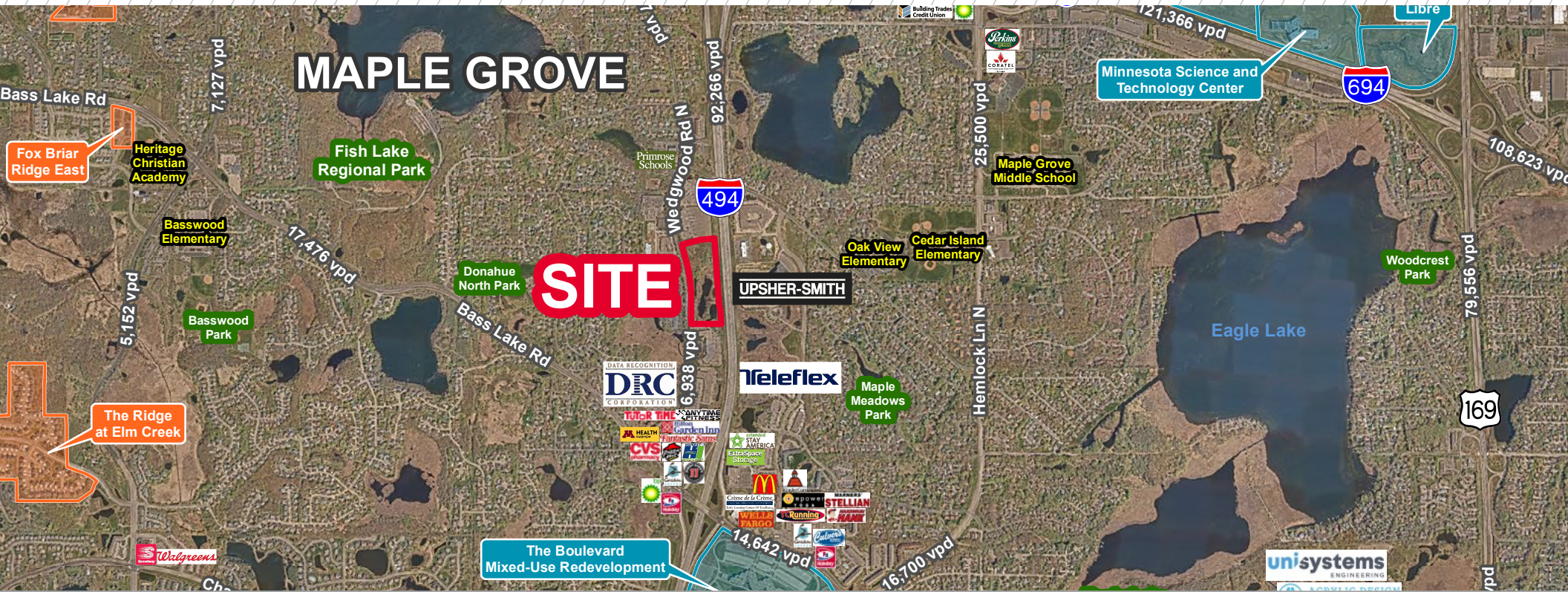


# 13.32 ACRES FOR SALE



## I-494 DEVELOPMENT SITE

### MAPLE GROVE, MINNESOTA

**BRENT MASICA**  
Executive Managing Director  
+1 952 893 8231  
brent.masica@cushwake.com

**BEN DREW**  
Senior Associate  
+1 952 210 4637  
ben.drew@cushwake.com

**JON RAUSCH**  
Executive Director  
+1 612 685 8288  
jon.rausch@cushwake.com





# PROPERTY INFORMATION

PID #:	34-119-22-12-0021
Gross Acres:	13.32
Developable Acres:	+/- 6 (Wetland Delineation completed 2019)
Total Tax:	\$26,103
Zoning:	Freeway Frontage
2040 Land Use:	Mixed-Use

**Freeway Frontage Zoning District:** Development within the FF district may include business and residential uses, but the primary land uses shall be office and industrial activities. Retail and personal service uses not customarily housed in offices shall provide service to the building or mixed-use project in which they are located. Buildings used solely for retail or personal service uses not customarily housed in offices shall be permitted only in mixed use projects.

**Mixed-Use Future Land Use:** Allows high density residential from 10.0 to 22.0 units/acre. May go as high as 43 units/acre if qualifying assisted living and memory care units. Office buildings; high-density housing; major or ancillary retail centers; civic buildings; manufacturing, office-warehouse, and office-showroom. Vertical mixtures allowed and encouraged. Review as a planned-unit development. Densities may go higher with clearly defined and objective bonuses.



## Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	8,000	68,739	197,057
Households	3,360	26,097	75,128
Average HH Income	\$132,928	\$165,329	\$138,812
Daytime Population	5,724	36,950	109,523

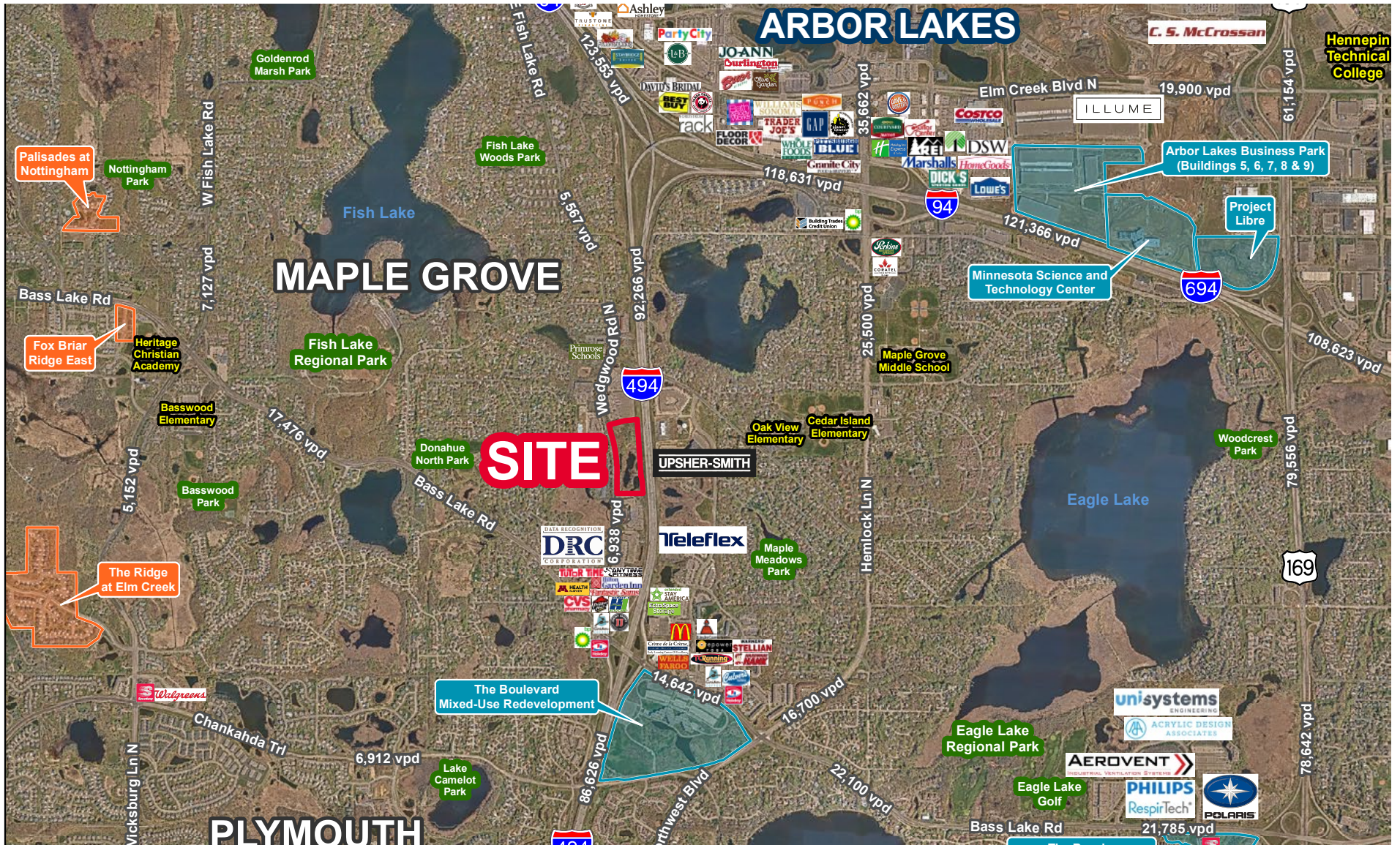


# PROPERTY AERIAL

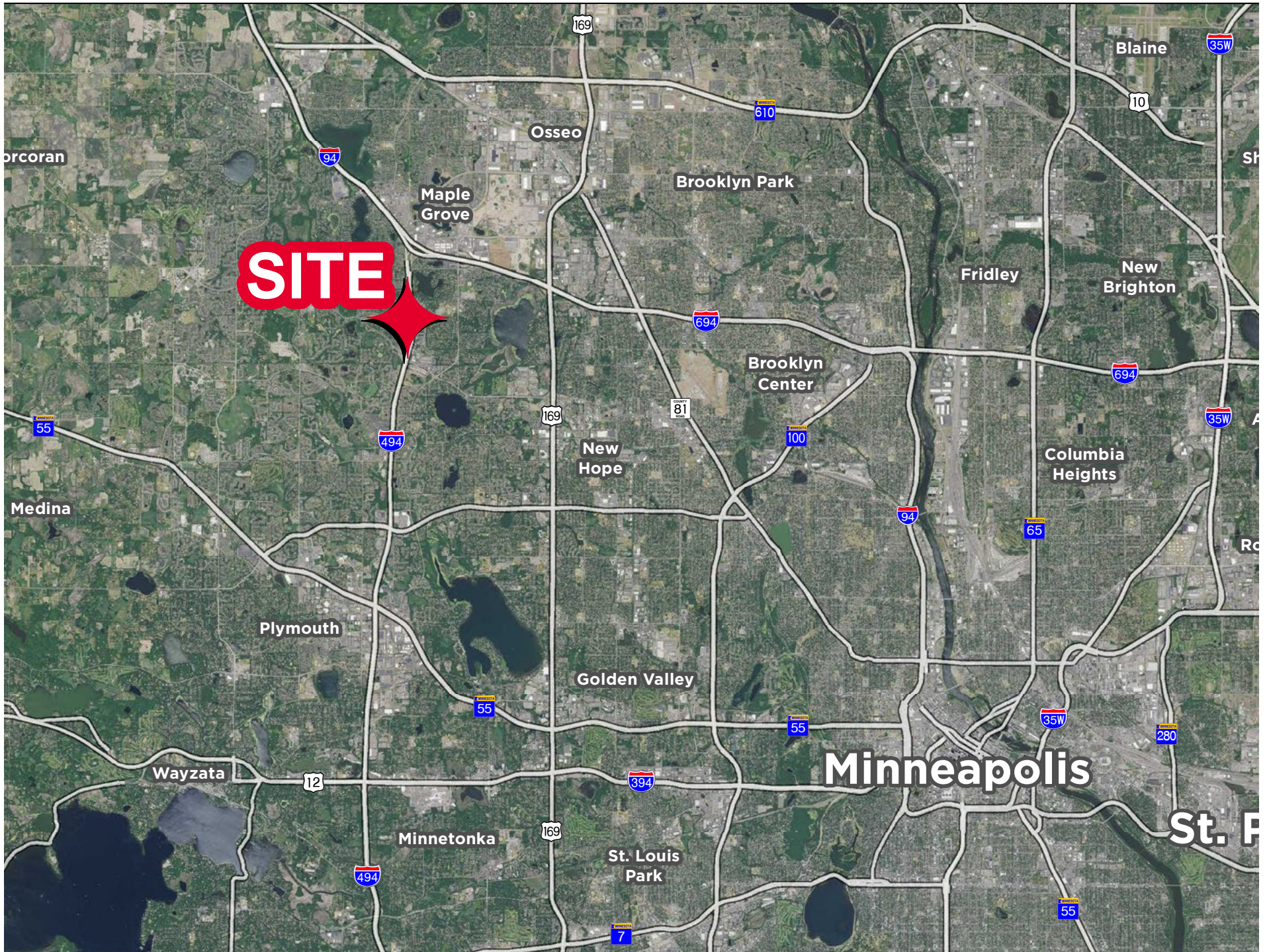




# PROPERTY AERIAL

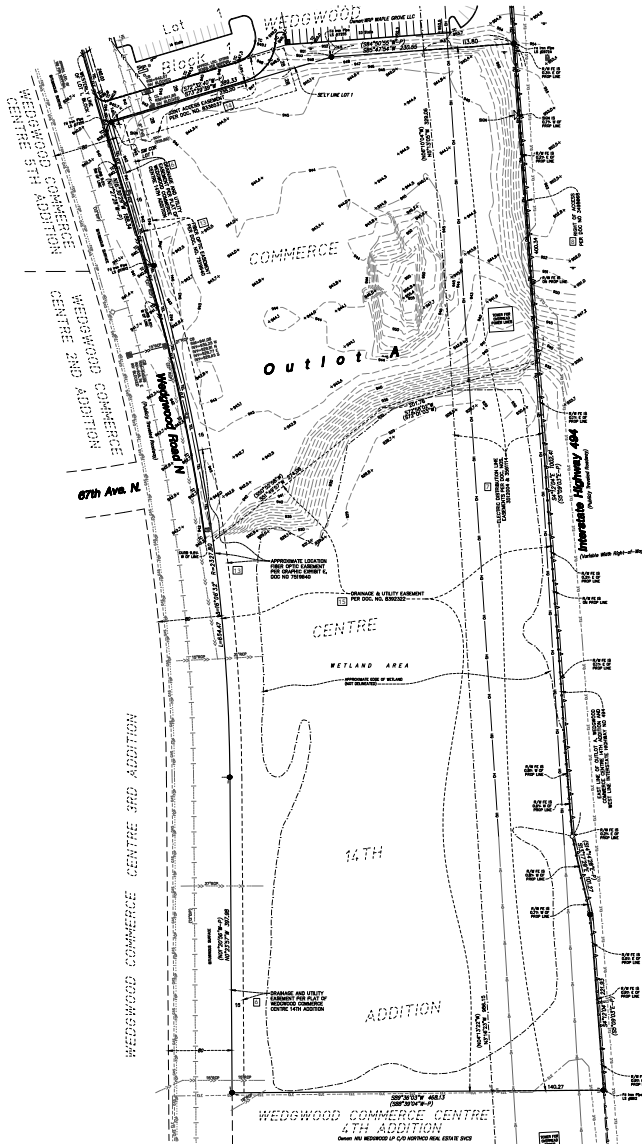








# PROPERTY SURVEY



### ALTA/NSPS OPTIONAL TABLE A NOTES

- The following items refer to Table A optional survey responsibilities and specifications:
1. Monument placed for a reference monument or witness to the corner or all-right corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner or shown herein.
  2. The address, if disclosed in documents provided to or obtained by the surveyor, is unassigned.
  3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map No. 22020C100P, Community Panel No. 270104, effective date of November 4, 2016).
  4. The Gross land area is 580,893 +/- square feet or 13.33 +/- acres.
  5. (a) Drilling information was not provided by the client.
  6. (a) There are no observable buildings on the site.
  7. Substantial features observed in the process of conducting fieldwork, are shown herein.
  8. There are no striped parking stalls on this site.
  9. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 19563130 and 19603216. The following utilities and municipalities were notified:
 

Aurig	218-346-5050
AT&T Transmission	800-252-1133
City of Maple Grove	763-494-4203
Comcast	611-493-3303
Centurylink	800-252-4222
MCI	800-624-9675
Central Point Energy	612-321-5202
811	888-338-3782
Navex Industries Inc.	763-219-4225
Beacon Scientific Corp	763-246-2254
Level 3 is now Centurylink	877-366-8344
Hughes Network Corp	763-457-3100
  10. Utility operators do not consistently respond to locate requests through the Gopher State One-Call Center for emergency purposes such as 811. These utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider these utilities "service" or "maintenance" lines or locate their jurisdiction. These "service" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "service" utilities. A private utility locator may be contacted to investigate these utilities, further, if requested by the client.
  11. The locations of underground utility lines shown herein is an approximation based on available maps, unless otherwise noted on the survey.
  12. Maps provided by those notified above, either along with a field location or in lieu of such a location, are used where necessary or appropriate. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 OR (855) 454-0002.

### DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)  
 Outer A, WEDGWOOD COMMERCE CENTRE 14TH ADDITION, according to the recorded plat Herchel, Hennepin County, Minnesota.

### TITLE COMMITMENT EXCEPTIONS

- (Per Schedule B, Part 1 of the herein referenced Title Commitment)  
 The property depicted on the survey and the easements of record shown herein are the same as the property and the easements described in the Commitment for Title Insurance issued by Guaranty Commercial Title, Inc. as agent for Stewart Title Guaranty Company, File No. 04459, effective date December 19, 2016. The numbers below correspond to those in the title commitment.
- 1.5 and 9-12 do not require comment.
  6. (Change and utility easement) and network (over part of the subject property as shown on the recorded plat of Wedgwood Commerce Centre 14th Addition. Shown herein along the Westerly property line.
  7. (Electric distribution line easement) over part of the subject property as evidenced by Document No. 2012030 and 2011114. Shown herein along the Eastern property line.
  8. Right of access from the subject property to Interstate Highway No. 494 as acquired by the State of Minnesota as evidenced by Document No. 0918668. Shown herein along the Eastern property line.
  9. Terms, conditions and easement for their open cable created by a Grant of Easement that as Document No. 7519405. Easement is described as "within the Drains and Utility Easement along the eastern line of Wedgwood East". Due to conflicts within and between the various Exhibits, it is intended herein the easement is to be run along the direction of the Boundaries Area (Block C) along with each other. The grantee property (WCC X LLC) does not have an exhibit description. "WCC Development Company WCC is located previously but is Exhibit with different description. Exhibit A & E. We have shown the study location of this easement per the graphic depiction in Exhibit D.
  14. Access easement) over part of the subject property as evidenced by Joint Access Agreement filed as Document No. 0350537. Shown herein along the northwesterly corner of subject property.
  15. Drains and utility easement) over part of the subject property in favor of City of Maple Grove as evidenced by Document No. 0392322. Shown herein along the southerly portion of subject property.

### SURVEY REPORT

1. The Surveyor was not provided utility assessment documents for the subject property except for those shown on the Survey.
2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 1785 Adjust.
3. Benchmark 1: MCDOT 2785 EE (EGSD 10785) on bridge abutment at the southeast corner of Fish Lake Road over Interstate 494. Elevation = 957.37' (INDUOY DATUM)  
 Benchmark 2: Top Nail Hydrant at 400 feet northeast of northeast corner of ADD building on Lot 1, Block 1 (adjacent and north of subject property).  
 Elevation = 952.70' (INDUOY DATUM).
4. Snow and ice conditions during winter months may obscure otherwise visible evidence of on site improvements and/or utilities.
5. At the northeast corner of the subject property, there is a sewer and water stub from the adjacent property to the north, apparently without an easement.

### CERTIFICATION

I, Rocky Mountains LLC, a Delaware limited liability company, Herchel Equities LLC, a Minnesota limited liability company and Guaranty Commercial Title, Inc. as agent for Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly promulgated and adopted by ALTA and NSPS, and include items 1, 4, 5, 6, 8, 9, 10, 11 and 11 of Table A thereof. The field work was completed on March 20, 2019.

Date of Plot or Map: March 20, 2019  
 Harry D. Johnson  
 Harry D. Johnson, P.L.C. / Minnesota License No. 17255  
 herchel.com



**WEDGWOOD OFFICE DEVELOPMENT**  
 WEDGWOOD ROAD NORTH  
 MAPLE GROVE, MN

---

**ROCKY MOUNTAINS LLC**  
 140 LAKE STREET  
 CHICAGO, IL 60601

**LOUCKS**  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 ENVIRONMENTAL  
 LANDSCAPE ARCHITECTURE

7200 Hennick Lane, Suite 200  
 Maple Grove, MN 55868  
 763.424.5500  
 www.loucks.com

**CADD QUALIFICATION**

AutoCAD	2018
MicroStation	2018
Revit	2018
Bluebeam	2018
Trimble Business Center	2018
Trimble Access	2018
Trimble TerraSync	2018
Trimble Business Center	2018
Trimble Access	2018
Trimble TerraSync	2018

**ESSENTIAL SERVICES**

2019	SURVEYING
2019	LAND SURVEYING
2019	ENVIRONMENTAL
2019	LANDSCAPE ARCHITECTURE
2019	CIVIL ENGINEERING
2019	LAND SURVEYING
2019	ENVIRONMENTAL
2019	LANDSCAPE ARCHITECTURE
2019	CIVIL ENGINEERING

**PROFESSIONAL SIGNATURE**  
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Minnesota, and that I am duly qualified to perform the services herein stated to be performed by me.

Harry D. Johnson  
 License No. 17255  
 Date: 03/20/19

**QUALITY CONTROL**

Loucks Project No. 02010  
 Project Lead: HDS  
 Checked By: CM/DCO  
 Field Crew: CM/DCO





# CONCEPT PLAN #1

## SINGLE STORY BUILDING CONCEPT

### BUILDING PROGRAM

70,000 GROSS SQ FT.

OFFICE (17,500 SF) = 25%

LAB (17,500 SF) = 25%

MANUFACTURING / WAREHOUSE (35,000 SF) = 50%

### PARKING REQUIRED

OFFICE / LAB 35,000 SF / 250 = 140

MANUFACTURING 17,500 SF / 350 = 50

WAREHOUSE 17,500 SF / 2,000 = 9

TOTAL REQUIRED = 199

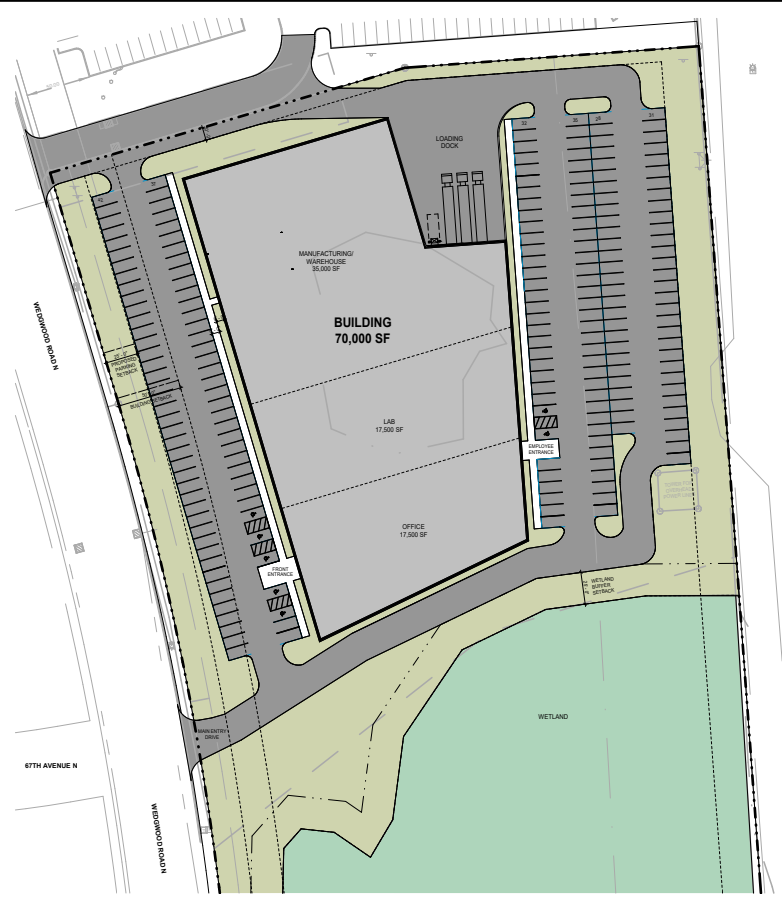
### PARKING PROVIDED

STANDARD PROVIDED = 198

ADA PROVIDED = 7

TOTAL PROVIDED = 205

+ 6 ADDITIONAL PARKING - WAREHOUSE / OWNER VEHICLES



1 SITE PLAN - ENLARGED CONCEPT LAYOUT 1



RSP Architecture  
 1225 Marshall Street NE, #12, 55777-2108  
 Minneapolis, MN 55415-1938  
 Phone: 612.577.7369  
 Fax: 612.577.7369  
 Website: www.rsp-arch.com

Project No:



Project No: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_

NOTES: 1. This drawing shall be read in conjunction with the project description and specifications. 2. All dimensions shall be as shown unless otherwise noted. 3. All dimensions shall be in feet and inches. 4. All dimensions shall be rounded up to the next whole number. 5. All dimensions shall be based on the centerline of the road. 6. All dimensions shall be based on the centerline of the wetland. 7. All dimensions shall be based on the centerline of the building. 8. All dimensions shall be based on the centerline of the parking area. 9. All dimensions shall be based on the centerline of the site boundary. 10. All dimensions shall be based on the centerline of the site boundary.

Revisions:

No.	Date	Description

ARCHITECTURAL SITE PLAN

A001

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# CONCEPT PLAN #2

## TWO STORY BUILDING CONCEPT

### BUILDING PROGRAM

80,000 GROSS SQ FT.

OFFICE (20,000 SF) = 25%

LAB (20,000 SF) = 25%

MANUFACTURING / WAREHOUSE (40,000 SF) = 50%

### PARKING REQUIRED

OFFICE / LAB 40,000 SF / 250 = 160

MANUFACTURING 20,000 SF / 350 = 58

WAREHOUSE 20,000 SF / 2,000 = 10

TOTAL REQUIRED = 228

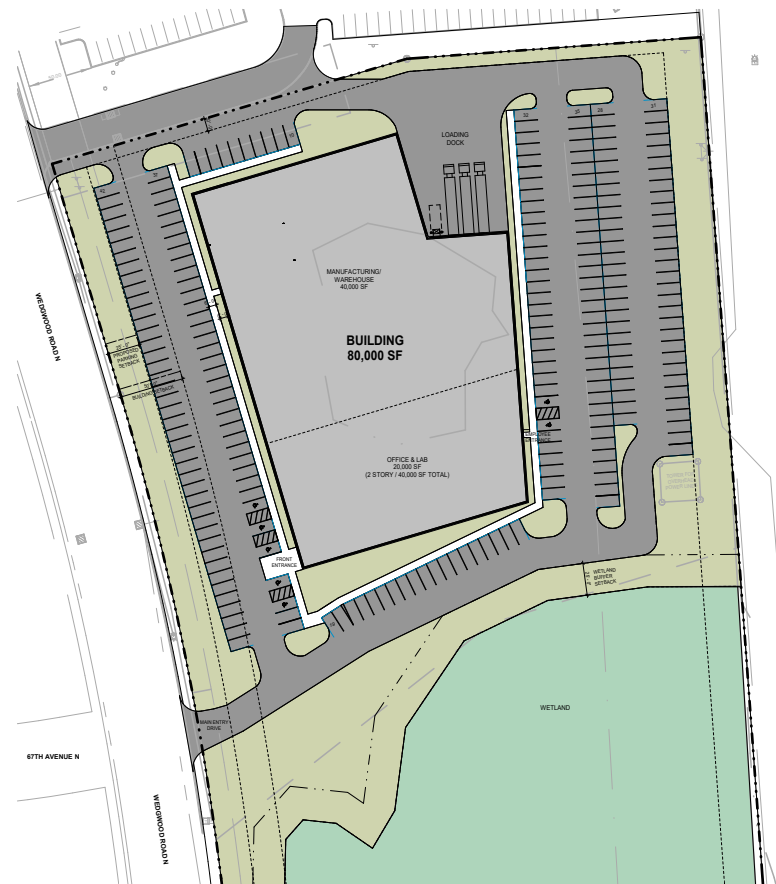
### PARKING PROVIDED

STANDARD PROVIDED = 227

ADA PROVIDED = 7

TOTAL PROVIDED = 234

+ 6 ADDITIONAL PARKING - WAREHOUSE / OWNER VEHICLES



1 SITE PLAN - ENLARGED CONCEPT LAYOUT 2



**RSP**

RSP Architects  
1225 Marshall Street NE, #12, 55127-7108  
Minneapolis, MN 55415-1938  
Tel: 612.577.7040  
Fax: 612.577.7040  
www.rsp-arch.com

Project No:  
Drawn By:  
Checked By:  
Date:

NOTES: 1. All drawings are based on the information provided by the client. RSP Architects and its affiliates are not responsible for the accuracy or completeness of the information provided. 2. All drawings are subject to change without notice. 3. All drawings are for informational purposes only. 4. All drawings are subject to the final decision of the client. 5. All drawings are subject to the final decision of the architect.

No.	Date	Description

ARCHITECTURAL  
SITE PLAN



<small>Project No:</small>	
<small>Drawn By:</small>	<small>Author</small>
<small>Checked By:</small>	<small>Checker</small>
<small>Date:</small>	<small>05/23/23</small>

No.	Date	Description

ARCHITECTURAL  
SITE PLAN

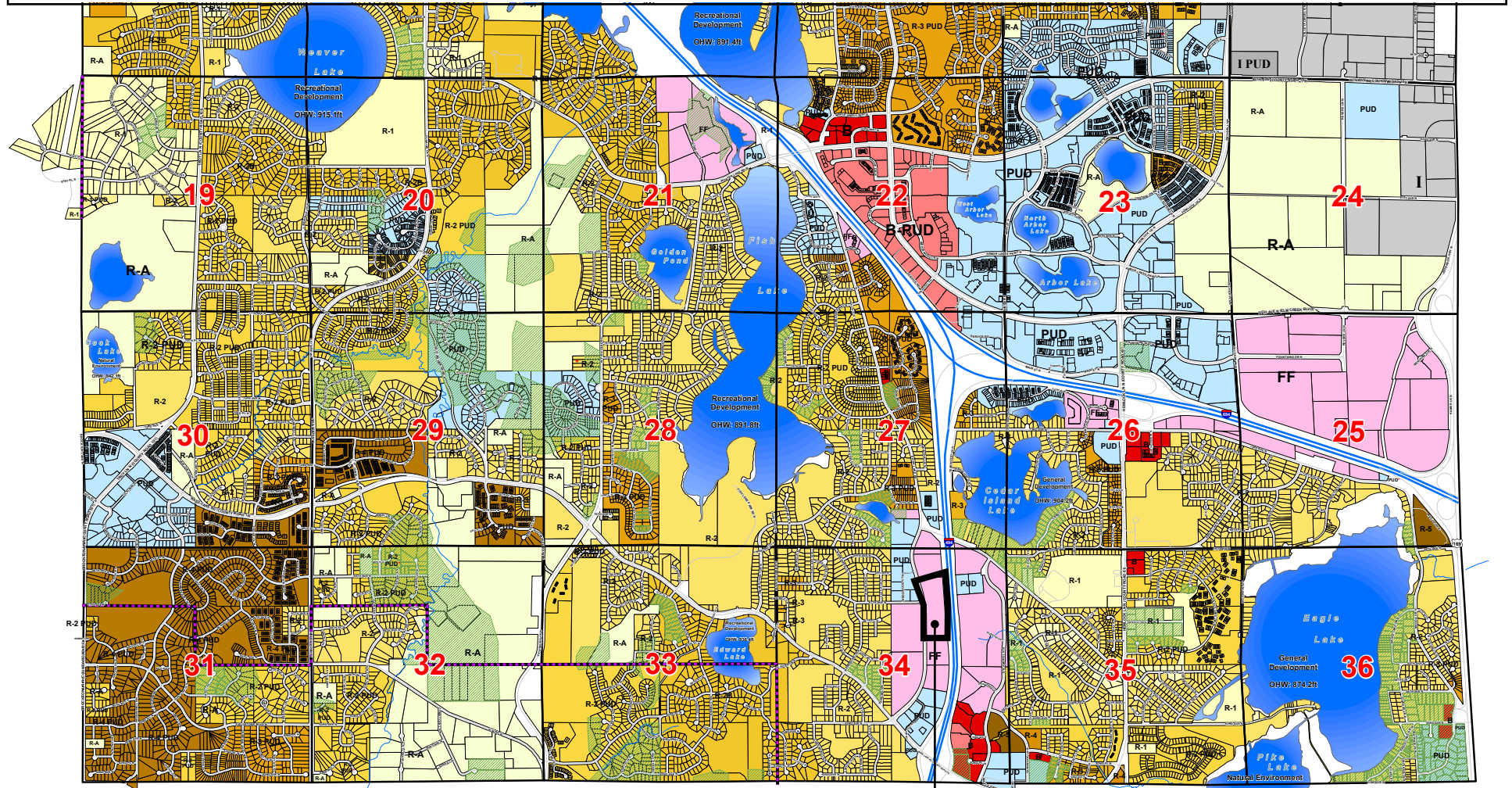
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# ZONING MAP

LEGEND			
Lake	Creek	T-zones	
R-1 - Single Family Residential	R-2B - Single Family Residential	R-4 PUD - Medium Density Residential (Planned Unit Development)	PUD - Planned Unit Development
R-1 PUD - Single Family Residential (Planned Unit Development)	R-3 Single and Two Family Residential	R-5 - High Density Residential	FF - Freeway Frontage
R-2 - Single Family Residential	R-3 PUD - Single and Two Family Residential (Planned Unit Development)	R-5 PUD - High Density Residential (Planned Unit Development)	I - Industrial
R-2 PUD - Single Family Residential (Planned Unit Development)	R-4 - Medium Density Residential	R-A - Single Family Agricultural	I PUD - Industrial (Planned Unit Development)
			B - Business
			B-PUD - Business (Planned Unit Development)



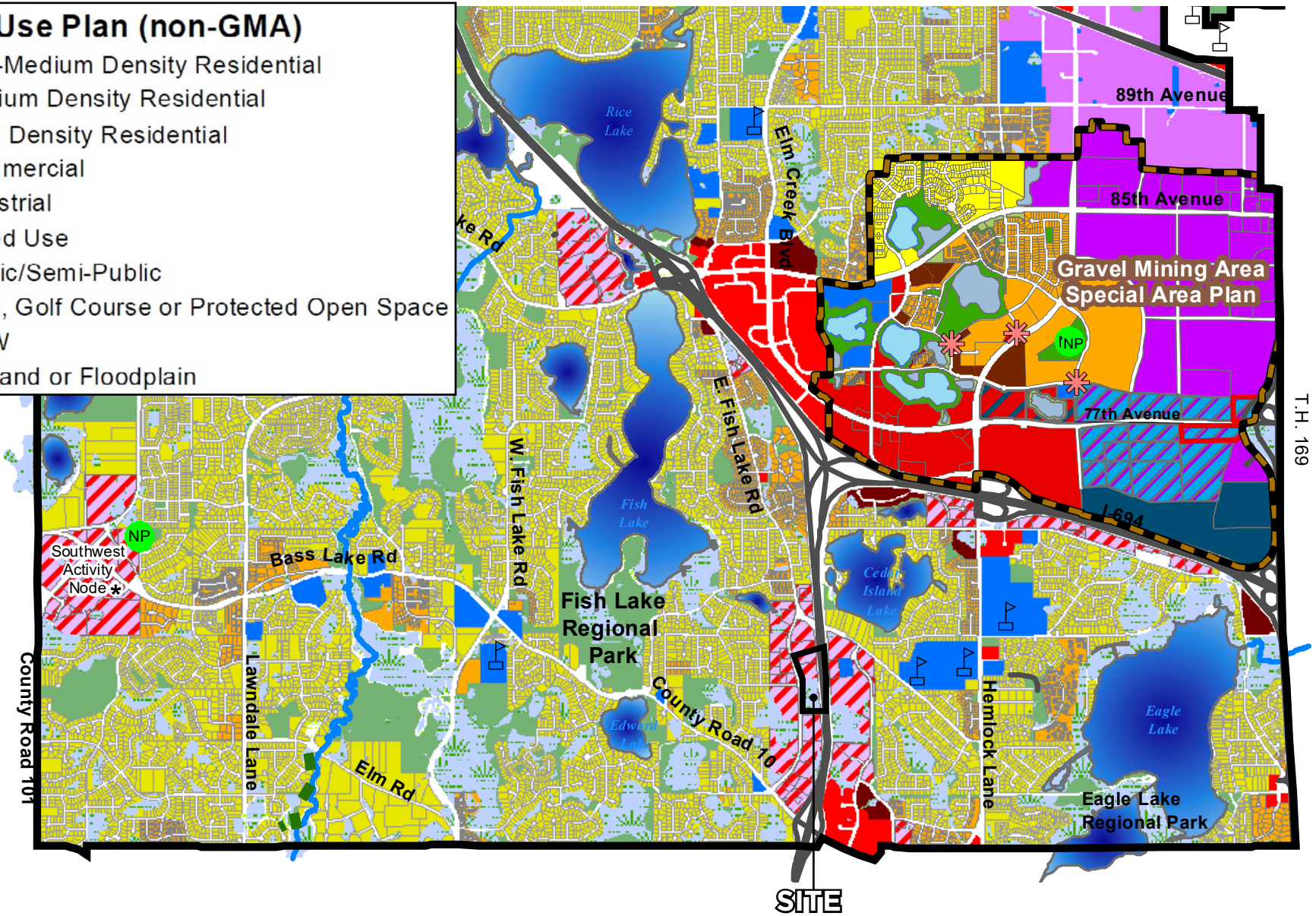
**SITE**



# LAND USE MAP

## Land Use Plan (non-GMA)

- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Mixed Use
- Public/Semi-Public
- Park, Golf Course or Protected Open Space
- ROW
- Wetland or Floodplain



T.H. 169

SITE





# CONTACT INFORMATION

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