



**FOR SALE**

132.55 AC DEVELOPMENT SITE  
21566 U.S. 169  
ELK RIVER, MN 55330



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**21566 U.S. 169**  
ELK RIVER, MN 55330

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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 RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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## Presented By:

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Parcel C

Parcel B

Parcel A

**PROPERTY INFORMATION**

# EXECUTIVE SUMMARY

**21566 U.S. 169**  
ELK RIVER, MN 55330

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## OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	132.55 Acres
Price / Acre:	\$14,711
Zoning:	R1a - Residential Single Family, I2 - Medium Industrial, ME - Mineral Excavation District
Traffic Count:	25,123

## PROPERTY OVERVIEW

Results Commercial is pleased to offer 132.55 acres of prime commercial development land in Elk River, MN. This property is situated within the city limits of Elk River along Highway 169. This is a former farm homestead that has been in the same family for generations. The site consists of three adjoining parcels: PID#: 75-00110-2415, Acres: 26.45, Zoned: R1a, I2, ME, PID#: 75-00110-3110, Acres: 57.61, Zoned: R1a, I2, ME, PID#: 75-00803-0110, Acres: 48.49, Zoned: R1a, I2, ME.

The old home and outbuildings are vacant and are not being sold for residential use. This is a redevelopment sale and will only be sold as a single site sale and not divided. This site is perfect for many possible uses against the permitted zoning including but not limited to R1a - Residential Single-Family Development, I2 - Medium Industrial, & ME - Mineral Excavation. This land development site for sale has been priced right to sell and all data supports the disposition value. Contact the listing brokers with questions or if you wish to tour the site: Mark Hulsey [mark@resultscommercial.com](mailto:mark@resultscommercial.com) or Sawyer Hulsey at [sawyer@resultscommercial.com](mailto:sawyer@resultscommercial.com).

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# PROPERTY DETAILS

**21566 U.S. 169**  
ELK RIVER, MN 55330

**SALE PRICE** **\$1,950,000**

**LOCATION INFORMATION**

Street Address	21566 U.S. 169
City, State, Zip	Elk River, MN 55330
County/Township	Sherburne/33
Range	26
Section	10
Side Of Street	West
Road Type	Highway
Nearest Highway	U.S. 169

**LAND**

Number Of Lots	3
Best Use	Development

**PROPERTY DETAILS**

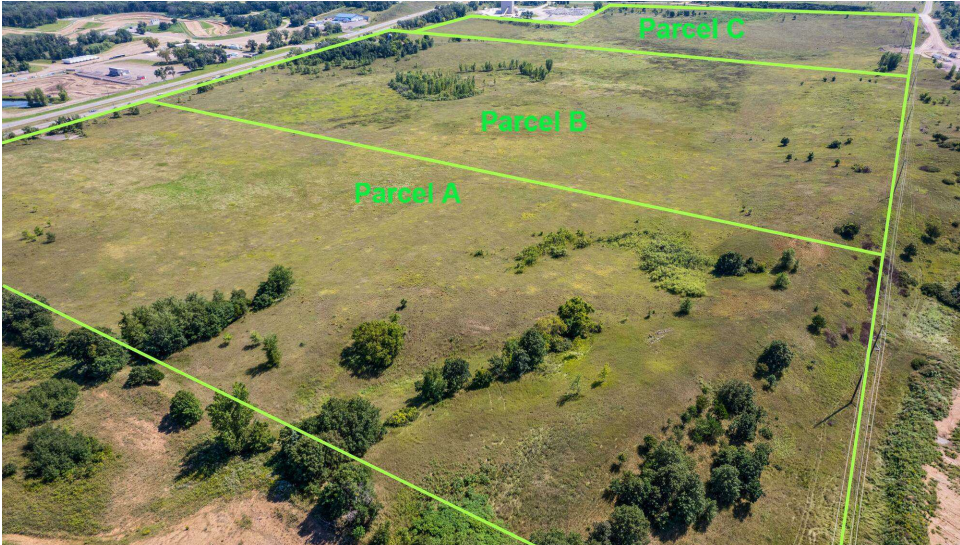
Property Type	Land
Property Subtype	Industrial
Zoning	R1a - Residential Single Family, I2 - Medium Industrial, ME - Mineral Excavation Overlay District
Lot Size	132.55 Acres
APN#	75-00110-2415, 75-00110-3110, 75-00803-0110
Lot Frontage	3,246
Lot Depth	1,778
Traffic Count	25,123
Traffic Count Street	U.S. 169

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# PROPERTY PHOTOS

21566 U.S. 169  
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# PROPERTY PHOTOS

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# PARCEL INFORMATION

**21566 U.S. 169**  
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## PARCEL A

- PID: 75-00110-2415
- Acreage: 26.45
- Zoning:
- R1a - Single Family Residential
- I2 - Medium Industrial
- ME - Mineral Excavation Overlay District



## PARCEL B

- PID: 75-00110-3110
- Acreage: 57.61
- Zoning:
- R1a - Single Family Residential
- I2 - Medium Industrial
- ME - Mineral Excavation Overlay District



## PARCEL C

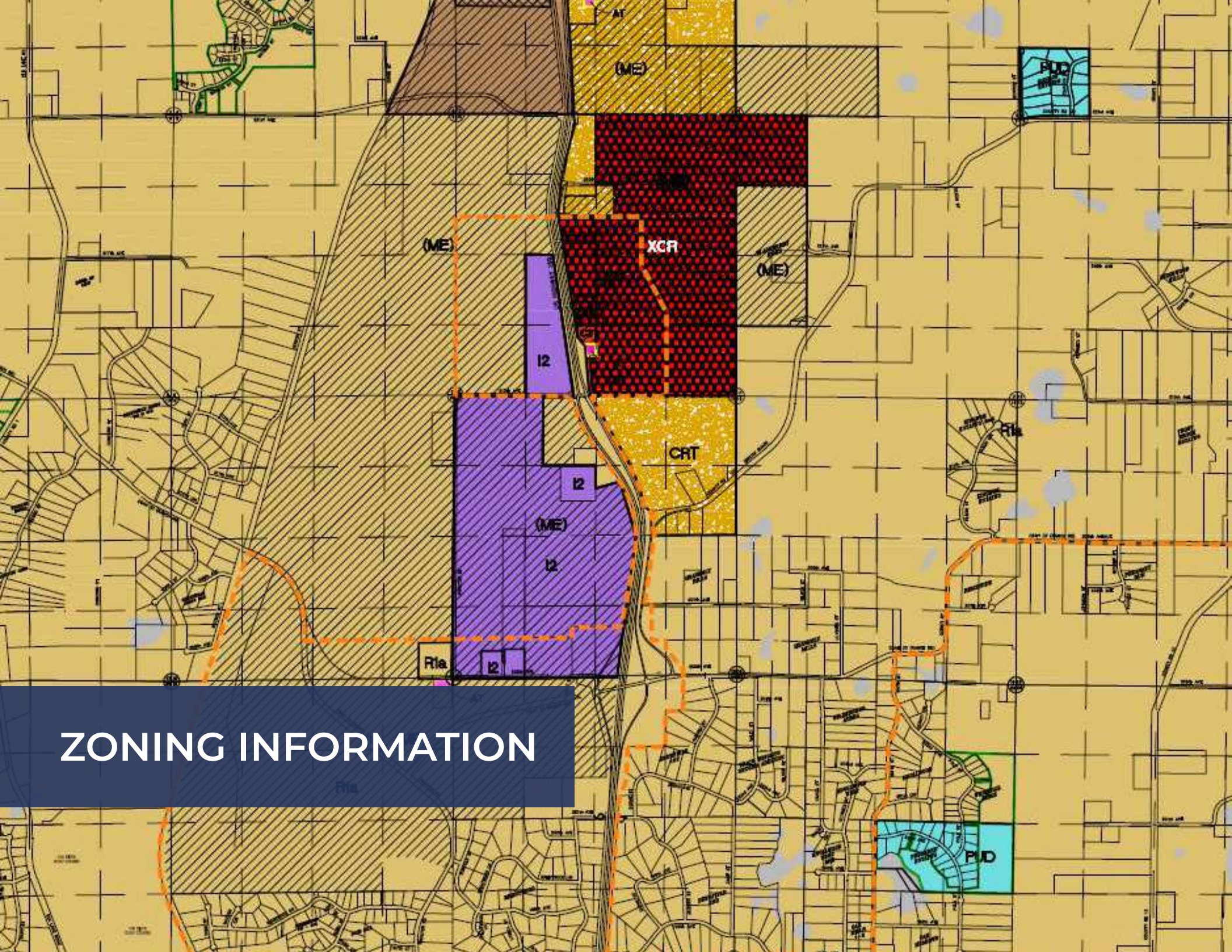
- PID: 75-00803-0110
- Acreage: 48.49
- Zoning:
- R1a - Single Family Residential
- I2 - Medium Industrial
- ME - Mineral Excavation Overlay District

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**ZONING INFORMATION**

# ZONING - I2 - MEDIUM INDUSTRIAL DISTRICT

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## I2 - MEDIUM INDUSTRIAL DISTRICT

**Purpose.** The I-2 district is intended to accommodate more intense manufacturing and processing than would be allowed in the I-1 district. Proposed uses would include manufacturing, production, warehousing with heavy truck traffic and other uses which may generate nominal off-site impacts.

**Permitted uses in the I-2 district are as follows:** All uses allowed as a permitted use in the I-1 zone. Bottling and distribution facilities. Business offices. Dry cleaning establishments. Manufacturing, light. Microbreweries. Motor vehicle repair shops. Research and development facilities. Warehouse spaces. Wholesale businesses.

Accessory uses in the I-2 district are as follows: Cocktail rooms. Parking lots. Signs, excluding advertising signs (as permitted in section 30-851 et seq.). Structures, accessory.

**Conditional uses in the I-2 district are as follows:** All uses allowed as a conditional use in the I-1 zone. Animal and poultry processing. Brewer taprooms. Bus, motor vehicle, and implement storage, maintenance and repair. Commercial recreational facilities. Concrete/asphalt products and processing. Foundry, casting, or forging metals. Government facilities. Landscaping contractor yards. Manufacturing, heavy. Meat or fish packing. Railyards. Signs, advertising (in accordance with section 30-875). Truck terminals.

Zoning Link:

[https://library.municode.com/mn/elk\\_river/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH30LADERE\\_ARTVIZO\\_DIV8INBUPADI](https://library.municode.com/mn/elk_river/codes/code_of_ordinances?nodeId=COOR_CH30LADERE_ARTVIZO_DIV8INBUPADI)

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# ZONING - R1A - SINGLE FAMILY RESIDENTIAL

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## **R1A - SINGLE FAMILY RESIDENTIAL**

The R-1A district is intended to be primarily a residential district, but may also accommodate agriculture-related and accessory uses. This is the general area of the city which is not primarily suited to farming due to soil conditions, slope, tree cover, and other physical features better suited for non-farm housing and related accessory uses.

**Permitted uses in the R-1 districts are as follows:** Agricultural uses (only in the R-1a district on parcels five acres or larger). Bed and breakfast establishments, homeowner-occupied. Farm wineries (only in the R-1a district on parcels five acres or larger). Open space preservation (as permitted in section 30-511 et seq.). Public parks. Residential, single family. Residential facilities (one to six persons). State licensed residential facilities or a housing with services establishment registered under chapter 144D serving six or fewer persons, a licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children shall be considered a permitted single family residential use of property for the purposes of zoning, except that a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

### **Accessory uses in the R-1 districts are as follows:**

Accessory dwelling units. Agricultural buildings. Kennels, private. (On parcels five buildable acres or greater). Parking lots. Private recreation facilities. Residential occupations. Structures, accessory. Towers (less than 60 feet in height). Tractor trailer parking (only in the R-1A district on parcels five acres or larger). Trailer, temporary. Signs (as permitted in section 30-851 et seq.)

### **Conditional uses in the R-1 districts are as follows:**

Agricultural uses (in the R-1b, R-1c, and R-1d districts on parcels five acres or larger and in the R-1A district on parcels less than five acres). Bed and breakfast establishments, non-homeowner-occupied. Cemeteries (minimum lot size four acres). Commercial recreation facilities. (On properties adjacent to arterial or collector streets when associated with an approved educational institution.) Cooperative gardening. Day care, (in religious institutions). Educational institutions. Farm wineries (only in the R-1a zoning district when on-site sales are included and/or on parcels less than five acres). Feedlots (only in the R-1a district on parcels five acres or larger). Golf courses and country clubs. Government facilities. Horticultural uses. Kennels, commercial (in the R-1a district). Kennels, private (on parcels less than five buildable acres or on parcels located in cluster subdivisions). Mobile homes, temporary. Religious institutions. Stables, private. Tractor trailer parking (only in the R-1a district on parcels less than five acres in size). Wayside stands.

### **Zoning Link:**

[https://library.municode.com/mn/elk\\_river/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH30LADERE\\_ARTVIZO\\_DIV6REDI](https://library.municode.com/mn/elk_river/codes/code_of_ordinances?nodeId=COOR_CH30LADERE_ARTVIZO_DIV6REDI)

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# ZONING - ME – MINERAL EXCAVATION OVERLAY DISTRICT

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## ME – MINERAL EXCAVATION OVERLAY DISTRICT

**Purpose.** The purpose of the mineral excavation overlay zoning district is to protect the public health, safety, and general welfare by providing a specific zoning district for the use of land for the establishment of mineral excavation operations and related facilities. Since these uses are so unique, the demands upon public services such as transportation are so intense, and their potential for causing harm to the environment and to the public health, safety and general welfare is so great, a special zoning district is necessary. Mineral excavation operations and related facilities shall not be permitted or conditional uses in any other zoning district.

**Use regulations;** effect of overlay zoning. The mineral excavation overlay district is an overlay zoning district. Land zoned into the mineral excavation district will also remain in its original zoning district (the underlying zoning district). All permitted, accessory, conditional, and interim uses allowed in the underlying zoning district will continue be allowed on land zoned into the mineral excavation overlay district, subject to all restrictions and requirements applicable in the underlying district. In addition to the uses allowed in the underlying zoning district, there shall be allowed in the mineral excavation overlay district the following conditional uses, subject to all requirements of this Code for the establishment and operation of such uses: Mineral excavation operations and related facilities licensed under chapter 42, article II, as a conditional use. Yard waste sites, as an interim use, provided: The yard waste site use shall terminate ten years from the date of approval or upon the termination of the conditional use permit for mining operations on the property, whichever occurs first. The city may require that an escrow be deposited to ensure that the conditions of the interim use are adhered to. Only yard waste and no other types of solid waste shall be accepted. The yard waste site shall be located no closer than 300 feet from any residentially used property as measured from the edge of the nearest compost pile to the nearest residentially used property. The yard waste site shall be enclosed by fencing or shall limit vehicular and pedestrian access through the use of berms, trees or other means. The site shall be maintained cleanly, including the immediate removal of waste materials deposited on or near the site which cannot be composted.

Zoning Link: [https://library.municode.com/mn/elk\\_river/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH30LADERE\\_ARTVIZO\\_DIV10OVDI](https://library.municode.com/mn/elk_river/codes/code_of_ordinances?nodeId=COOR_CH30LADERE_ARTVIZO_DIV10OVDI)

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**ABOUT ELK RIVER**

# ABOUT ELK RIVER

**21566 U.S. 169**  
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## ABOUT ELK RIVER

Elk River is situated where the Elk and Mississippi Rivers converge. Many pieces of Elk River's past remain in our historic downtown and surrounding area. You can see these recognizable landmarks while walking in downtown Elk River. From the settlement's earliest days to present time, it's clear that Elk River's residents, visitors, and workforce value show support for our natural resources, landscapes, and our foundation of commerce and entrepreneurship. Its location on Highways 10, 169, and 101, along with its close proximity to Interstate 94 and Minneapolis-St. Paul International Airport, makes it the ideal address for outward migrating companies from Minneapolis, St. Paul, St. Cloud, and beyond. The Northstar Commuter Rail makes it easier than ever to travel between Big Lake and Minneapolis, with stops in Elk River, Ramsey, Anoka, and Fridley. The City of Elk River was designated as "Energy City" for Minnesota in 1997 to serve as the geographical focal point for demonstration of efficient and renewable energy products, services and technologies. Energy City aims to provide resources to our residents, businesses, non-profits and builders to assist in developing overall sustainability. In 2012, Elk River became a Beyond the Yellow Ribbon certified city, helping to connect service members to vital community resources before, during, and after a deployment.

For More Information Please Visit: <https://elkrivernm.gov/1281/About-Elk-River>

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**LOCATION INFORMATION**

# RETAILER MAP

21566 U.S. 169  
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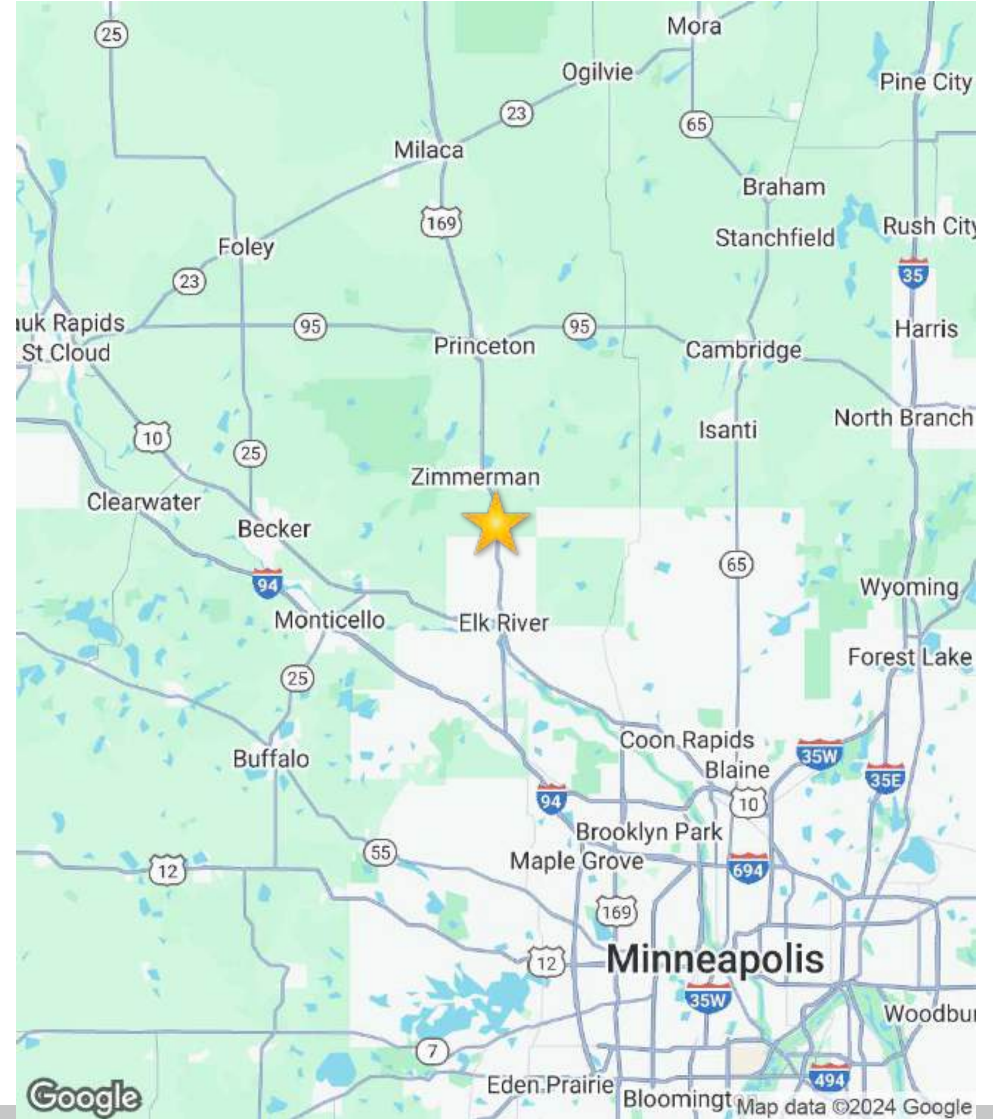
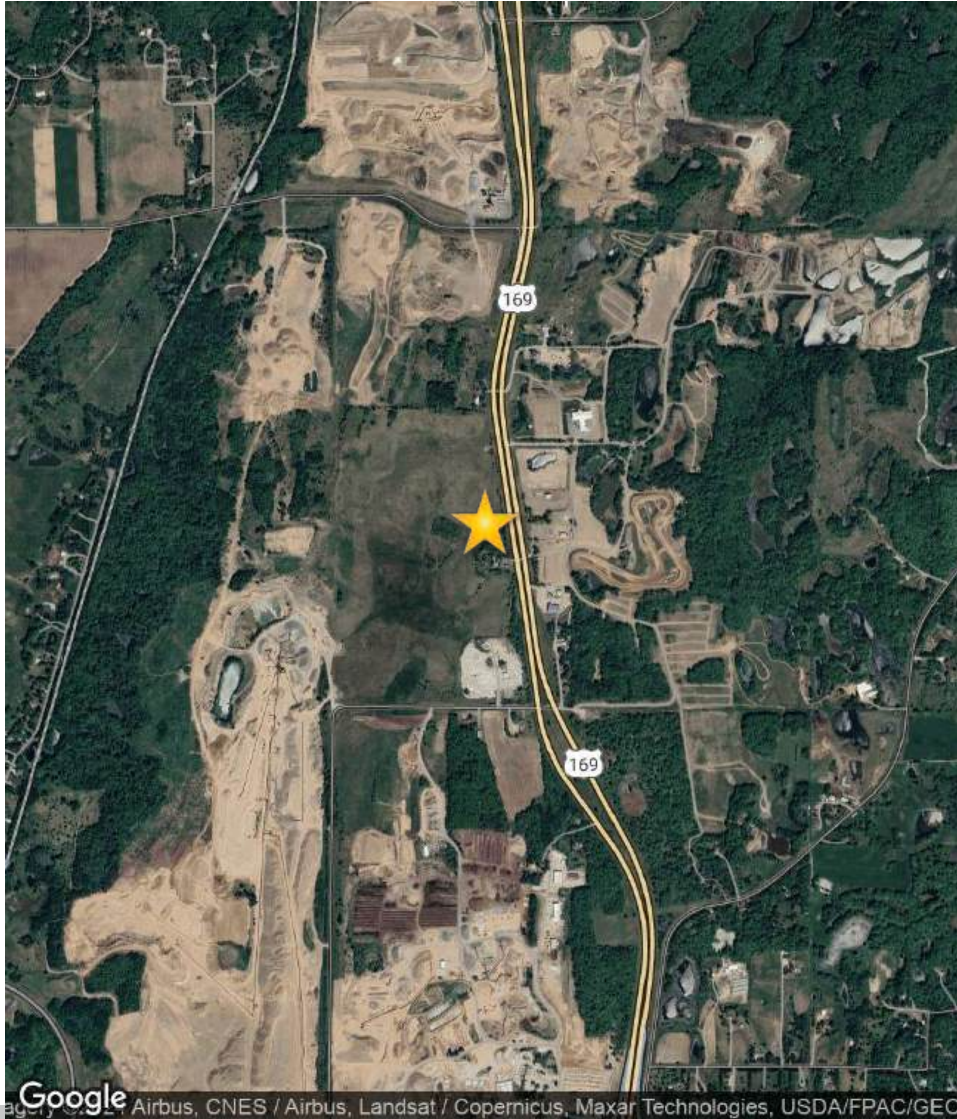




# REGIONAL MAP

**21566 U.S. 169**  
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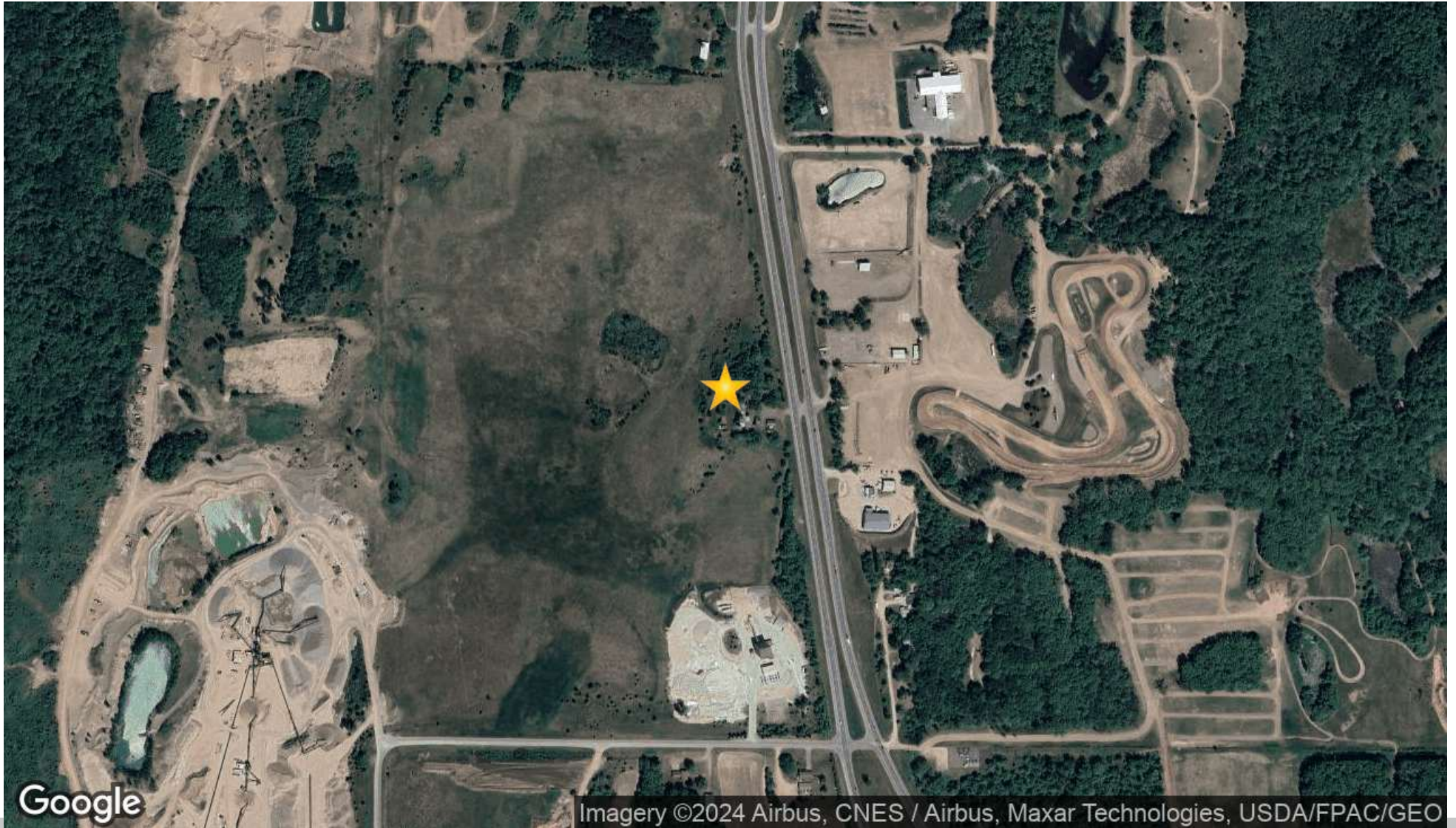
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# AERIAL MAP

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Google

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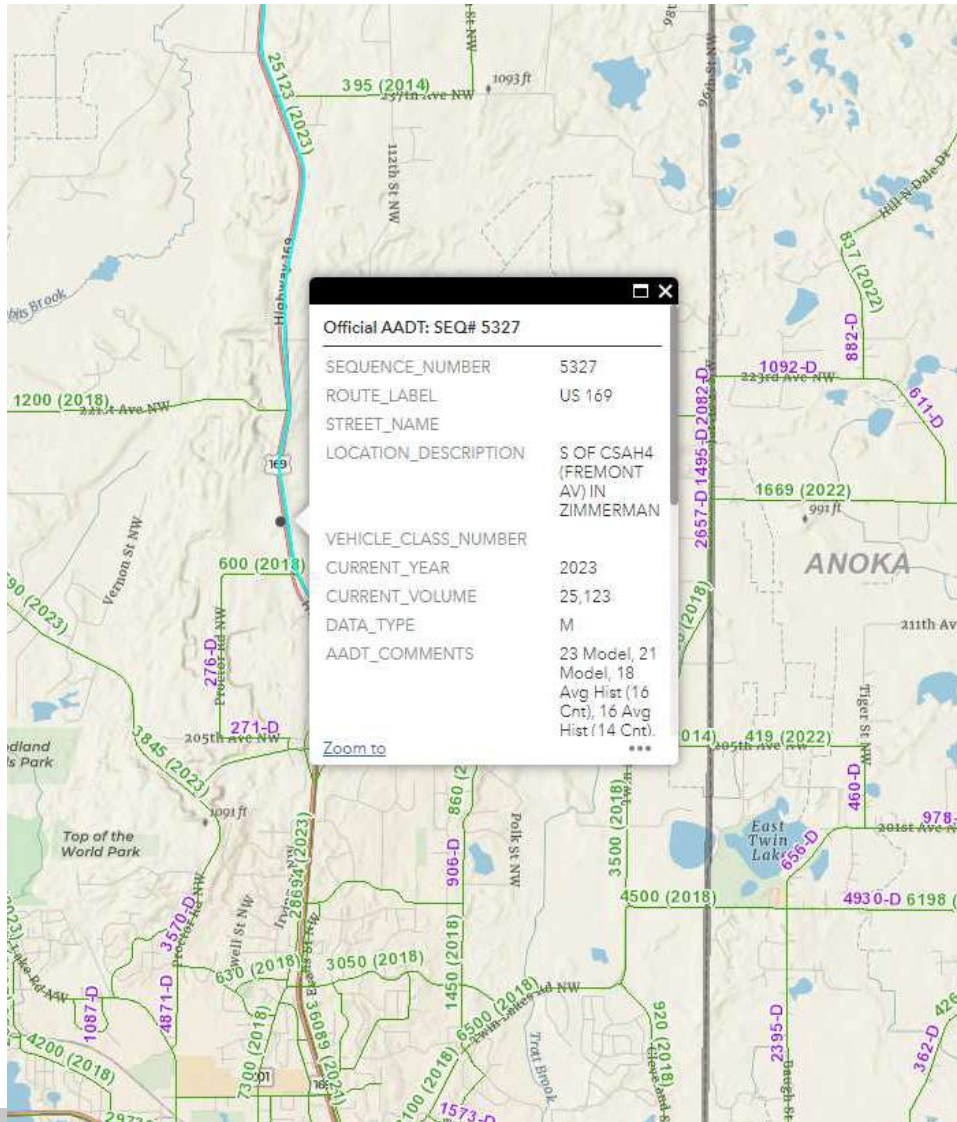
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**Results**  
COMMERCIAL  
RE/MAX RESULTS

# TRAFFIC COUNTS

**21566 U.S. 169**  
ELK RIVER, MN 55330

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U.S. 169: 25,123 Vehicles Per Day  
U.S. 10: 34,903 Vehicles Per Day  
MN 101: 39,175 Vehicles Per Day

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## MARK HULSEY

Managing Broker

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## PROFESSIONAL BACKGROUND

Mark Hulsey, Managing Broker, was originally licensed in real estate in Chicago, Illinois in 1983. After working many years in marketing and as a real estate investor, Mark was recruited by RE/MAX Results and founded RE/MAX Results – Commercial Group in 2003. Mark has led their commercial team to be one of the top performing commercial brokerage groups year after year in the Twin Cities metro area and a national production leader within RE/MAX Commercial. Licensed in Minnesota and Wisconsin.

He is an accomplished public speaker & CRE trainer, and often shares his knowledge of the commercial & investment world with RE/MAX and other organizations throughout the U.S. In addition to being a member of the RE/MAX Hall of Fame and RE/MAX Lifetime Achievement Award, Mark has received numerous commercial real estate sales production awards every year since 2003.

- #1 Commercial Team - RE/MAX Integra Midwest
- #3 RE/MAX Commercial Team Commissions in the United States
- 2015, 2016, 2017 & 2018 Minneapolis/St. Paul Business Journal - Top Commercial Brokerage Firm
- RE/MAX Lifetime Achievement Award
- RE/MAX Hall of Fame
- Top Children's Miracle Network Contributor

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