

Land | For Sale - Multiple Buying Options

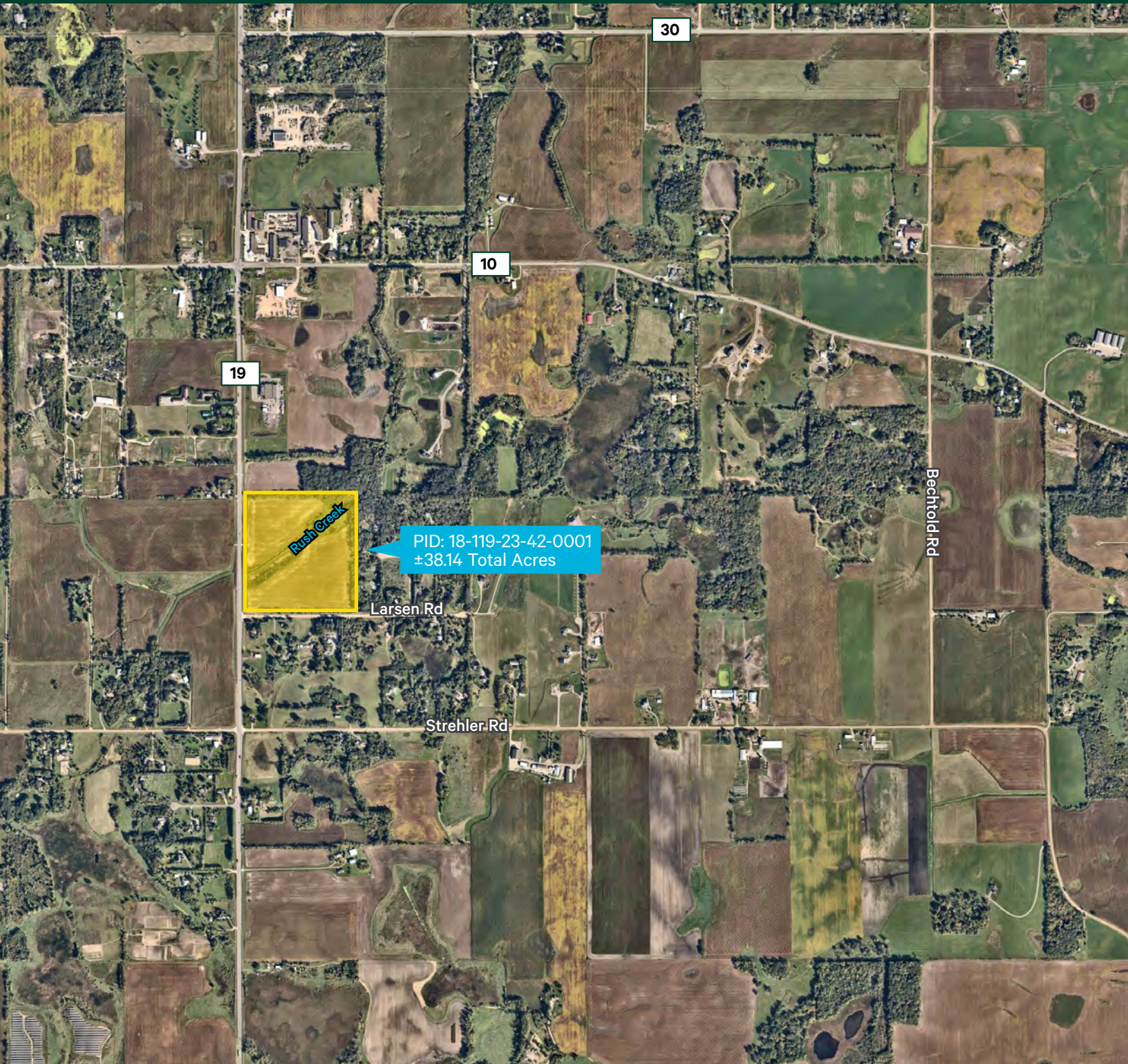
CBRE

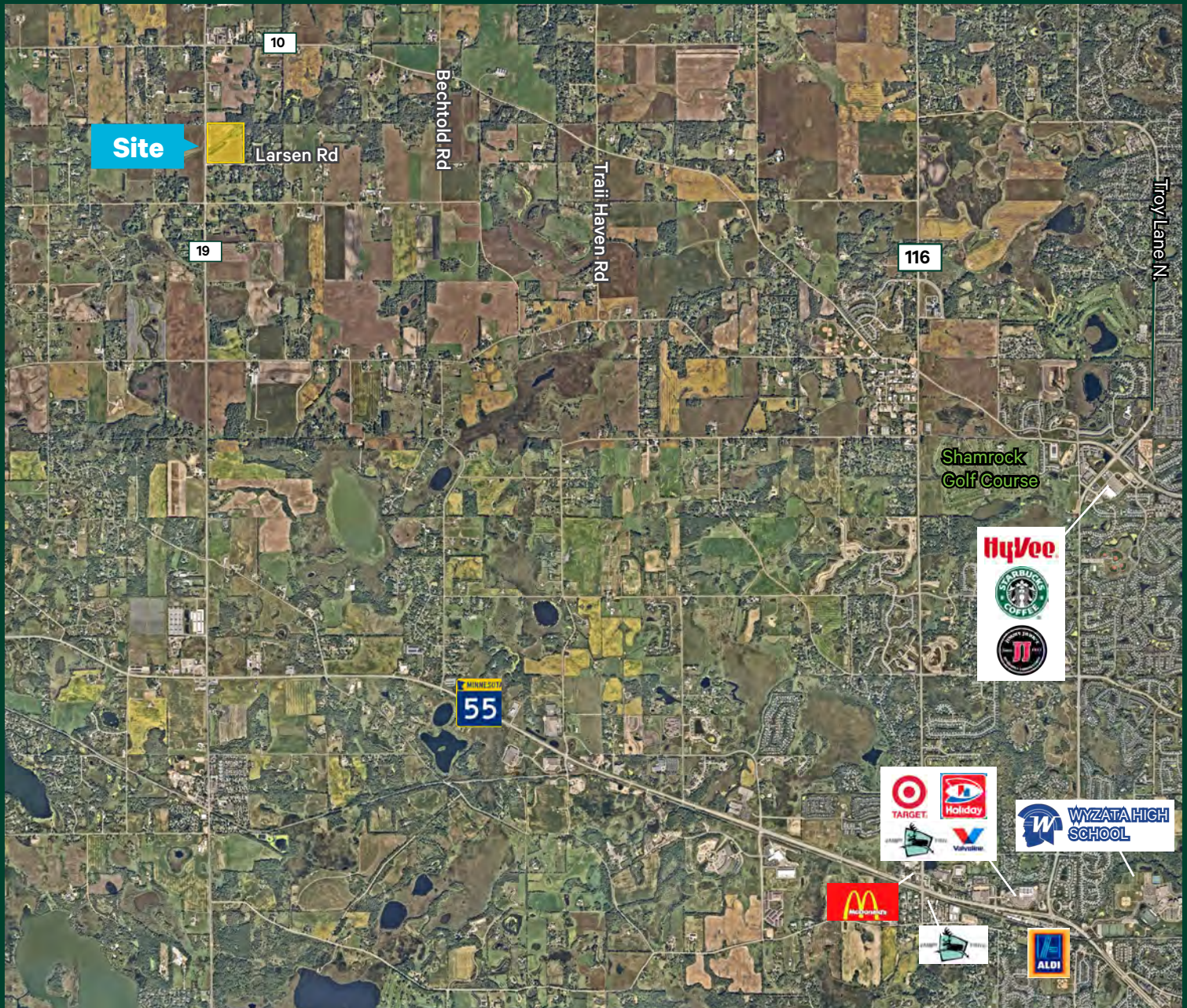
Pricing from \$350,000

# 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 |

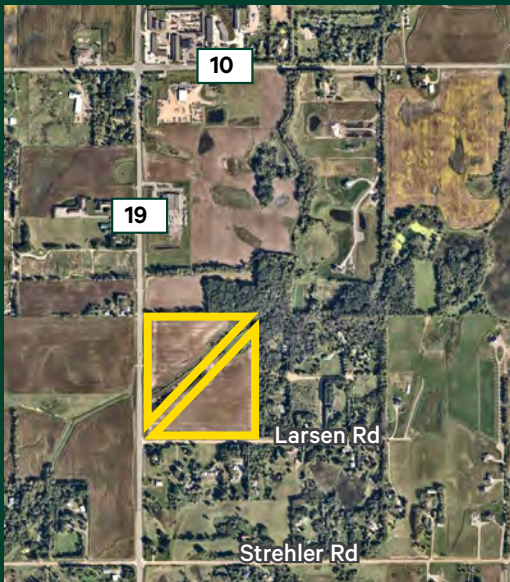
| Address  | PID               | Acres  | 2023 Taxes |
|--|-------------------|--------|------------|
| NEQ County Rd 19 and Larsen Rd<br>Corcoran, MN 55340 | 18-119-23-42-0001 | ±38.14 | \$2,220    |



Option



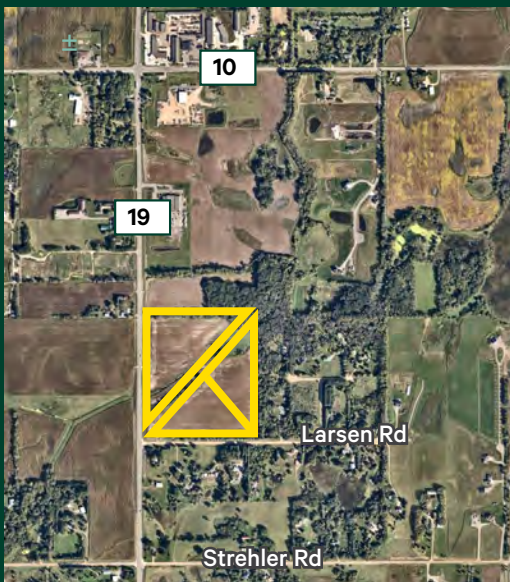
\$999,000 for entire 38.14 ± acres



Option



Two lots at \$650,000, each lot ±19 acres

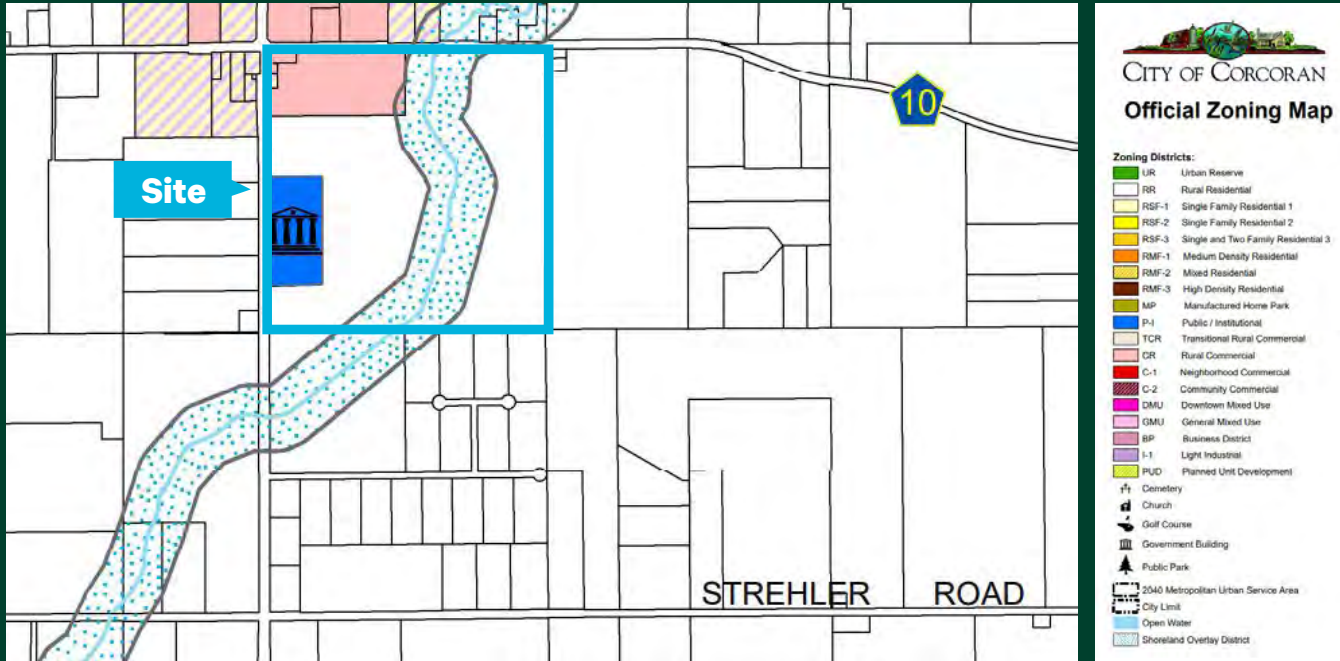


Option



Three lots with (2) ±10 acre lots at \$350,000 each and (1) ±18 acre lot for \$600,000

# Zoning



## Rural Residential - RR

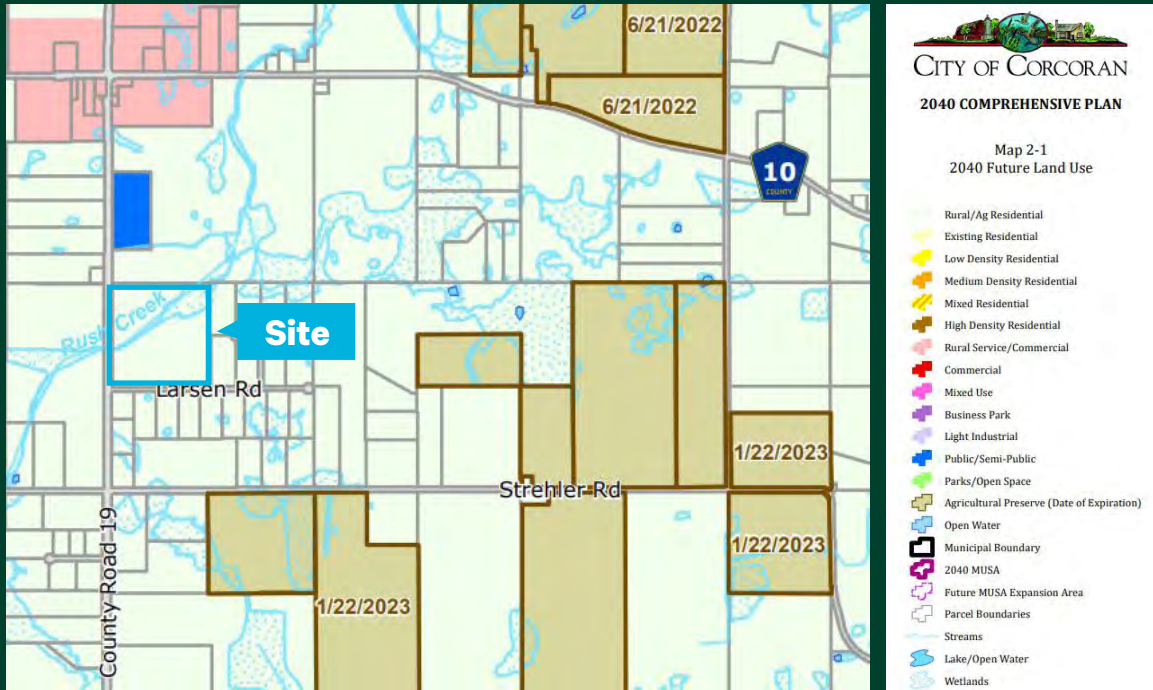
The purpose of this district is to provide large lots for single family homes and hobby farms. The district is intended to preserve Corcoran's rural character and its identity as a unique community within the Twin Cities metropolitan area. This district allows residential and agricultural uses that will 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:*

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

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

# Future Land Use



## Rural/Ag Residential

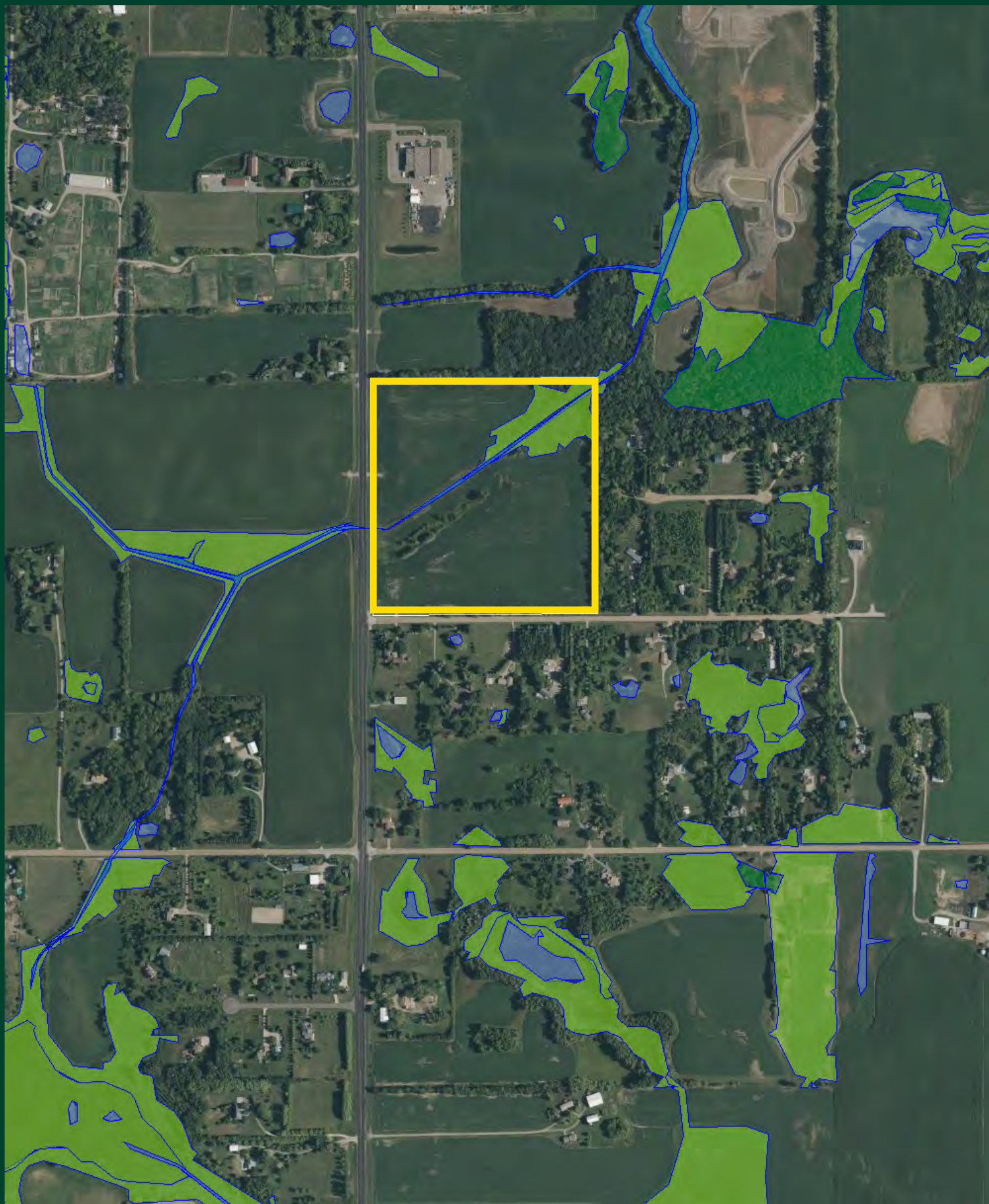
Development is agricultural and large lot residential. Area is not intended to receive municipal sewer and water. Density will not exceed 1 unit per 10 acres, except for areas developed under the flexible residential development guidelines in the Open Space & Preservation ordinance.

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.

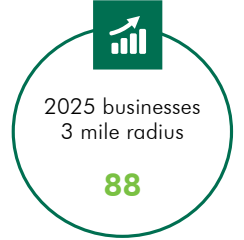
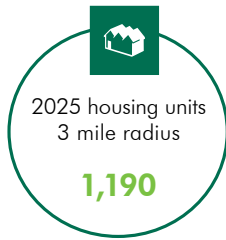
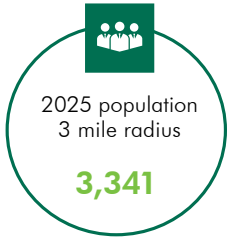
The Rural/Ag Residential areas will continue to be defined by natural areas, such as wetlands and floodplains, and areas that are utilized for planted fields, pasture land, hobby farms, and large residential lots. The community must balance the desire all residents have for this rural experience with 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

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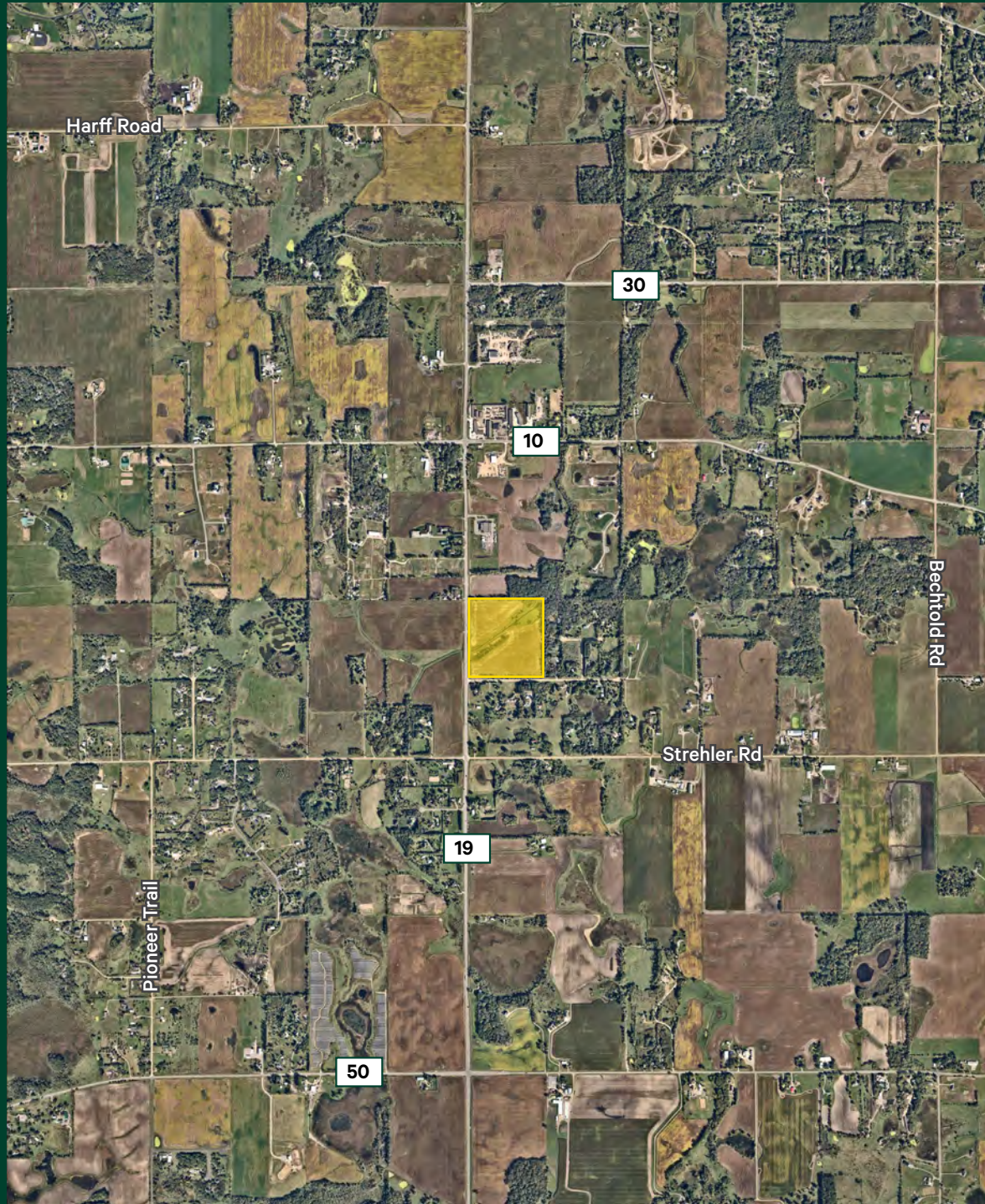
# Demographics



|   | 1 MILE     | 3 MILES      | 5 MILES       |
|---|------------|--------------|---------------|
| <b>POPULATION</b>                               |            |              |               |
| 2025 Population - Current Year Estimate         | 188        | 3,341        | 17,379        |
| 2030 Population - Five Year Projection          | 187        | 3,289        | 17,859        |
| 2020 Population - Census                        | 190        | 3,411        | 15,900        |
| 2010 Population - Census                        | 202        | 3,349        | 14,632        |
| 2020-2025 Annual Population Growth Rate         | -0.20%     | -0.39%       | 1.71%         |
| 2025-2030 Annual Population Growth Rate         | -0.11%     | -0.31%       | 0.55%         |
| <b>HOUSEHOLDS</b>                               |            |              |               |
| 2025 Households - Current Year Estimate         | 73         | 1,190        | 6,021         |
| 2030 Households - Five Year Projection          | 73         | 1,183        | 6,258         |
| 2020 Households - Census                        | 73         | 1,196        | 5,457         |
| 2010 Households - Census                        | 71         | 1,129        | 4,938         |
| 2020-2025 Compound Annual Household Growth Rate | 0.00%      | -0.10%       | 1.89%         |
| 2025-2030 Annual Household Growth Rate          | 0.00%      | -0.12%       | 0.78%         |
| 2025 Average Household Size                     | 2.56       | 2.81         | 2.88          |
| <b>HOUSEHOLD INCOME</b>                         |            |              |               |
| 2025 Average Household Income                   | \$282,333  | \$208,915    | \$187,889     |
| 2030 Average Household Income                   | \$324,098  | \$241,765    | \$209,421     |
| 2025 Median Household Income                    | \$150,000  | \$143,402    | \$146,799     |
| 2030 Median Household Income                    | \$162,839  | \$167,230    | \$163,939     |
| 2025 Per Capita Income                          | \$103,304  | \$73,844     | \$66,221      |
| 2030 Per Capita Income                          | \$119,216  | \$86,254     | \$74,614      |
| <b>HOUSING UNITS</b>                            |            |              |               |
| <b>2025 Housing Units</b>                       | <b>77</b>  | <b>1,237</b> | <b>6,162</b>  |
| 2025 Vacant Housing Units                       | 4 5.2%     | 47 3.8%      | 141 2.3%      |
| 2025 Occupied Housing Units                     | 73 94.8%   | 1,190 96.2%  | 6,021 97.7%   |
| 2025 Owner Occupied Housing Units               | 70 90.9%   | 1,129 91.3%  | 5,550 90.1%   |
| 2025 Renter Occupied Housing Units              | 3 3.9%     | 61 4.9%      | 471 7.6%      |
| <b>EDUCATION</b>                                |            |              |               |
| <b>2025 Population 25 and Over</b>              | <b>135</b> | <b>2,328</b> | <b>11,629</b> |
| HS and Associates Degrees                       | 91 67.4%   | 1,229 52.8%  | 5,466 47.0%   |
| Bachelor's Degree or Higher                     | 40 29.6%   | 1,067 45.8%  | 5,961 51.3%   |
| <b>PLACE OF WORK</b>                            |            |              |               |
| 2025 Businesses                                 | 8          | 88           | 480           |
| 2025 Employees                                  | 56         | 616          | 4,287         |

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For Sale



## Contact Us

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