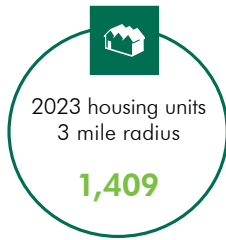
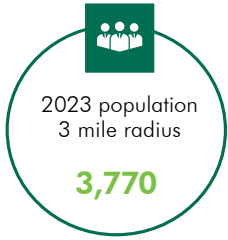
Wetlands Map

Wetlands Ty

- Riverine
- Other
- Lake
- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Estuarine and Marine Deepwater
- Forested/Shrub Riparian
- Herbaceous Riparian
- Non-Wetland Riparian
- Riparian Emergent
- Riparian Forested
- Riparian Scrub-Shrub



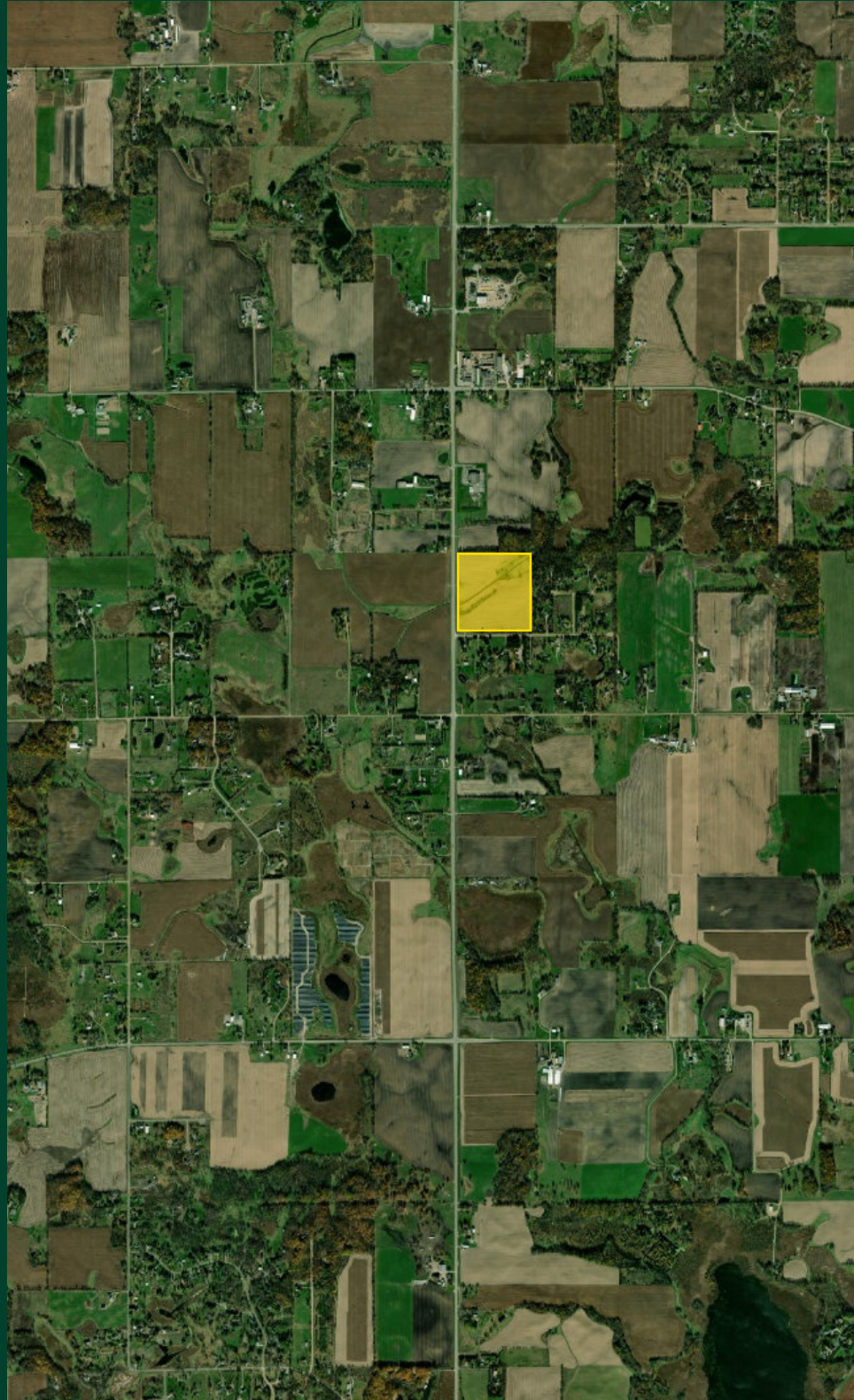
Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	217	3,770	16,589
2028 Population - Five Year Projection	213	3,824	18,304
2020 Population - Census	220	3,749	15,676
2010 Population - Census	231	3,684	14,403
2020-2023 Annual Population Growth Rate	-0.42%	0.17%	1.76%
2023-2028 Annual Population Growth Rate	-0.37%	0.28%	1.99%
HOUSEHOLDS			
2023 Households - Current Year Estimate	81	1,353	5,647
2028 Households - Five Year Projection	80	1,374	6,218
2010 Households - Census	80	1,269	4,858
2020 Households - Census	82 94.3%	1,345 96.6%	5,372 96.9%
2020-2023 Compound Annual Household Growth Rate	-0.38%	0.18%	1.55%
2023-2028 Annual Household Growth Rate	-0.25%	0.31%	1.95%
2023 Average Household Size	2.67	2.78	2.93
HOUSEHOLD INCOME			
2023 Average Household Income	\$198,240	\$177,040	\$167,312
2028 Average Household Income	\$226,443	\$201,423	\$187,846
2023 Median Household Income	\$157,454	\$141,012	\$128,445
2028 Median Household Income	\$176,124	\$158,250	\$147,917
2023 Per Capita Income	\$70,685	\$61,782	\$58,088
2028 Per Capita Income	\$81,309	\$70,285	\$65,260
HOUSING UNITS			
2023 Housing Units	86	1,409	5,817
2023 Vacant Housing Units	5 5.8%	56 4.0%	170 2.9%
2023 Occupied Housing Units	81 94.2%	1,353 96.0%	5,647 97.1%
2023 Owner Occupied Housing Units	79 91.9%	1,300 92.3%	5,336 91.7%
2023 Renter Occupied Housing Units	2 2.3%	53 3.8%	311 5.3%
EDUCATION			
2023 Population 25 and Over	161	2,673	11,255
HS and Associates Degrees	104 64.6%	1,416 53.0%	5,616 49.9%
Bachelor's Degree or Higher	53 32.9%	1,215 45.5%	5,392 47.9%
PLACE OF WORK			
2023 Businesses	15	93	433
2023 Employees	159	737	4,412

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For Sale



Contact Us

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