



Commercial Land for Development

Otsego, MN

Shovel Ready Commercial Outlots A & B

**FOR SALE / FOR LEASE
0.88 & 1.45 ACRES (LAND)**

Join Kennedy Vision Center & Little Gym (Businesses on Lot 1 Block 1)



FEATURES:

- 0.88 & 1.45 acres For Sale / For Lease in Otsego, MN.
- High traffic & visibility with approx. 52,700 vehicles per day on Hwy 101.
- Highway Pylon signage options available
- Seller will consider possible build-to-suit/lease back
- Premium location with easy ingress/egress fronting HWY 101 and 90th Street/CR 39!

Sale Price:

See Below



FACTS:

- ▲ All Special assessments paid in full
- ▲ **Outlot A**
 - 0.88 Acres
 - Sale Price: \$345,000
- ▲ **Outlot B**
 - 1.45 Acres
 - Sale Price: \$507,000

- Overview 1
- Aerial Maps 2
- Zoning Map 3
- Concept Plans 4
- Photo Gallery 5
- City Information 6



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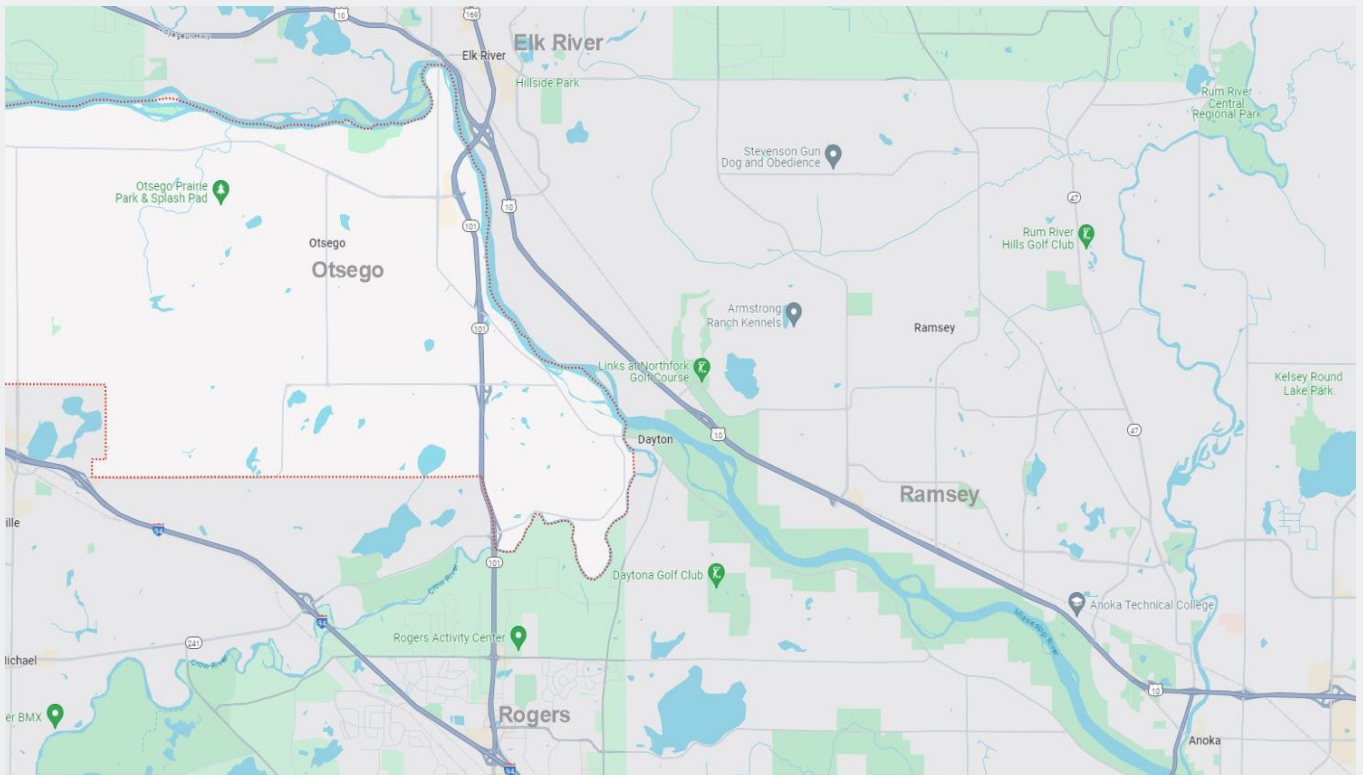
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AERIAL & MAP

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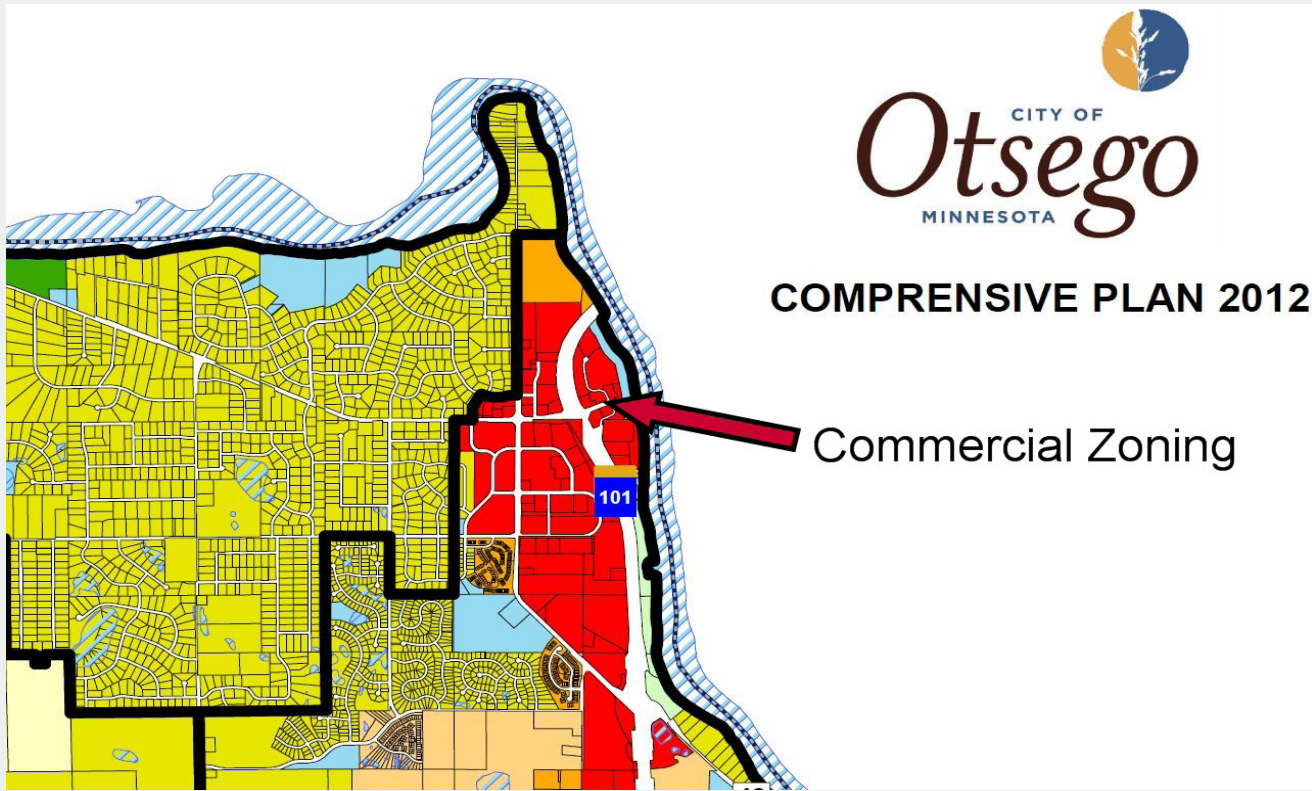
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LEGEND

Planning Districts	Rural Residential	LD Residential	MD/HD Residential	Office	Public/Quasi Public
Rural	LD Residential (Large Lot)	LD/MD Residential	Commercial	Industrial	

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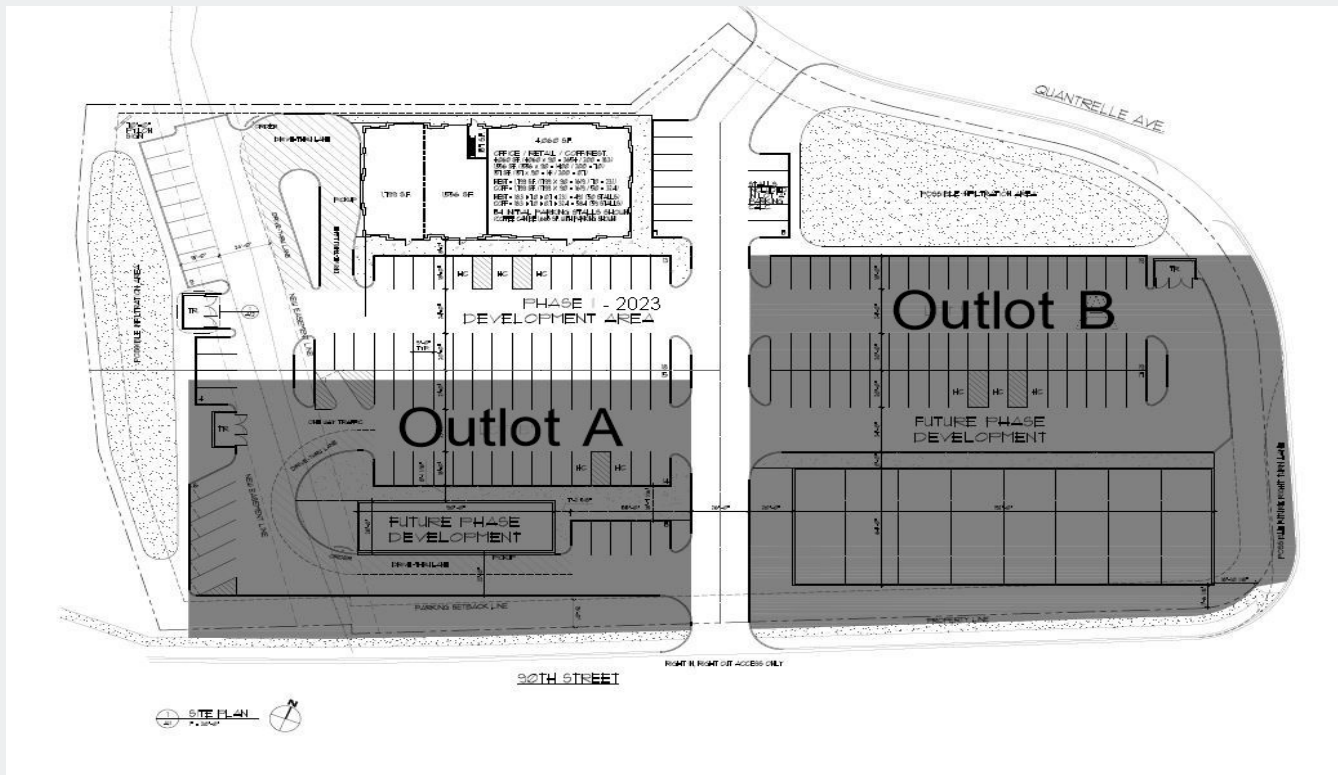
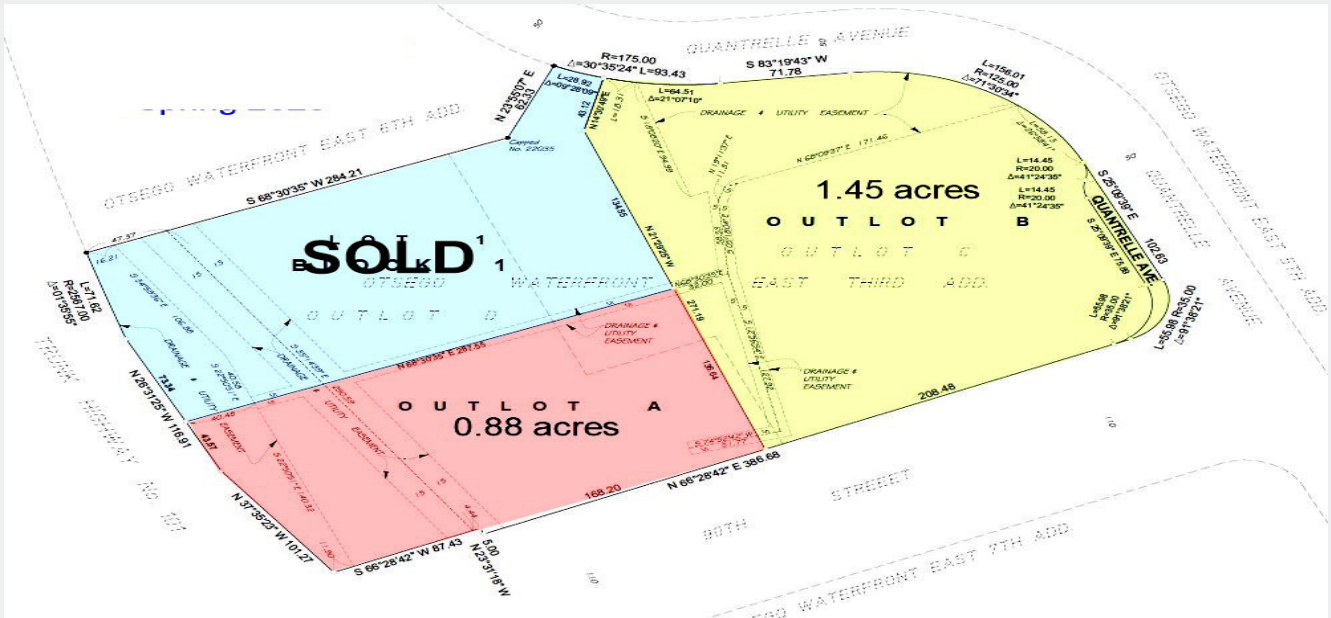
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CONCEPT PLANS

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PHOTO GALLERY

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CITY INFO

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	2010 Census	2023 Population	2028 Projection
Population with in 5 Miles	43,945	59,473	62,717

	5-mile radius
Average Household Income	\$117,052
Median Household Income	\$102,262

	Vehicles Daily
Highway 101 (2024)	52,700

CITY OF OTSEGO- ECONOMIC DEVELOPMENT

Economic Development

The City of Otsego is actively promoting and marketing retail, industrial and commercial buildings and land in the community. There are many prime locations available for all types of development from residential to industrial. Highly visible sites along Highway 101 are ready for retail development. An office park along the Mississippi River has attractive lots available for your office complex. Large lots are available for large industrial buildings.

In addition to attracting new business, the Otsego’s elected officials and staff understand the value of a strong, vibrant business sector. We value the businesses currently in Otsego and want support them as they grow and succeed. City staff members are ready to assist you with your expansion or to address questions you have about doing business in Otsego.

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