



FOR SALE

COUNTY ROAD 81
BIG LAKE, MN 55309

Results
COMMERCIAL
RE/MAX RESULTS

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COUNTY ROAD 81
BIG LAKE, MN 55309

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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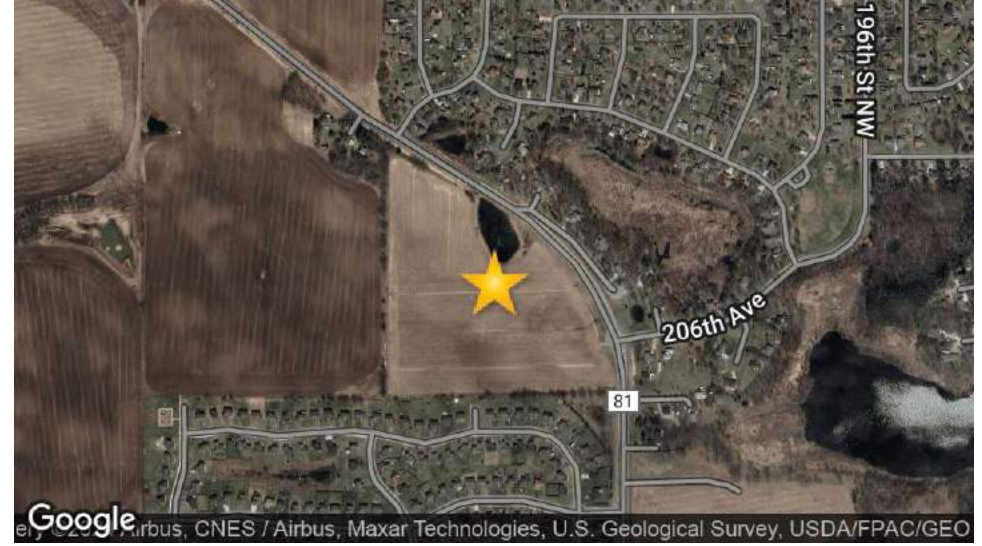


PROPERTY INFORMATION

EXECUTIVE SUMMARY

COUNTY ROAD 81
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PROPERTY OVERVIEW

Results Commercial is pleased to announce the sale of 33.02 acres in Big Lake, Minnesota! This 33.02-acre site is in a great location on County Road 81 about a half mile from US Highway 10 with strong traffic counts and easy access to the property.

Zoned R1- Single Family Residential District for the Northern ~20 acres while the Southern 10 acres are zoned R3 - High Density Residential District. Primed for development, this site is shovel-ready with utilities stubbed-in including city sewer & water, electric, and gas.

With a preliminary plat done in 2006, an updated Wetland Delineation is required. This site is surrounded by recent residential developments and a growing population, you will not want to miss this opportunity. Many established and well-known retailers and City Parks in the immediate area.

The City of Big Lake is located in Sherburne County, 30 minutes from St. Cloud and 45 minutes from Minneapolis/St. Paul. Big Lake is also home to the Northstar Light Rail line which runs from Big Lake to the Minneapolis/St. Paul metro area, and also offers Northstar Link bus service to St. Cloud. Big Lake was recognized as the 5th Safest City with a population between 10,000 and 20,000 residents by a recent study published and rated 23rd safest of all Minnesota cities. Contact Listing Brokers today for more information!

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	33.02 Acres
Price / Acre:	\$33,313
Price / SF:	\$0.83
Zoning:	R1 Single Family Residential District R3 High Density Residential District
Traffic Count:	6,700

PROPERTY HIGHLIGHTS

- 33.02 Acres of beautiful land in Big Lake, MN
- Zoned R1 Single Family Residential District & R3 High Density Residential District
- Shovel-Ready Site with Utilities Stubbed-In
- Utilities in place: Sewer, Water, Electric and Natural Gas
- 34 Miles from Minneapolis (45-minute drive)
- Growing Area with Great Development Opportunities

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PROPERTY DETAILS

COUNTY ROAD 81
BIG LAKE, MN 55309

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SALE PRICE

\$1,100,000

LOCATION INFORMATION

Street Address	County Road 81
City, State, Zip	Big Lake, MN 55309
County/Township	Sherburne/33
Cross Streets	County Road 81 NW & 206th Ave
Range	28
Section	13
Side Of Street	Southwest
Road Type	Paved
Nearest Highway	US Highway 10

LAND

Number Of Lots	1
Best Use	Residential Development
Irrigation	Yes
Water	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Residential
Zoning	R1 Single Family Residential & R3 High Density Residential
Lot Size	33.02 Acres
APN#	65-113-3000
Lot Frontage	1,992
Lot Depth	1,266
Traffic Count	6,700
Traffic Count Street	County Road 81
Taxes	\$1,144.00
Video	https://youtu.be/wd-WsDsMt6M

UTILITIES & AMENITIES

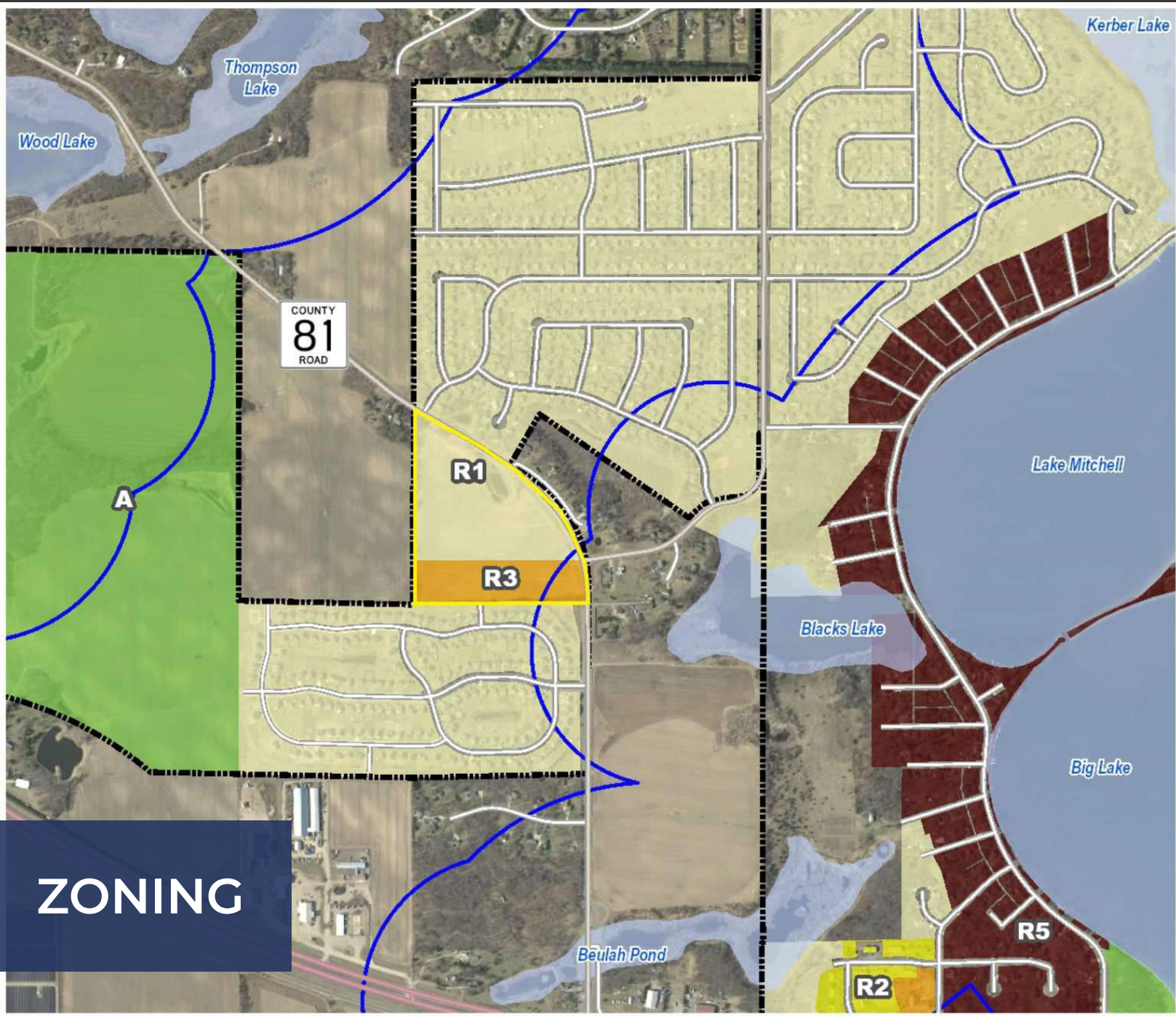
Power	Yes
Water	Yes
Sewer	Yes
Gas	Yes

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Legend

- Roads**
 - U.S. Highway
 - State Highway
 - County Highway
 - Local Roads
- City Limits
- Shoreland Overlay District
- Easements
- Township Limits
- PWI - Watercourse
- PWI - Basins
- Zoning**
 - A, Agricultural
 - R1 - E, Single Family Residential
 - R-1, Single Family Residential
 - R-2, Medium Density Residential
 - R-3, High Density Residential
 - R-4, Manufactured Home Park
 - R-5, Residential Redevelopment
 - CI, Mixed Use Commercial Indust
 - B-1, Business Campus
 - B-2, Community Business
 - B-3, General Business
 - I-1, Industrial Park
 - I-2, General Industrial
 - I-3, Isolated Industrial
 - I-4, Innovation Industrial
 - TOD, Transit Oriented Development

ZONING

Map Name

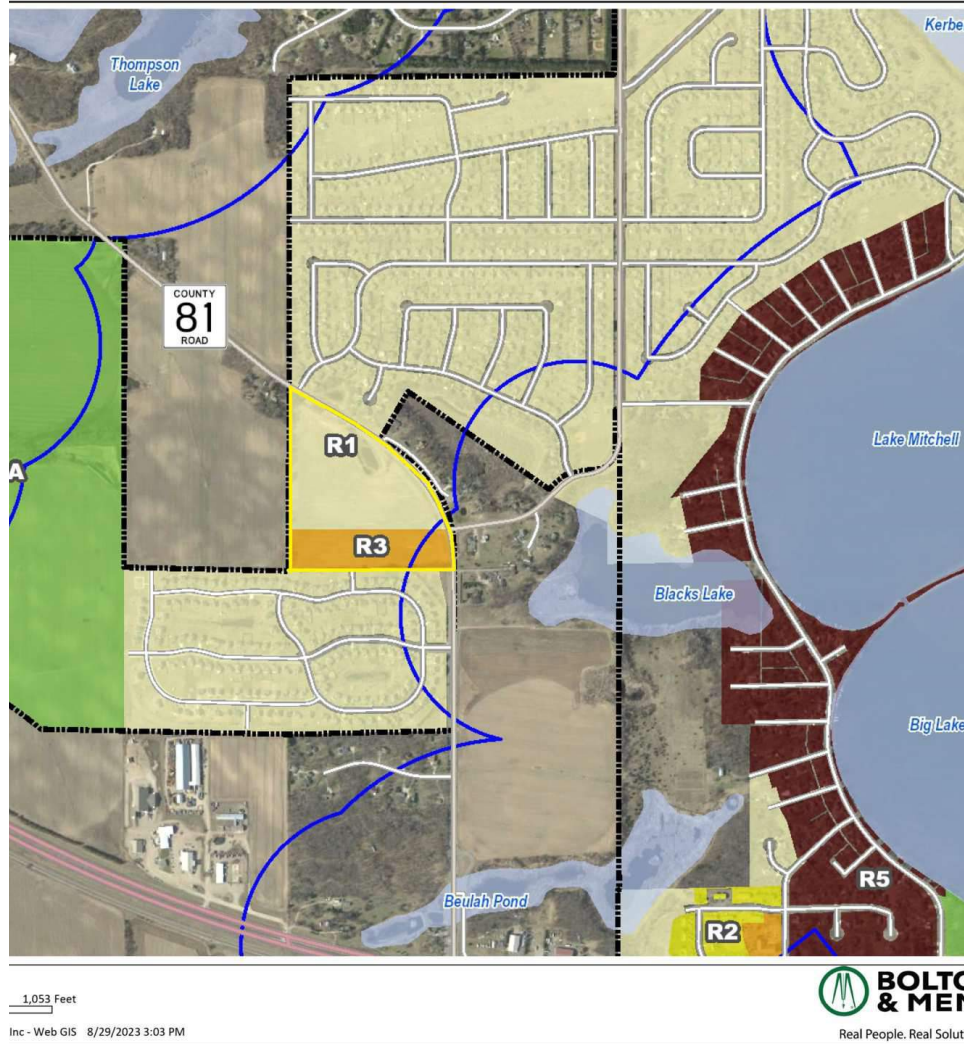


Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of BigLake is not responsible for any inaccuracies herein contained.



R1 - SINGLE FAMILY RESIDENTIAL DISTRICT

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1003.07: R-1, Single Family Residential District

- Subd. 1. Purpose: The purpose of the R-1, Single Family Residential District is to provide for low density single family detached residential dwelling units and directly related, accessory and complimentary uses.
- Subd. 2. Uses allowed within the district are as described in Section 1003.05.
- Subd. 3. Uses are subject to the applicable provisions of the performance standards in Section 1006 and the process requirements in Section 1002.
- Subd. 4. Lot Area, Height and Setback Requirements: The following minimum requirements shall be observed in the R-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance:

TABLE 4	
R1, SINGLE FAMILY RESIDENTIAL DISTRICT *	
REQUIREMENTS	
Single Family	
Minimum Lot Area	10,000 square feet
Minimum Lot Width	75 feet
Maximum Impervious Surface Coverage	35%
Maximum Height Principal Structure	35 feet
Principal Structure Setbacks	
Front	30 feet
Side	10 feet
Rear	30 feet
Other Uses	
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Maximum Height Principal Structure	35 feet
Principal Structure Setbacks	
Front	50 feet
Side	20 feet
Rear	40 feet
All Uses	
Wetland Setback & Buffer	30 feet (from delineated boundary)
Arterial Road	50 feet
Collector Road	45 feet
Railroad Setback	100 feet
Residential Driveway Setback	5 feet

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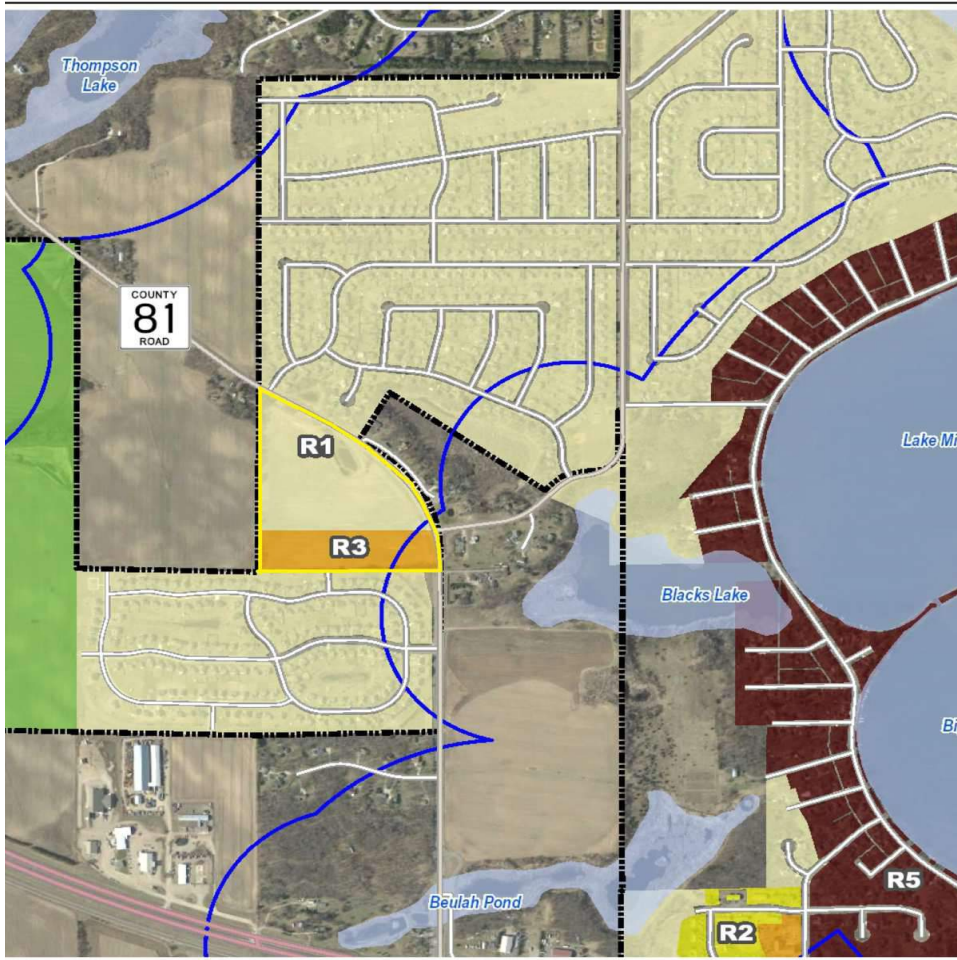
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R3 - HIGH DENSITY RESIDENTIAL DISTRICT

COUNTY ROAD 81
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eet
GIS 8/29/2023 3:03 PM



R3 HIGH DENSITY RESIDENTIAL DISTRICT

Subd. 1. The purpose of the R-3, High Density Residential District is to provide for medium to high density residential uses. Development of townhome and multiple-family apartments and directly related, accessory and complimentary uses are a means of addressing the City's life cycle housing needs. Subd. 2. Uses allowed within the district are as described in Section 1003.05. Subd. 3. Uses are subject to the applicable provisions of the performance standards in Section 1006 and the process requirements in Section 1002. Subd. 4. Lot Area, Height and Setback Requirements: Attached and Multiple Family Dwelling Lots. The following minimum requirements shall be observed in the R-3 District subject to additional requirements, exceptions and modifications set forth in this Ordinance:

Two Unit/Townhome Unit, Multi-Family

*All uses located within the shoreland overlay district are subject to the standards in Section 1004.03 Subd. 5. Transition Requirement: Any R-3 zoned property abutting an AG, R-1, or R5 District shall have a minimum of one tier of single-family detached, two-family dwelling lots, or detached townhomes bordering such a district and that tier shall be subject to the same lot and building standards as the R-2 District. Exemptions to the provisions of this Section may be granted subject to the approval of a Zoning Administrator at the time of development, provided one or more of the following conditions exist: 1. The properties are separated by a major collector or arterial street. 2. The abutting land use is a nonresidential use allowed in the district in which it is located. 3. The properties are separated by a railroad right of way, wetland, water body, flood plain, public open space, park or other such similar publicly reserved and development restricted area with a minimum width of 100 feet across its entire length.

<https://www.biglakemn.org/DocumentCenter/View/4561/Chapter-10-Zoning---revised-061423?bidId=>

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PROPERTY PHOTOS

ADDITIONAL PHOTOS

COUNTY ROAD 81
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ADDITIONAL PHOTOS

COUNTY ROAD 81
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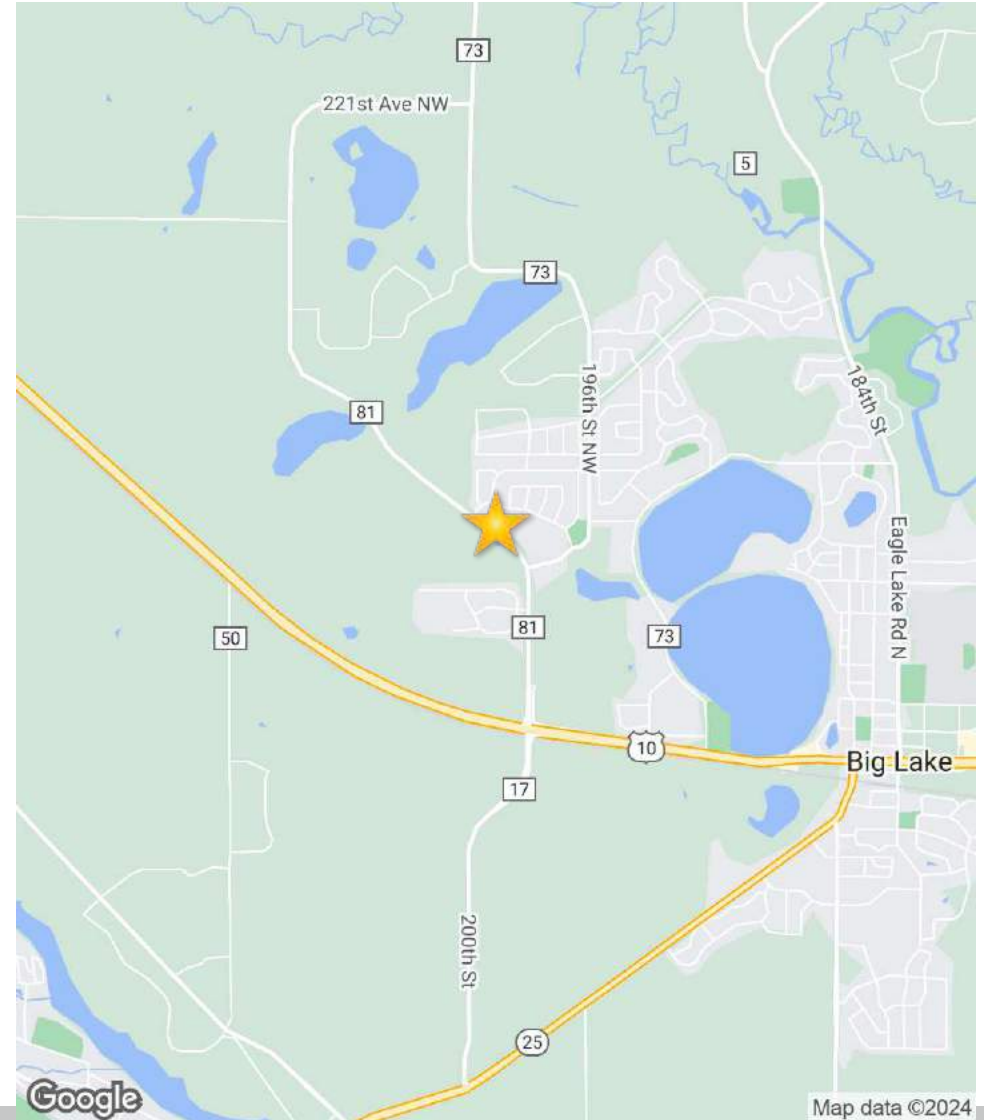
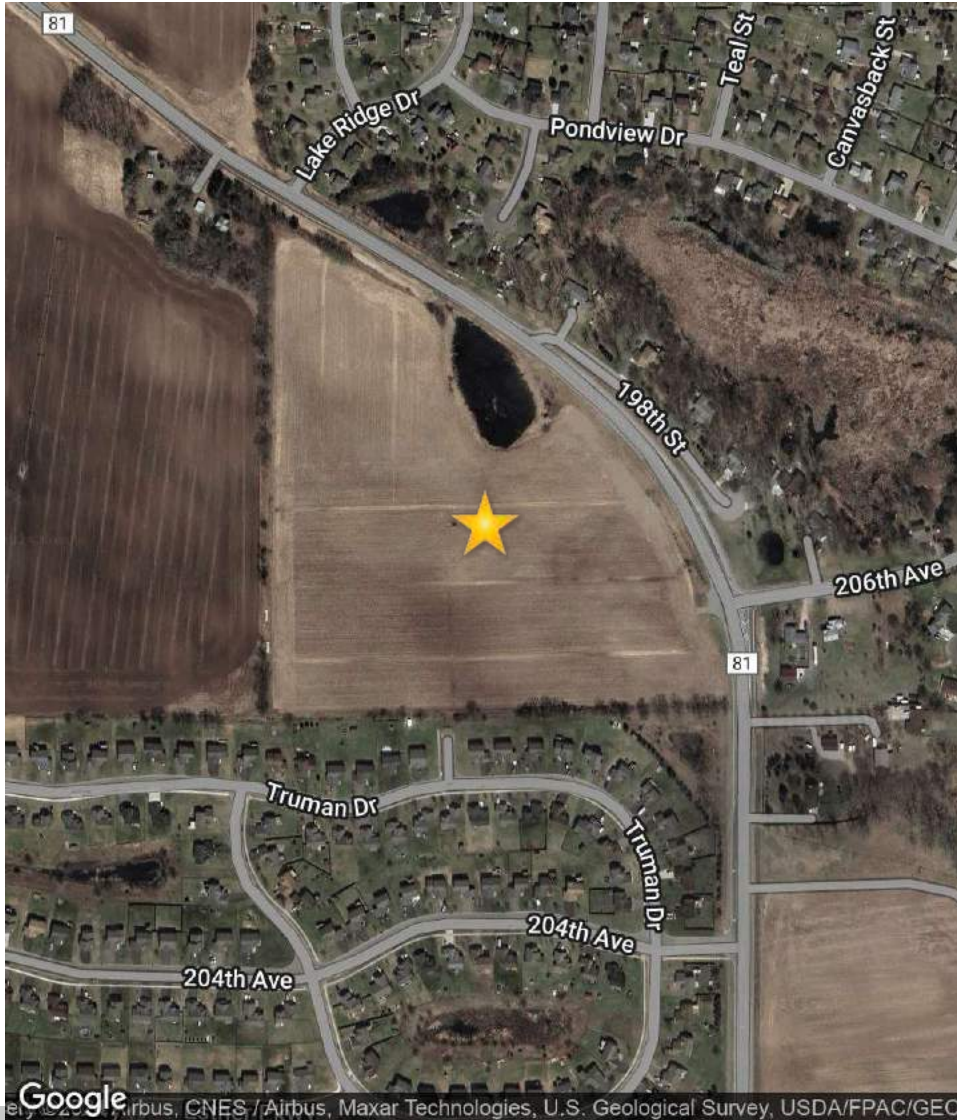


LOCATION INFORMATION

REGIONAL MAP

COUNTY ROAD 81
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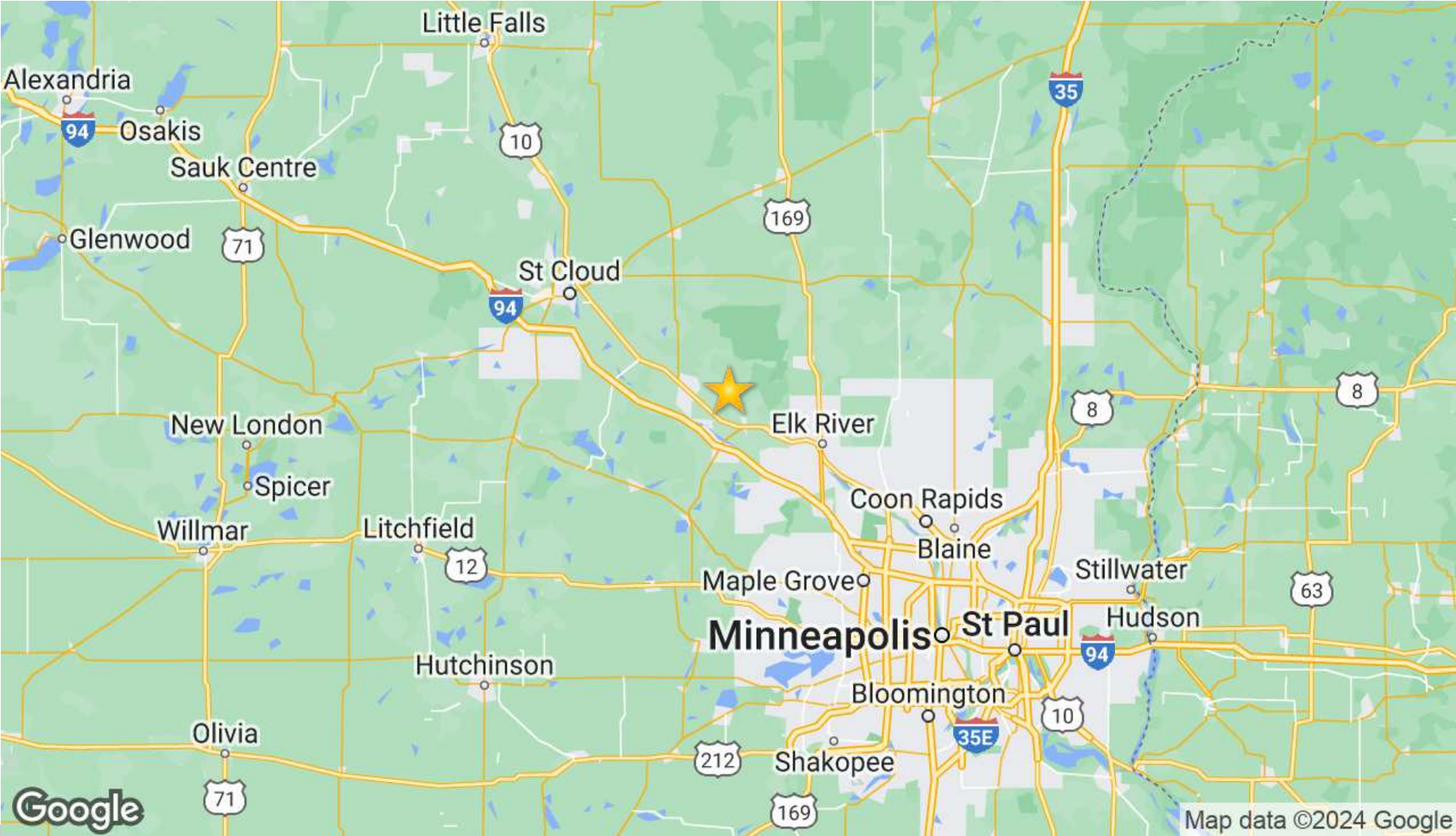
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LOCATION MAP

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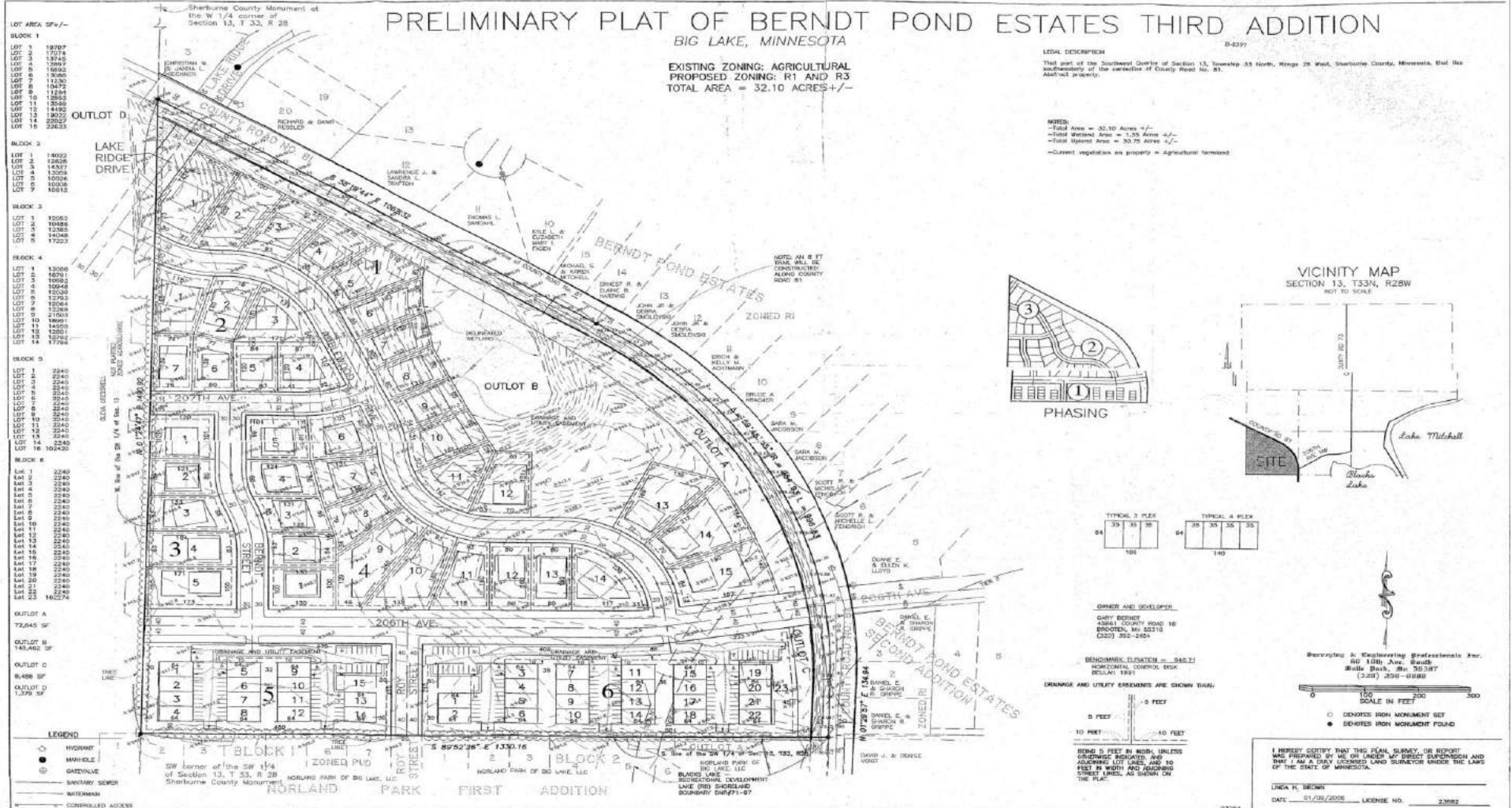
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PLAT MAP

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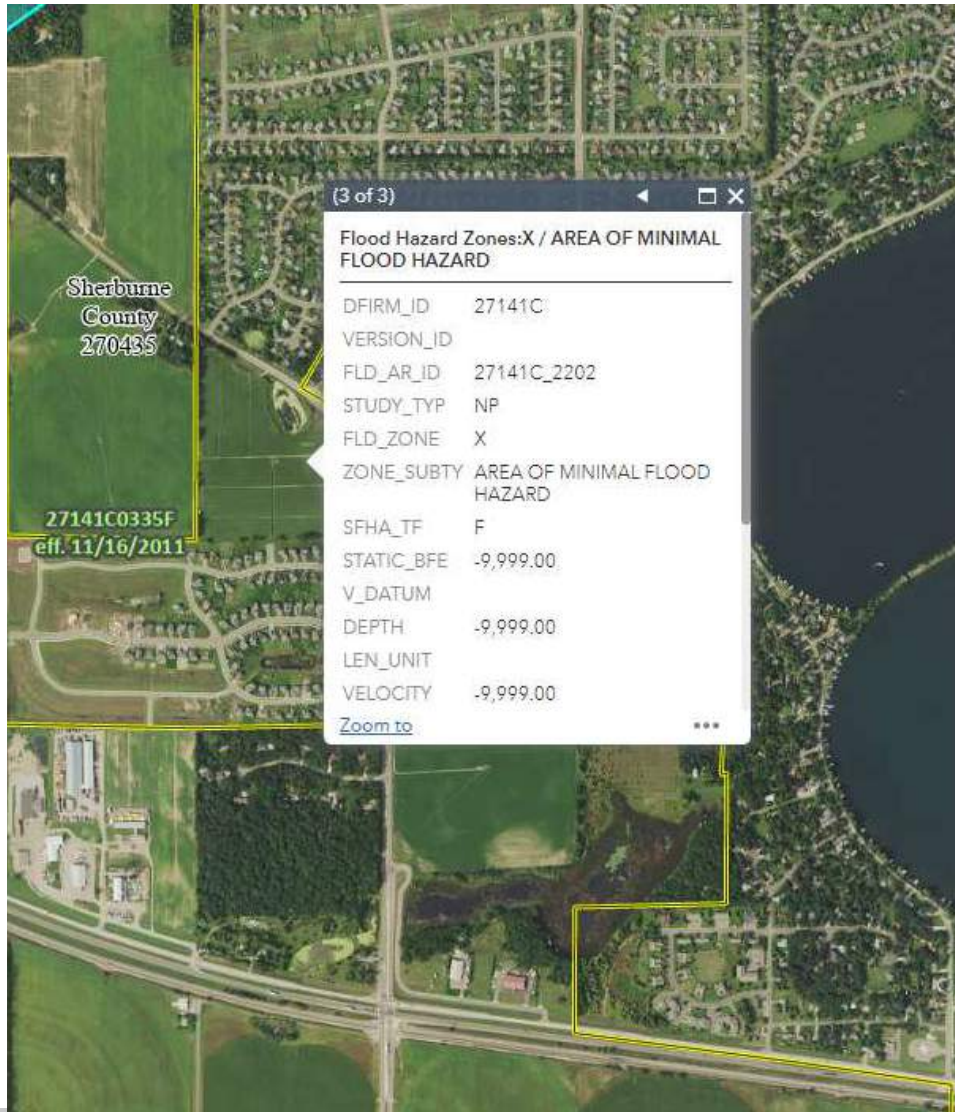
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FLOOD MAPS

COUNTY ROAD 81
BIG LAKE, MN 55309

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X
11/16/2011

Flood Zone Panel: 27141C0335F
Special Flood Hazard Area (SFHA): Out

Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.



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TOPO MAP

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BIG LAKE, MN 55309

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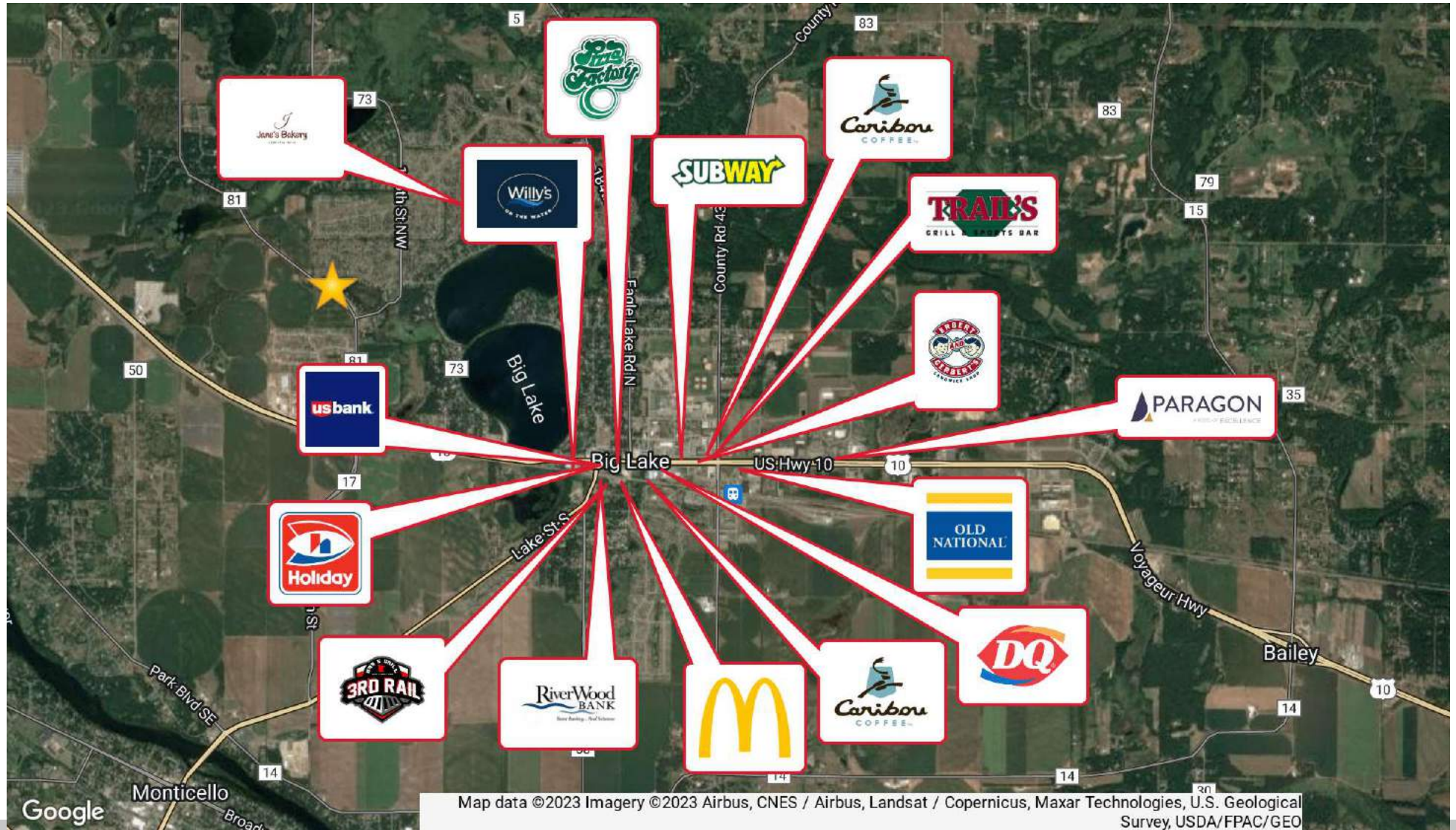
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RETAILER MAP

COUNTY ROAD 81
BIG LAKE, MN 55309

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Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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ABOUT THE CITY OF BIG LAKE

ABOUT BIG LAKE

COUNTY ROAD 81
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ABOUT BIG LAKE

The City of Big Lake is located in Sherburne County. Big Lake is a rapidly growing community beyond the metro suburbs with a geographical location in a corridor placing it 30 minutes from St. Cloud and 35 minutes from Minneapolis/St. Paul. Big Lake is also home to the Northstar Light Rail line which runs from Big Lake to the Minneapolis/St. Paul metro area, and also offers Northstar Link bus service to St. Cloud. Populated primarily by young families who value the quality of life that their city offers them. Big Lake ensures an exceptional quality of life by actively enhancing community cohesiveness, cultural events, parks and natural resources, technology advancements and financial transparency. Big Lake also supports a robust partnership with the Big Lake school district. Engaged Big Lake citizens find ideal recreational opportunities throughout its 19 beautiful maintained city parks, over 20 miles of hiking and biking trails, and the Big Lake destination swimming beach. The weekly Farmers Market, Music in the Park events, and the annual Spud Fest highlight the summer season; similar community gatherings are scheduled year round. Big Lake remains one of the safest Minnesota communities. They enjoy one of the lowest average crime rates per citizen in the State, and the lowest of all the incorporated cities in Sherburne County. Big Lake was recognized as the 5th Safest City with a population between 10,000 and 20,000 residents by a recent study published, and rated 23rd safest of all Minnesota cities in a second report.

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

COUNTY ROAD 81 BIG LAKE, MN 55309

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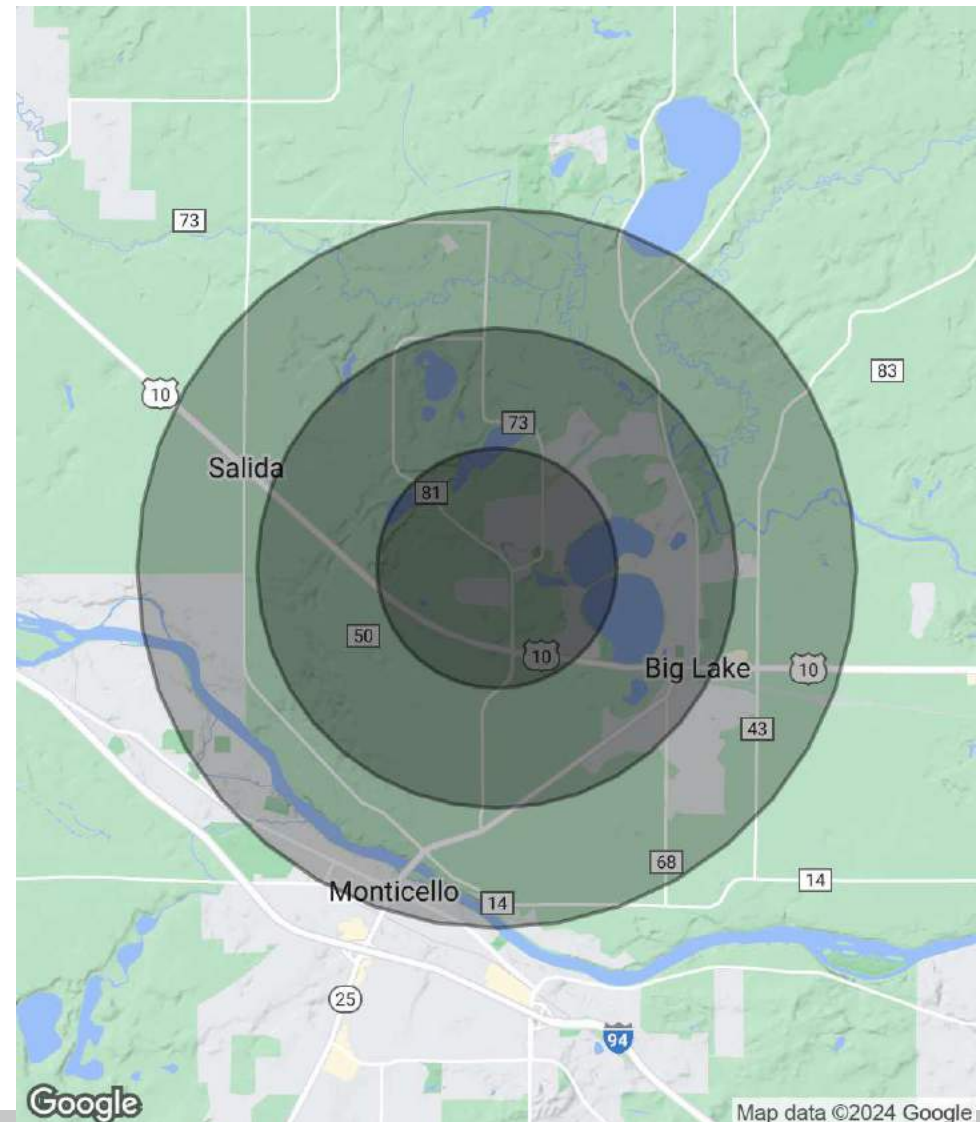
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,685	8,034	12,661
Average Age	27.2	30.7	32.5
Average Age (Male)	28.2	34.5	35.0
Average Age (Female)	30.0	30.9	32.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	735	2,528	4,227
# of Persons per HH	3.7	3.2	3.0
Average HH Income	\$110,241	\$109,983	\$102,422
Average House Value	\$229,450	\$235,423	\$235,894

* Demographic data derived from 2020 ACS - US Census



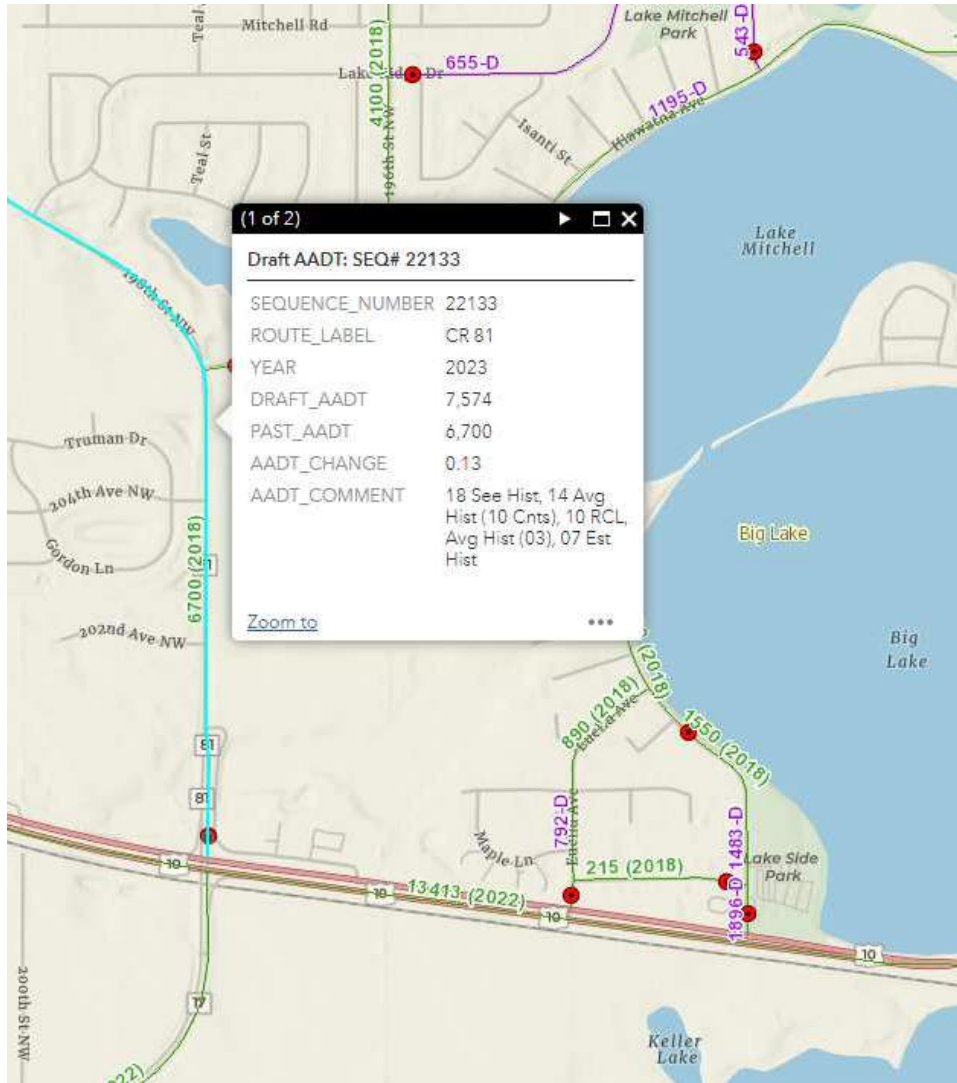
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TRAFFIC COUNTS

COUNTY ROAD 81
BIG LAKE, MN 55309



County Road 81	6,700 Vehicles Per Day
US Highway 10	13,413 Vehicles Per Day
MN 25	10,408 Vehicles Per Day
206th Ave	4,100 Vehicles Per Day

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