



31.50
Acres

19.50
Acres

MINNESOTA
35

41,924 vpd

MINNESOTA
19

6,356 vpd

9,888 vpd

MINNESOTA
19

34,474 vpd

MINNESOTA
35

Pilot
FLYING
SUBWAY

NEQ I-35 & Hwy 19 Northfield, MN

51.00 Acres For Sale

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Property Profile

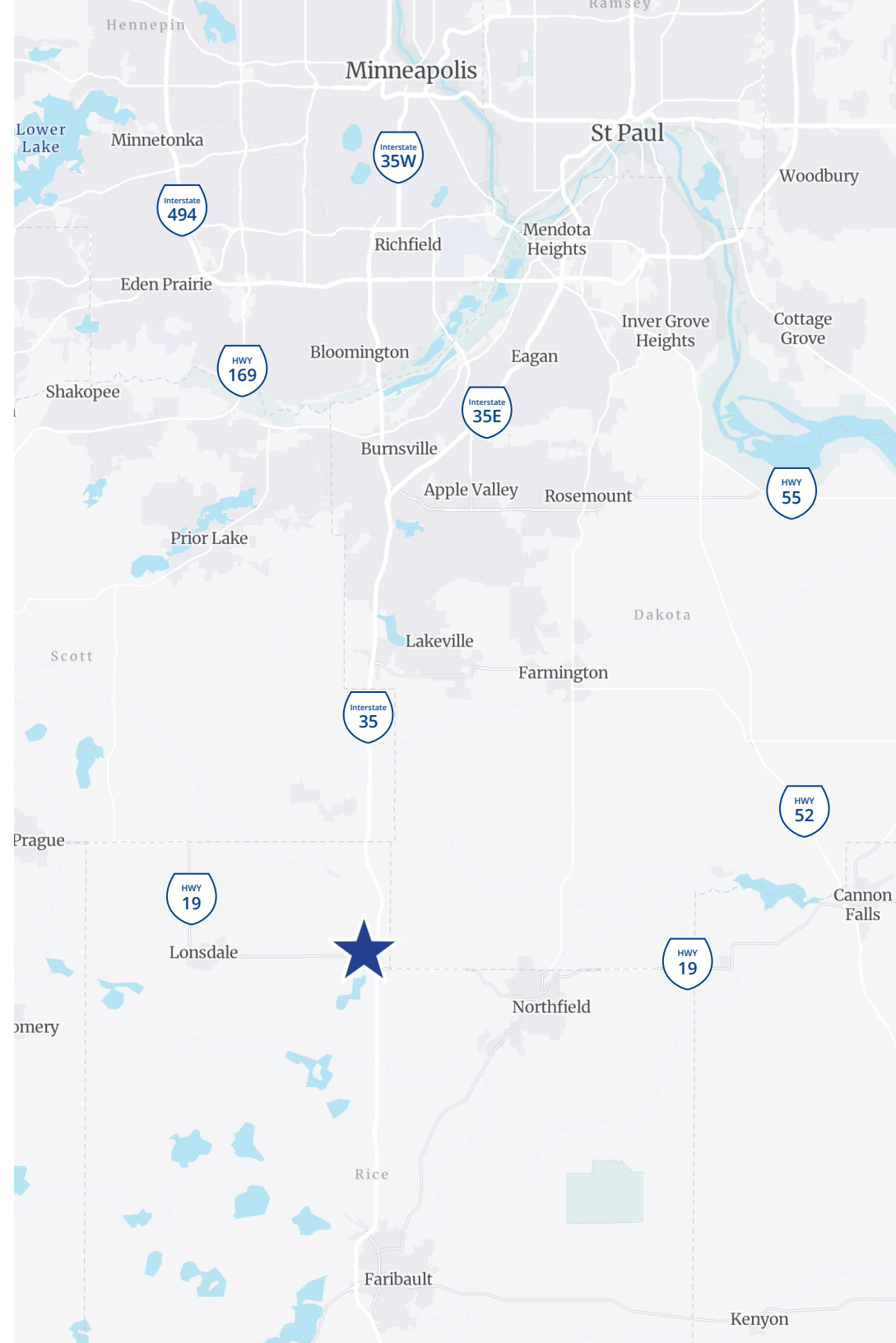
- Superb access and visibility to Interstate 35 (41,924 vpd)
- Large development site within 37 miles of the Twin Cities

Property Overview

Location	NEQ Interstate 35 & Highway 19 Northfield, MN 55057
PID #	02.25.4.25.001 - 31.50 Acres 02.25.4.50.001 - 19.50 Acres
Acres	51.00 acres (2,221,560 square feet)
Zoning	AG: Agricultural
2024 Taxes	\$4,368.00
Sale Price	Negotiable

Demographics

Radius	10 MILE	20 MILE	30 MILE
Population	46,592	353,612	1,019,581
Median HH Income	\$98,268	\$101,076	\$96,265
Average HH Income	\$128,098	\$131,251	\$130,038
Daytime Population	15,556	127,988	591,024



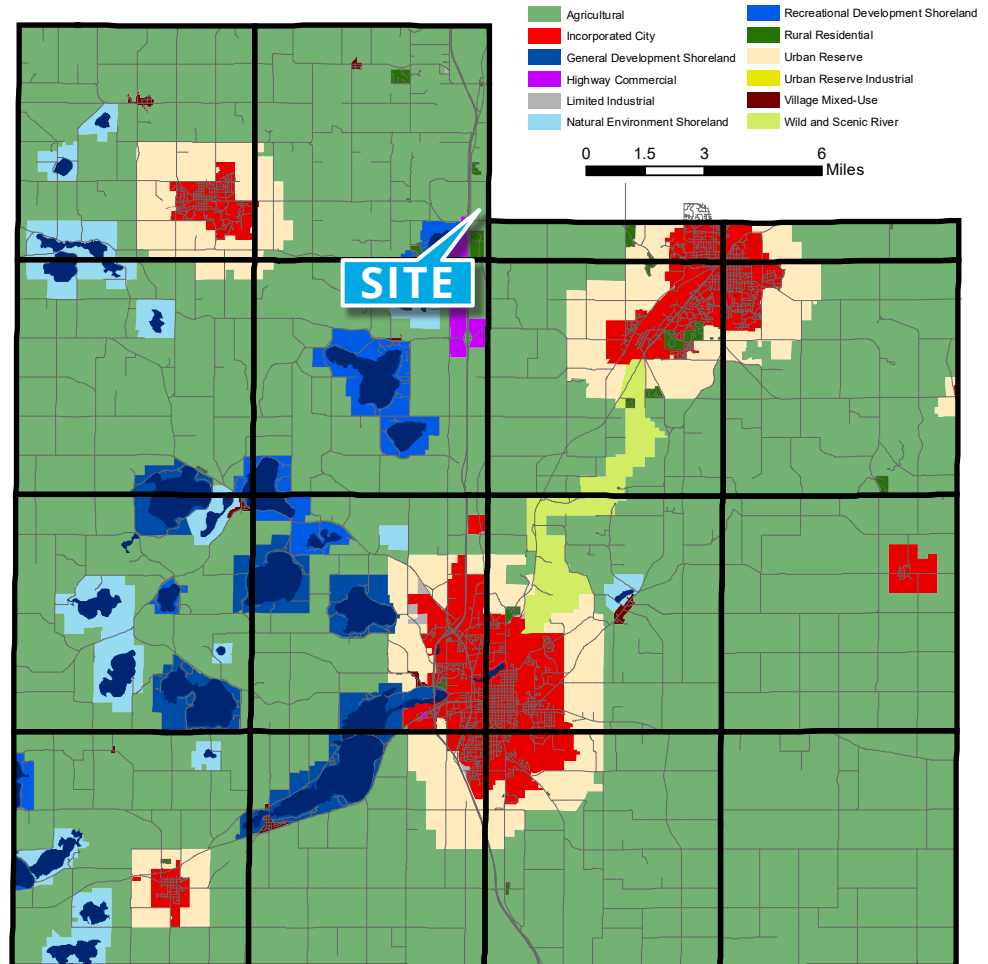
Zoning Map



CLICK ON ZONING MAP FOR PRINTABLE IMAGE



Rice County Zoning Map



- Incorporated City
- Protected Lake
- Township
- Roads

Amended: October 2020
GIS by Rice County

Map features are representations of original data sources and do not replace or modify land surveys, deeds, or other legal instruments defining land ownership or use.

Zoning Code

Agricultural

509.01 Purposes

The purpose of the Agricultural District is to implement the following Rice County Comprehensive Land Use Plan goals and additional objectives:

- A. Goal 38. Allow rural housing of one unit per quarter-quarter section with a second allowed when the crop equivalency rating (CER) is 65 or below, with clustering of the units encouraged.
- B. Goal 50. Encourage clustering of any rural residential development in close proximity to roads in an effort to protect agricultural land, environmentally sensitive areas and to facilitate emergency service.
- C. Goal 52. Maintain a diverse economic mix for Rice County by promoting agriculture and associated businesses.
- D. Goal 53. Discourage scattered site residential development and promote clustering.
- E. Goal 54. Allow for the Transfer of Development Rights (TDR) within a Township.
- F. Minimize conflicts between agricultural and non-agricultural uses.

509.02 Permitted, Conditional and Accessory Uses, Agricultural District

- A. Permitted, conditional and accessory uses of land are as specified in Table 508-1. All other uses shall be prohibited.
- B. Permitted and conditional uses may be combined on a single parcel, provided that each use meets the density standards in §509.03 and any specific standards in Chapter 507.
- C. Additional requirements, including standards for signs, parking, water supply, waste disposal and sewage treatment, are set forth in Chapters 505 and 506 of this Ordinance, as well as other applicable provisions of this Ordinance and other County ordinances.

509.03 Density Standards

A. The base density permitted in the Agriculture District is one (1) dwelling unit per quarter-quarter section of land. All existing dwellings, including those on parcels of record, are counted towards calculation of the overall base density per quarter-quarter section. Rights that have been transferred from a quarter-quarter section shall be counted against the base density in the quarter-quarter section they have been transferred from.

B. A second dwelling unit per quarter-quarter section may be permitted on lands that meet one of the requirement of Subsections 1 through 3 below:

- 1. The quarter-quarter section must have a weighted average Crop Equivalent Rating (CER) of sixty-five (65) or less as established by Revised 2002 Productivity Factors and Crop Equivalent Ratings for Soils of Minnesota as published by the Minnesota Extension Service of the University of Minnesota, or
 - 2. The parcel to be developed must include at least 1.25 acres of forest land, as defined in this Ordinance. The dwelling need not be located in the forest land to qualify for this provision, or
 - 3. An abandoned farm homestead may be used as a building site for an additional dwelling, provided that there is physical evidence that there was once a dwelling on the site. This provision shall not apply to an existing residence unless it is no longer in habitable condition.
2. An additional dwelling shall not be permitted in the following areas:
- a. Areas classified as wetlands and peat areas or other areas of poor drainage.
 - b. Slopes of twelve percent (12%) or greater, unless accompanied by an engineer's report showing adequate footing, drainage and grading plans.

Zoning Code

- c. Locations that would require a new public dedicated street.
- d. All lots permitted under this subsection shall meet the dimensional standards of §509.05 and the standards of the Rice County Sewage and Wastewater Treatment Ordinance

c. Locations that would require a new public dedicated street.

5. All lots permitted under this subsection shall meet the dimensional standards of §509.05 and the standards of the Rice County Sewage and Wastewater Treatment Ordinance

6. Dwellings shall be sited to minimize intrusions into agricultural land and potential interference with agricultural operations

C. Once a given quarter-quarter section has been developed with a single dwelling unit and, where permitted, a second dwelling unit, no further residential development is permitted within that quarter-quarter section, with the exception of undeveloped parcels of record, or utilizing transferable development rights from another quarter-quarter section.

D. Free-standing rural businesses, defined as non-agriculture-related commercial or production uses on separate parcels, shall be limited to a maximum of one per quarter-quarter section. (These uses are classified in Table 508-1 as "Commercial and Industrial Uses.")

509.04 Density Transfers

Within the Agriculture District, density units may be transferred across quarter-quarter section boundaries and between parcels as specified in Chapter 520, Transfer of Development Rights Regulations and Chapter 521, Cluster Development Standards. Density units may be transferred from the Agriculture District as specified in Chapter 520

509.05 Dimensional Standards

A. Minimum lot area, residential lot: 35 acres, or a minimum of 1 acre if the site qualifies under §509.03 B.

B. Minimum lot area, dwelling of record: A parcel containing a dwelling of record may be reduced in size to 1.0 acres. The remainder of the parcel may only be used or developed in accordance with the density standards of §509.03.

C. Minimum lot area, all other uses: 2.5 acres, or as specified by conditional use permit.

D. Minimum lot width: 50 feet

E. Minimum front yard setback:

County road, State Highway 100 feet
Township, other road 70 feet
Front property line 70 feet

F. Minimum side yard setback: 20 feet, with the exception of buildings containing livestock, which shall have a minimum setback of 100 feet.

G. Minimum rear yard setback:

1. Principal buildings: 70 feet
2. Accessory buildings: 20 feet
3. Livestock buildings: 100 feet

H. Maximum height: 35 feet. Agricultural structures are exempt from height limitations.

I. Feedlot setback: The minimum setback for new residences from existing feedlots shall be the same as the requirements established in the Rice County Feedlot Ordinance for setbacks of feedlots from existing residences.

J. Minimum dwelling unit size: All single-family dwelling units except temporary farm residences shall be a minimum of 960 square feet in area and 16 feet in width.

Zoning Code

HC: Highway Commercial District

514.01 Purposes

The purpose of the Highway Commercial District is to implement the following Rice County Comprehensive Land Use Plan goals and objectives:

A. Goal 11: Create commercial/industrial zones to promote employment and generate tax base in Rice County.

Objective 1: Establish proper zoning and subdivision regulations to regulate nonresidential development.

Objective 3: Create zoning districts to accommodate a wide variety of nonresidential development.

B. Take advantage of proximity to the Interstate highway system. Until centralized utilities are available, limit development to low-impact uses that do not require centralized utilities.

C. Encourage high quality development serving the travelling public around the interchanges with I-35, while ensuring adequate access controls.

514.02 Permitted, Conditional and Accessory Uses

A. Permitted, conditional and accessory uses of land are as specified in Table 508-1. All other uses shall be prohibited.

B. Permitted and conditional uses may be combined on a single parcel, provided that each use meets the dimensional standards in §514.03 and any specific standards in Chapter 507.

C. Commercial and industrial uses, as listed in table 508-1, shall be allowed only within one-quarter (1/4) mile of a highway interchange with I-35, as measured from the edge of the right-of-way, except for the following uses, which shall be allowed anywhere within the HC district:

1. Limited manufacturing, including light assembly and packing
2. Lumber yard

3. Printing and publishing

4. Temporary asphalt plant or highway construction yard and equipment placement

5. Truck terminal and cartage facility

6. Warehousing, shipping and inside storage facilities

D. Additional requirements, including standards for signs, parking, water supply, waste disposal and sewage treatment, are set forth in Chapters 505 and 506 of this Ordinance, as well as other applicable provisions of this Ordinance and other County ordinances.

514.03 Dimensional Standards

A. **Minimum lot area, retail or service use:** 2.5 acres or as specified by conditional use permit

B. **Minimum lot area, all other uses:** 5 acres or as specified by conditional use permit

C. **Minimum lot width:** 200 feet

D. **Minimum front yard setback:** 100 feet

E. **Minimum side yard setback:** 20 feet

F. **Minimum rear yard setback:**

1. Principal buildings: 70 feet

2. Accessory buildings: 20 feet

G. **Maximum height:** 35 feet [see other height exceptions in General Regs]

H. **Minimum floor area:**

Retail and service uses: 5,000 square feet gross floor area

All other uses: 10,000 square feet gross floor area

Zoning Code

514.04 Development Standards

A. Building orientation. All commercial buildings shall have a principal entrance facing the internal abutting street. Additional entrances may be located on the side or rear facades or street frontage.

B. Building materials. Building materials for all projects shall be durable, attractive, and designed for minimal exterior maintenance. All building facades shall be designed with similar or compatible materials and colors.

1. Building materials may include any of the following:

- a. Brick
- b. Natural stone
- c. Stucco
- d. Precast concrete units, provided that surfaces are molded, serrated or textured to give the wall surface a three-dimensional character
- e. Tinted or fully transparent glass, on up to 40 percent of any façade.

2. The following building materials shall be limited or prohibited:

- a. Prefabricated metal panels, corrugated metal surfaces and similar metal siding materials may only be used as accent materials on up to twenty percent (20%) of any façade. Standing seam and split seam metal roofs are permitted.
- b. Jumbo brick may be used on up to twenty percent (20%) of any façade, provided that it is used only on the lower third of the building wall.
- c. EIFS (exterior insulating finish system) may be used on rear and side facades only, at a height of at least ten (10) feet above grade.
- d. Reflective glass shall be prohibited.
- e. Wood and synthetic wood siding shall be prohibited.

C. Access and circulation. Vehicular access, circulation, and parking shall be shared and integrated wherever feasible.

514.05 Mixed Use Planned Unit Development (PUD) Overlay

A. Purpose. The purpose of the Mixed Use PUD Overlay is to provide for the integration and coordination of land parcels, as well as the combination or mixture of varying types of residential, commercial and recreational land uses. These provisions encourage the clustering of buildings, designation of common open space and recreation, and incorporation of a variety of building types and corresponding mixed land uses.

B. Procedure. Property in the Highway Commercial District that is to be developed as a Mixed Use PUD must request rezoning to the Mixed Use PUD Overlay in conjunction with a preliminary development plan as outlined in Chapter 522.

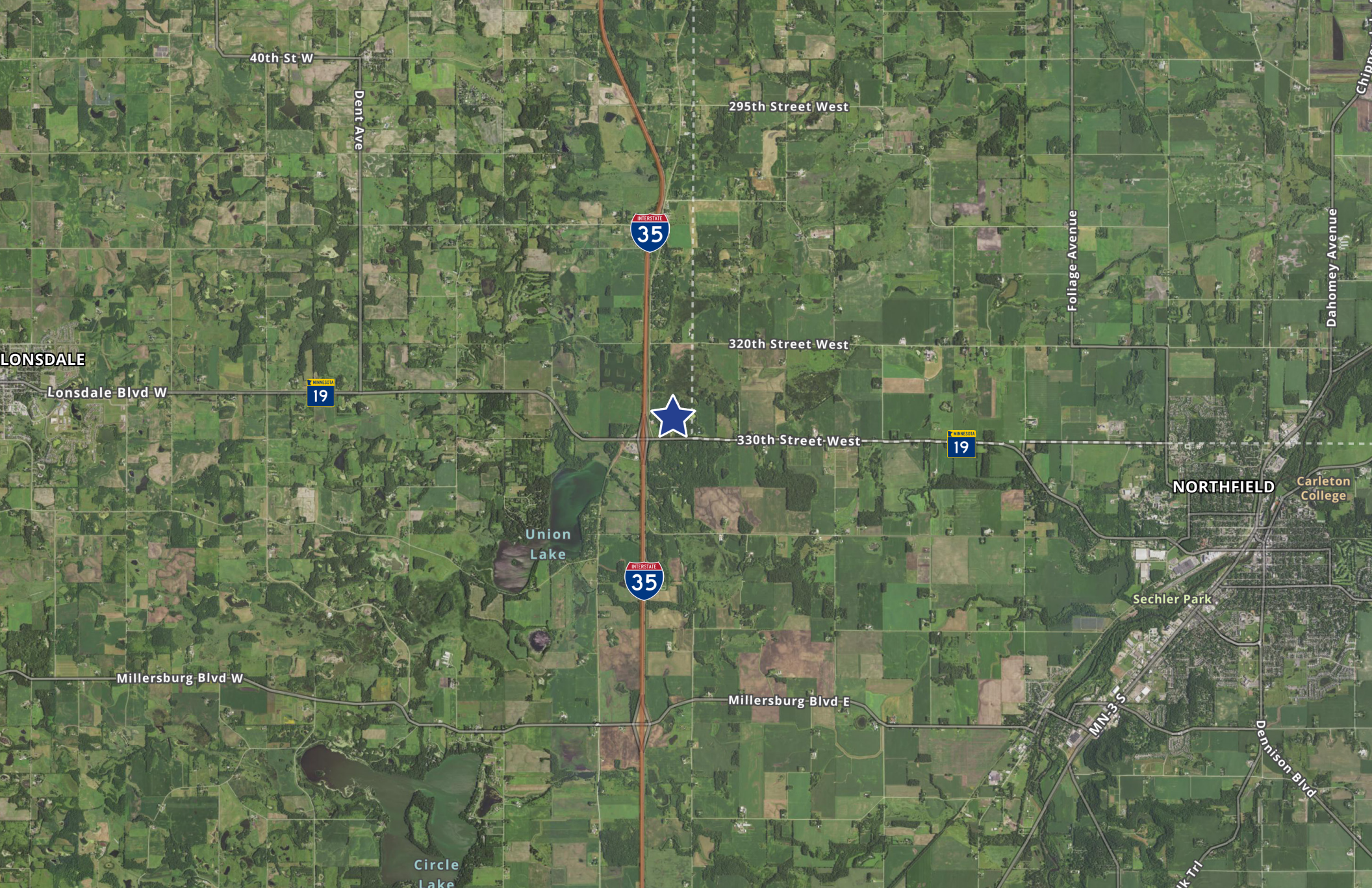
C. Uses. All underlying uses of the Highway District may be included as contained in Table 508-1 and 514.02 above. Additional uses include:

1. Private country club with corresponding residential, recreational and commercial use.

D. Criteria. All Mixed Use PUDs shall be by conditional use permit and follow procedures outlined in Chapter 522. The Mixed Use PUD allows for flexible project design as long as protections for public health and safety measures are incorporated, and design quality and conformance to an overall plan are met.

1. Residential Component.

- a. Residential development may consist of a variety of dwelling types but in no case shall density exceed 1 unit per acre.
- b. Community well(s) and community onsite wastewater treatment system(s), or publicly owned water and/or sewer connections must be incorporated.
- c. A mixed use planned unit development shall not consist of only residential housing. It must incorporate other commercial and recreational land uses.



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