

## FOR SALE 7.36 ACRES AVAILABLE

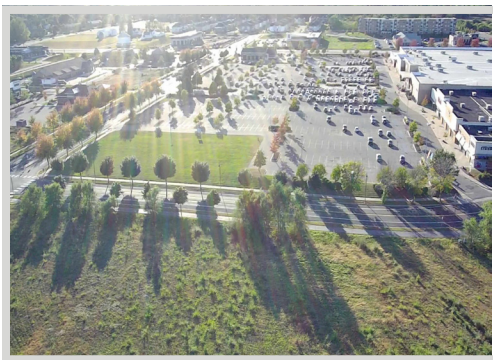


### FEATURES:

- Excellent visibility with Hwy. 101 frontage!
- Located on Quaday Ave. NE next to Super Target near other retailers.
- Zoned - Planned Unit Development (PUD).
- City utilities are available to the site.
- Seller will Build-to-Suit (Leaseback).

Sale Price

## NEGOTIABLE



### FACTS:

- ▲ 7.36 Acres
- ▲ Zoning - PUD
- ▲ PID #118239000090 (Wright County)
- ▲ \$33,996.00 2025 Property Taxes
- ▲ Restricted uses provided upon request

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**Steve Fischer**  
612.619.9991  
sfischer@arrowcos.com



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com

### Contact

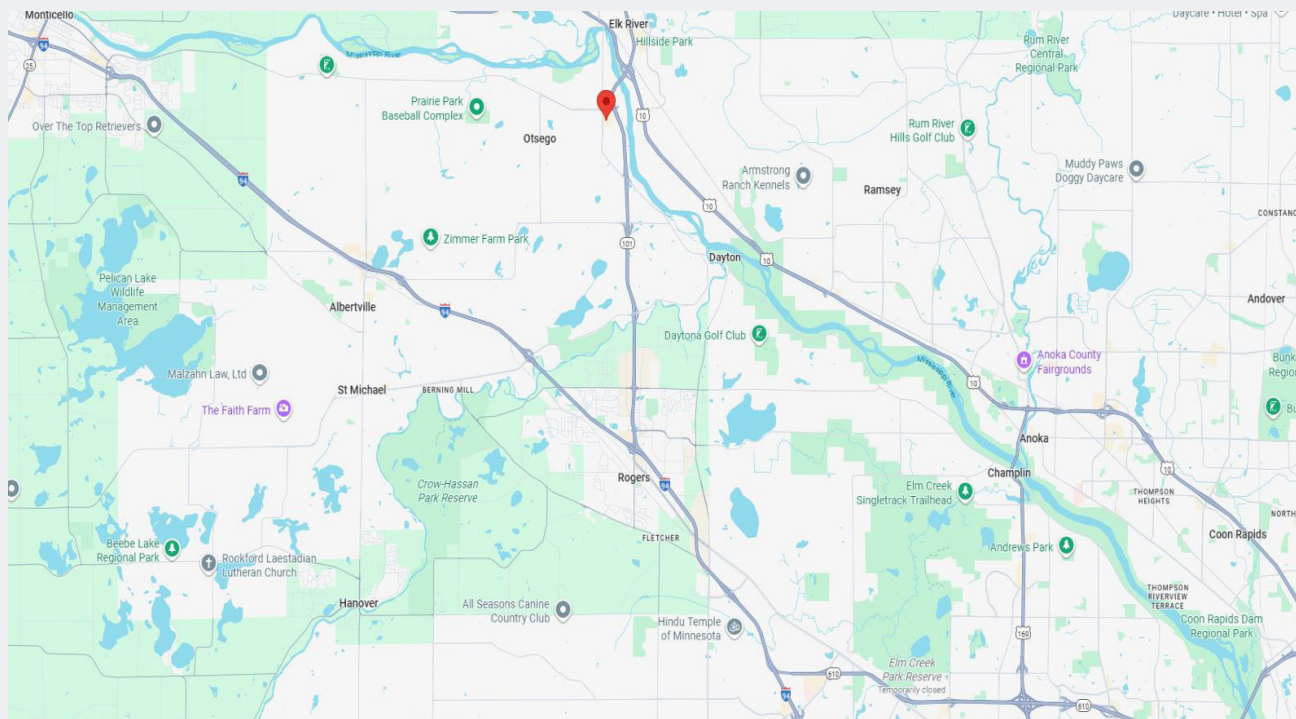
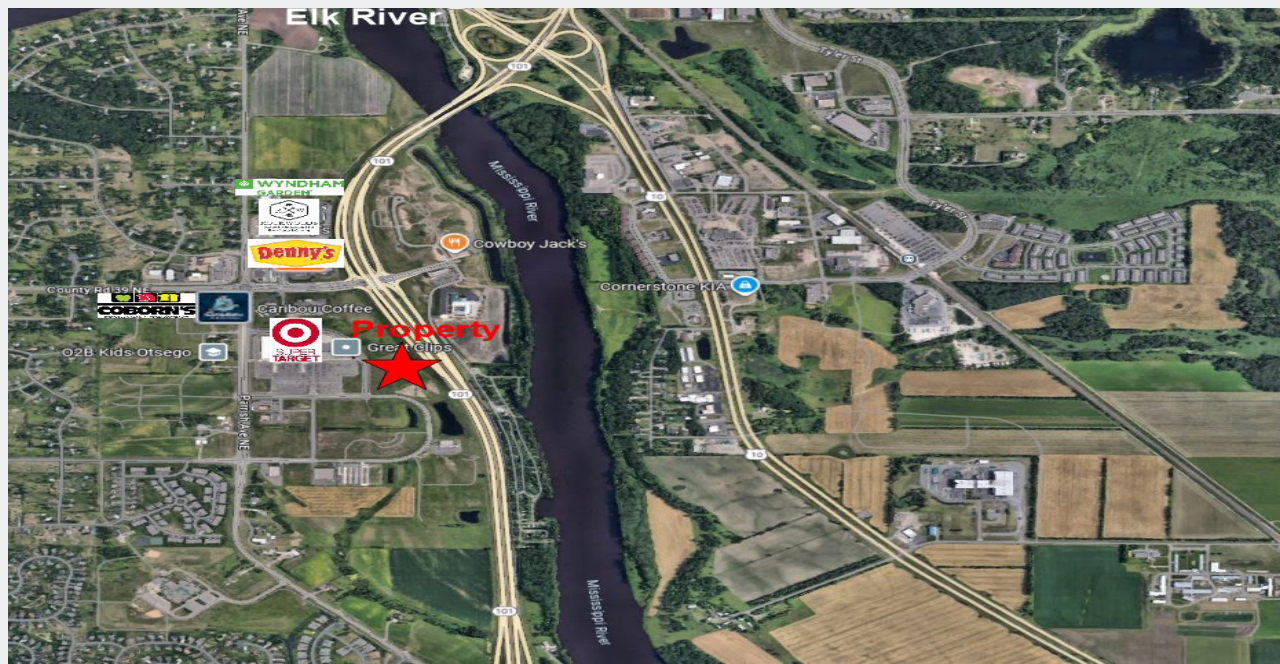
Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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





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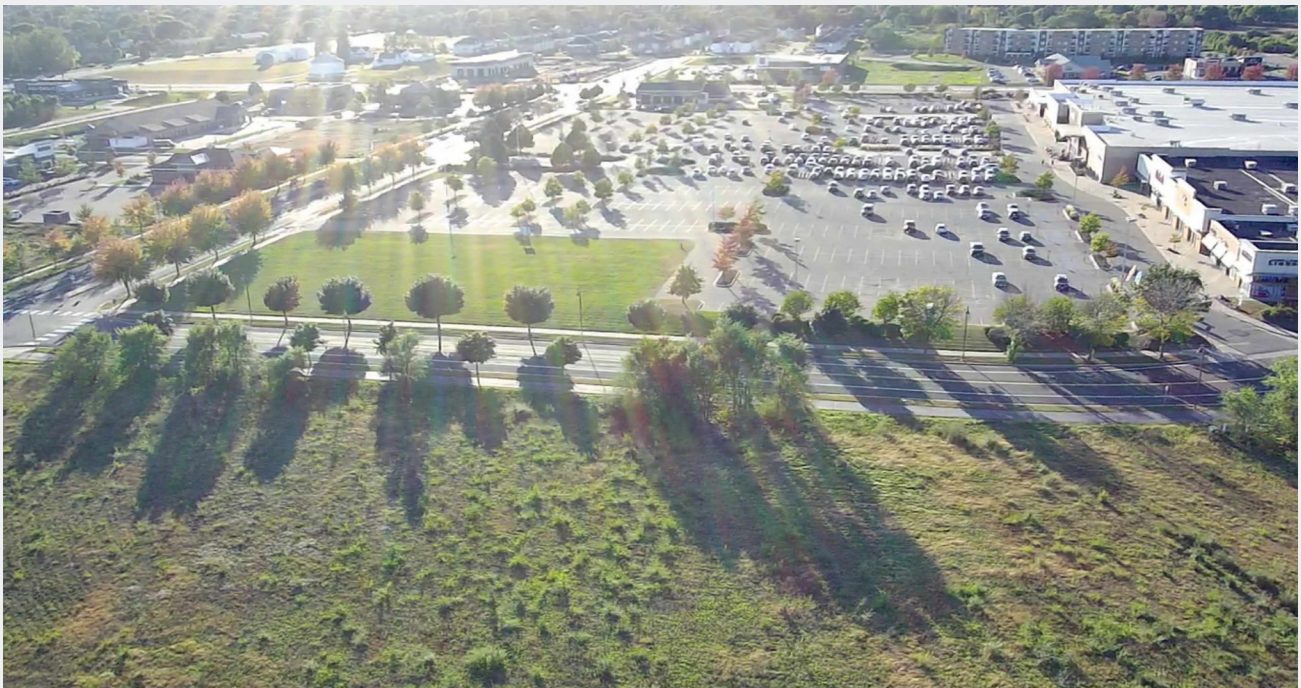


# COMMERCIAL LAND

Otsego Outlot I  
Otsego, MN 55301

**AERIAL PHOTOS**

**FOR SALE**  
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## **COMMUNITY PROFILE**

- \* THE CITY OF OTSEGO IS LOCATED 33 MILES FROM DOWNTOWN MINNEAPOLIS AND IS OPTIMALLY LOCATED ON THE MAJOR TRAVEL CORRIDORS OF INTERSTATE 94, U.S HIGHWAY 10, U.S. HIGHWAY 169 AND MINNESOTA HIGHWAY 101.
- \* WITH THE CITY ENCOMPASSING 30 SQUARE MILES, THERE ARE MANY PRIME LOCATIONS AVAILABLE FOR ALL TYPES OF DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL AND INDUSTRIAL.
- \* IN ADDITION TO ATTRACTING NEW DEVELOPMENT, THE CITY'S ELECTED OFFICIALS AND STAFF UNDERSTAND THE VALUE OF SUPPORTING OUR EXISTING BUSINESS SECTOR AND ARE HERE TO ASSIST IN YOUR GROWTH AND EXPANSION WITHIN THE COMMUNITY.

## **BRIEF COMMUNITY PROFILE**

- \* POPULATION: 22,705 (MINNESOTA STATE DEMOGRAPHER AS OF 2022)
- \* HOUSEHOLDS: 7,103 (2020 CENSUS)
- \* MEDIAN HOME VALUE: \$328,710 (WRIGHT COUNTY ASSESSOR 2022)
- \* MEDIAN AGE: 33.7 (2020 CENSUS)
- \* MEDIAN HOUSEHOLD INCOME: \$110,833 (2020 CENSUS)
- \* PERCENTAGE OF HIGH SCHOOL GRADUATES: 94.4% (CENSUS QUICK FACTS 2016-2020)

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