

Land | For Sale - \$1,900,000

CBRE

Residential Land

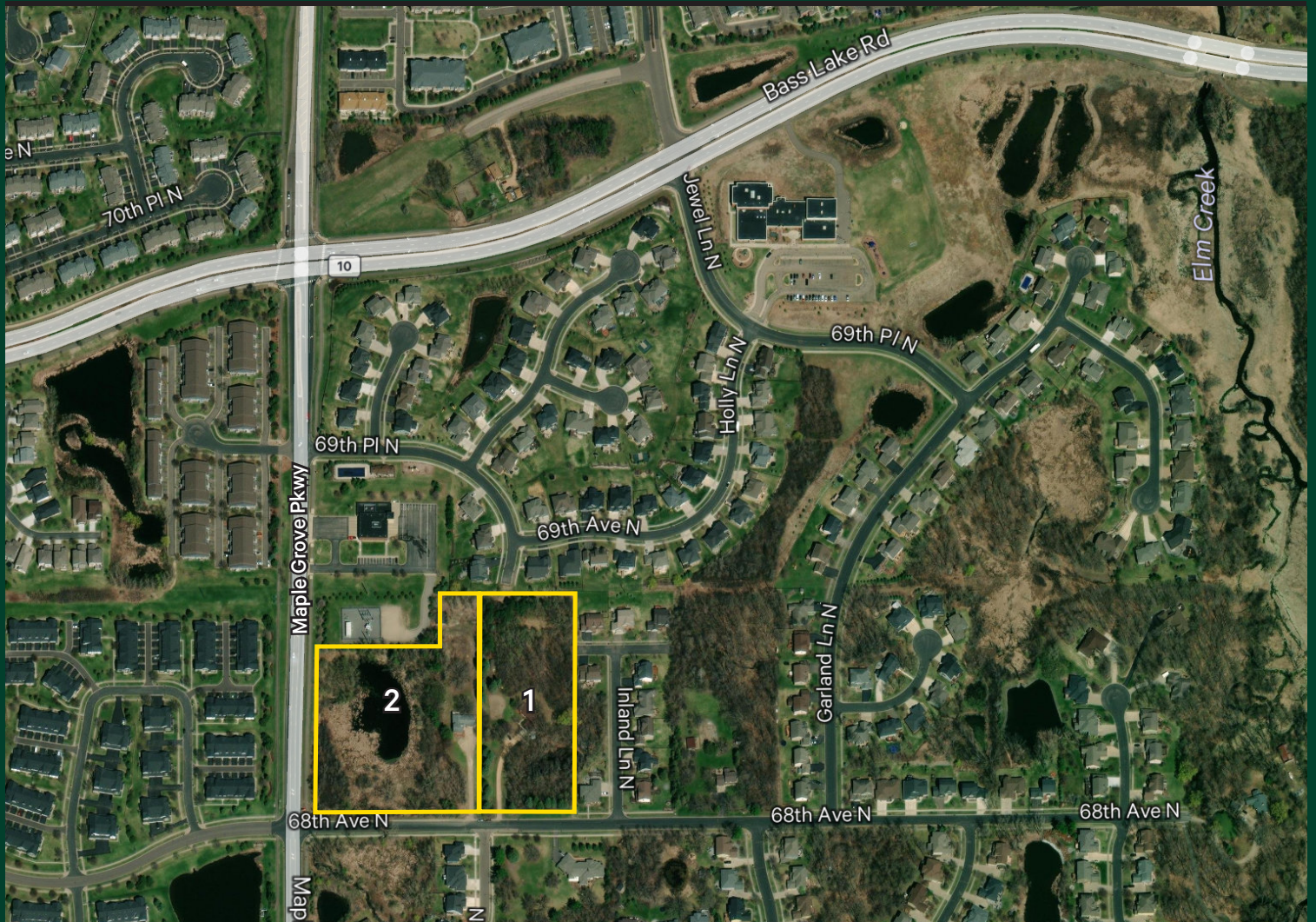
±9.78 Acres (divisible)
14 Concept Lots

17302 and 17424 68th Ave N
Maple Grove, MN 55311



17302 and 17424 68th Ave N
Maple Grove, MN 55311

For Sale



Property Highlights

- Infill residential lots
- 14 concept lots including some at 1/2 & 1 acre lots
- Osseo School District - ISD 279
- Close proximity to retail, parks, schools
- Utilities to property line

Traffic Counts

Bass Lake Rd/ County Rd 10	19,490 VPD
Maple Grove Pkwy	7,440 VPD

#	Address	PID	Acres	School District	2023 Taxes
1	17302 68th Ave N Maple Grove, MN 55311	32-119-22-22-0005	±4.16	Osseo	\$7,261
2	17424 68th Ave N Maple Grove, MN 55311	32-119-22-22-0022	±5.62	Osseo	\$4,835



2023 population
3 mile radius

60,611



2023 housing units
3 mile radius

21,532



2023 average
household income
3 mile radius

\$194,638



2023 employees
3 mile radius

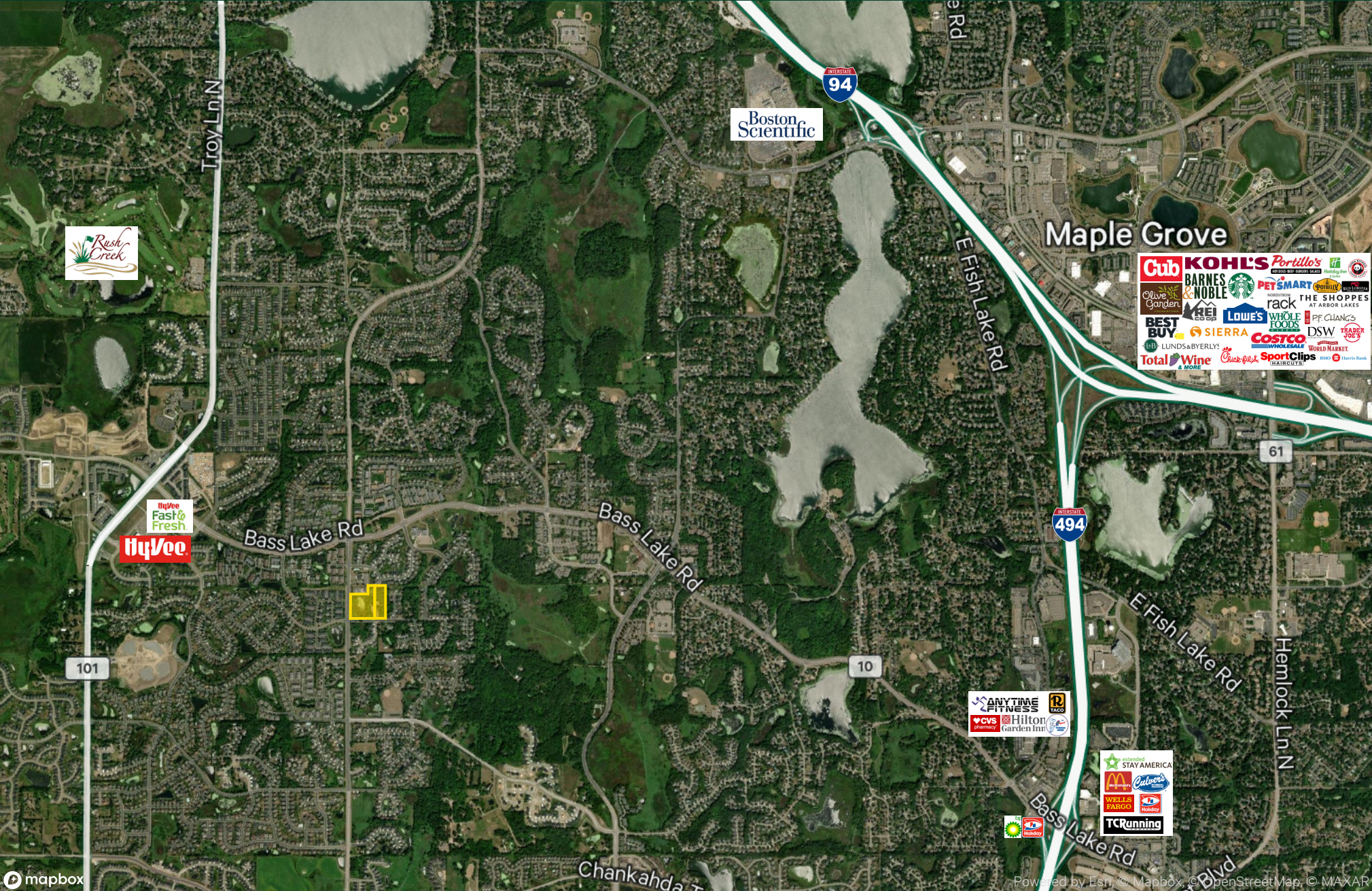
17,948



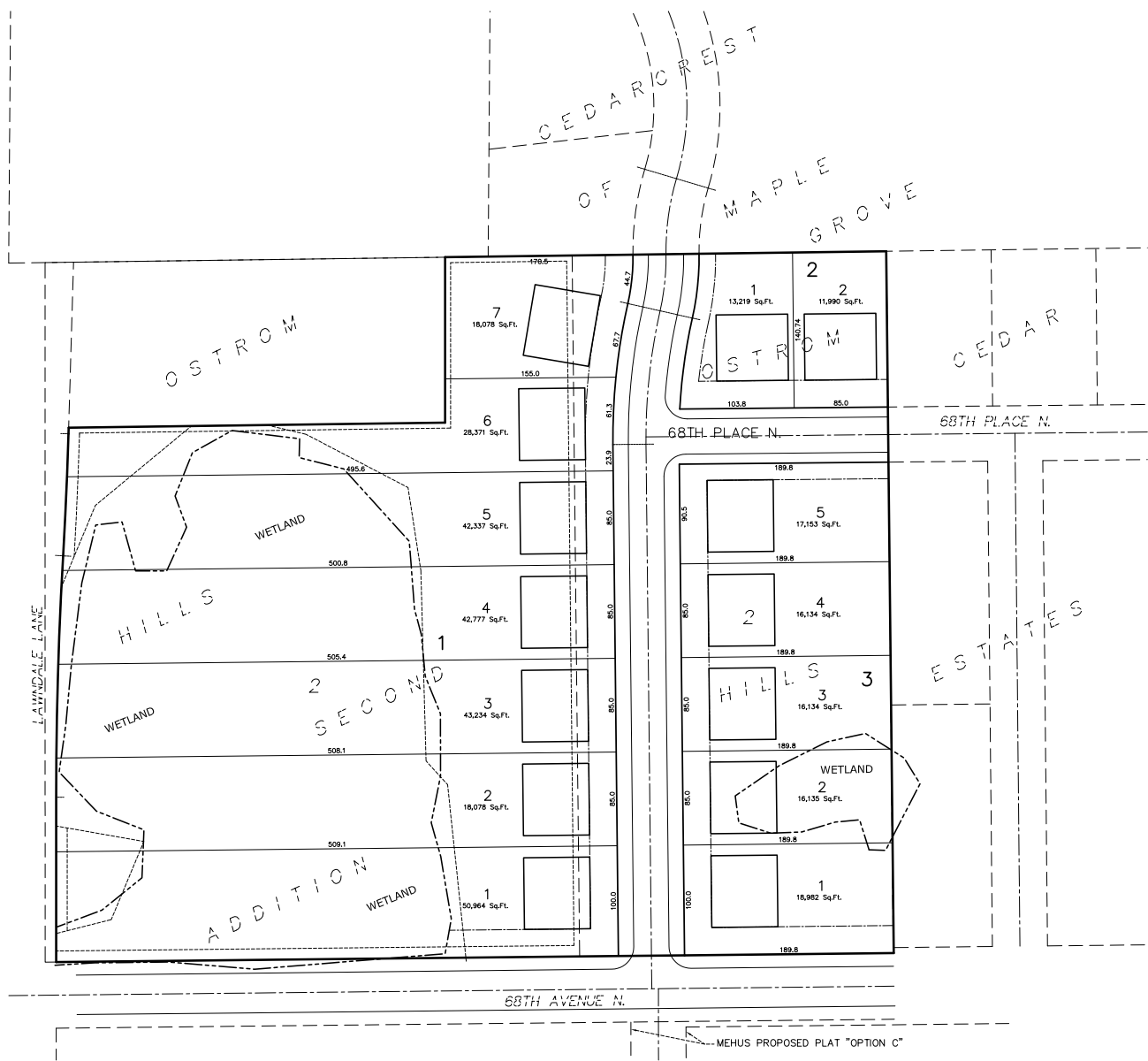
2023 businesses
3 mile radius

1,192

Area Map



Concept Plan

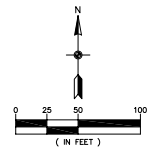


SITE DATA

TOTAL BOUNDARY AREA: ±9.79 AC.
 TOTAL ROW AREA: ±1.10 AC.
 TOTAL LOT AREA: ±8.69 AC.
 TOTAL NUMBER OF LOTS: 14

R-2 ZONING SETBACK CRITERIA:

LOT AREA: MINIMUM: 10,000 SQ.FT. AVERAGE: 11,000 SQ.FT.
 LOT WIDTH: MINIMUM: 80 FT. AVERAGE: 85 FT.
 FRONT SETBACK: 25 FT.
 SIDE SETBACK—MIN. 5 FT. (COMBINED 15 FT.)
 CORNER—MIN. 5 FT. TO INTERIOR LOT LINE NOT LESS THAN 15 FT. ABUTTING ROW.
 GROSS DENSITY: 1.43 LOTS/AC.



Carlson McCain
 ENVIRONMENTAL ENGINEERING SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

CONCEPT PLAN
Ostrom Hills
 Maple Grove, Minnesota

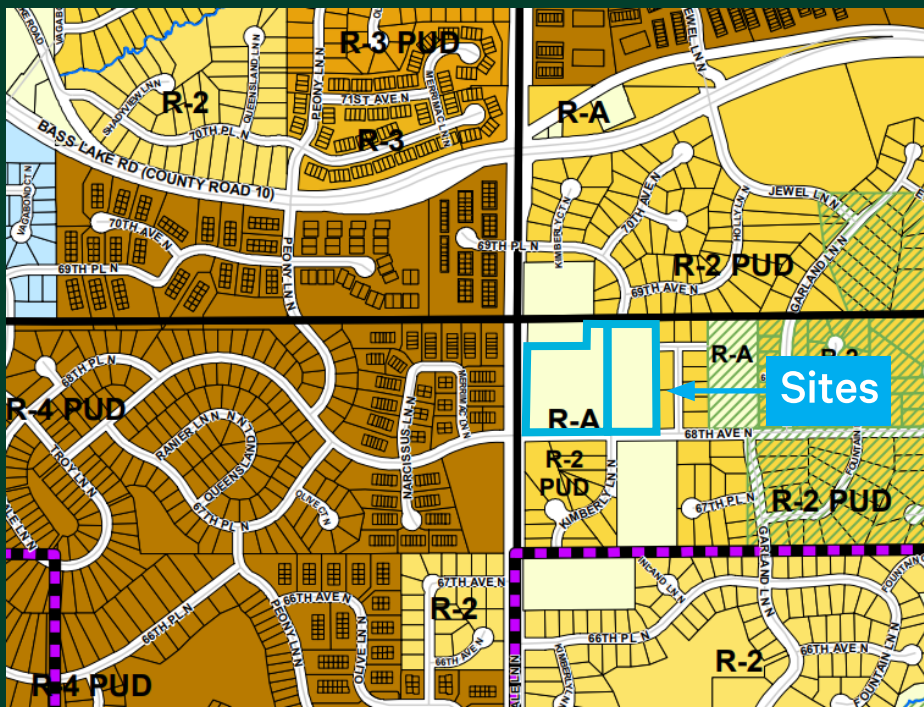
Pinnacle Engineering, Inc.
 11541 95th Avenue N.
 Minneapolis, MN 55369

REVISIONS

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DRAWN BY: CP
 ISSUE DATE: 07/17/15
 FILE NO:

Zoning



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

Single Family Agricultural - RA:

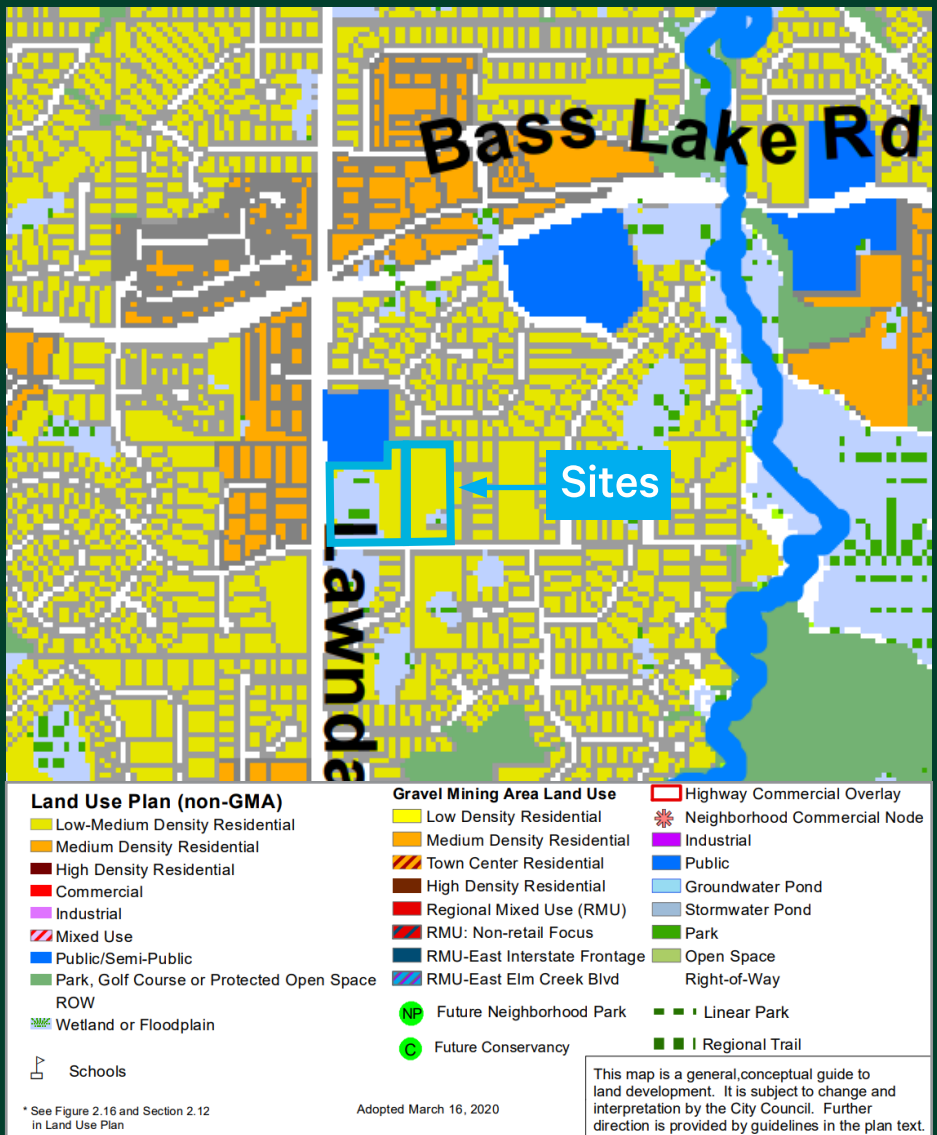
Purpose. The R-A single-family agricultural district is intended to provide a district which will allow suitable areas of the city to be retained and utilized by low density residential, open space and/or agricultural uses, prevent rapid urbanization and provide economy in public expenditures for public utilities and service.

Permitted Uses:

1. Farming and agricultural related buildings and structures subject to state pollution control standards, but not including commercial feedlots or other commercial operations
2. Public parks, recreational areas, wildlife areas and game refuges
3. Horticultural nurseries and tree farms and integral agricultural related buildings and structures
4. Single-family dwellings
5. Essential services
6. Residential facilities of six or fewer persons per facility
7. Day care facilities of ten or fewer persons per facility
8. Other uses deemed by the zoning administrator to be similar to those set forth in this section and consistent with the purpose statement set forth in section 36-231
9. Sales of Christmas trees

[Click Here For Further Zoning Information](#)

2040 Land Use Plan



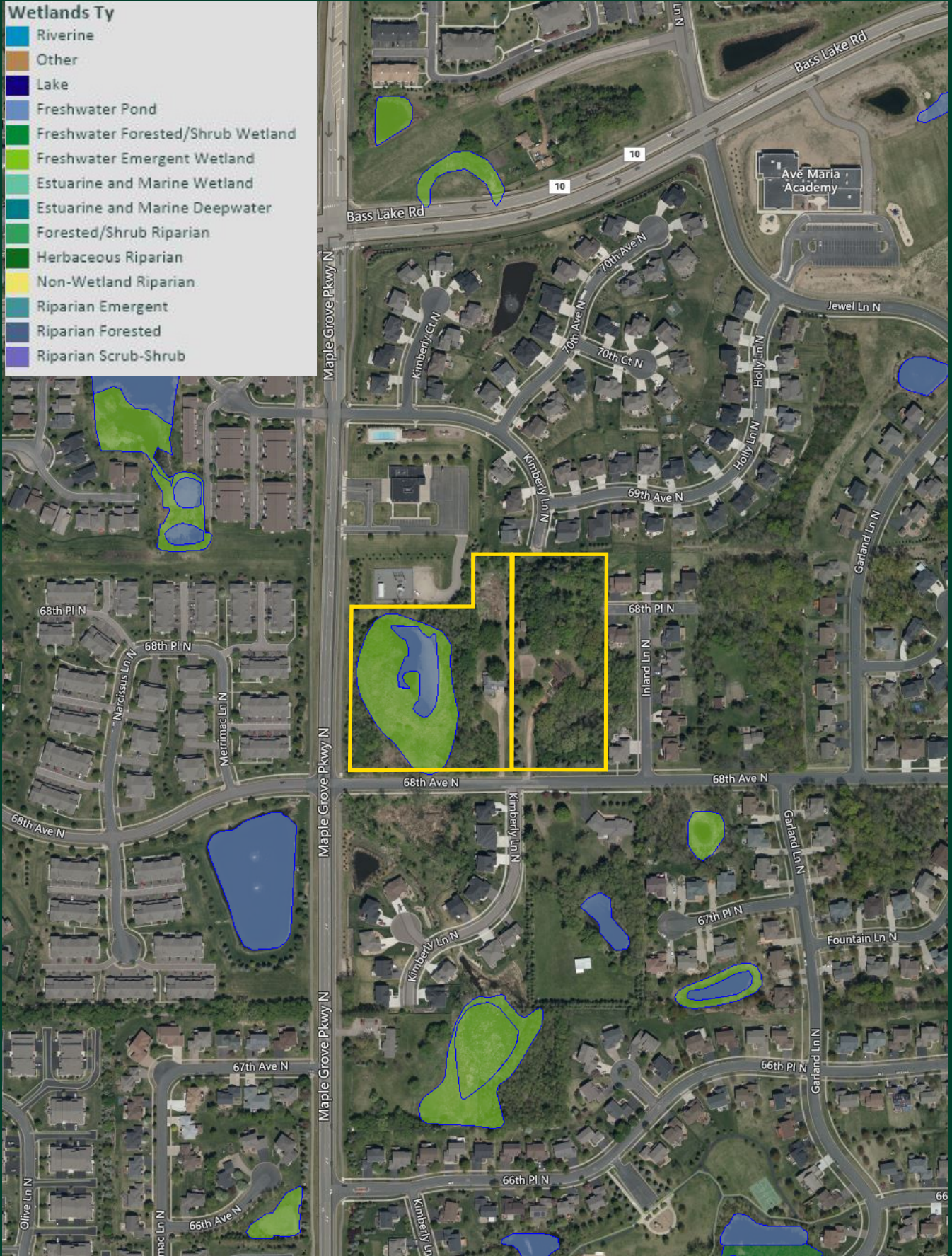
Low-Medium Density Residential:

Single-family detached houses; townhouses; and other residential buildings having an individual exterior entrance for each unit. Townhouses and other attached houses shall be limited to 10% of the total number of units in a particular development unless otherwise approved by the City Council.







Wetlands Map

Wetlands Ty

- Riverine
- Other
- Lake
- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Estuarine and Marine Deepwater
- Forested/Shrub Riparian
- Herbaceous Riparian
- Non-Wetland Riparian
- Riparian Emergent
- Riparian Forested
- Riparian Scrub-Shrub



Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	10,360	60,611	126,068
2028 Population - Five Year Projection	10,595	61,588	129,149
2020 Population - Census	9,713	57,482	121,759
2010 Population - Census	7,182	43,554	100,404
2020-2023 Annual Population Growth Rate	2.00%	1.64%	1.08%
2023-2028 Annual Population Growth Rate	0.45%	0.32%	0.48%
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households - Current Year Estimate	3,370	20,766	47,100
2028 Households - Five Year Projection	3,443	21,049	48,243
2010 Households - Census	2,356	15,593	38,080
2020 Households - Census	3,192 98.5%	19,884 97.2%	45,720 96.8%
2020-2023 Compound Annual Household Growth Rate	1.68%	1.34%	0.92%
2023-2028 Annual Household Growth Rate	0.43%	0.27%	0.48%
2023 Average Household Size	3.07	2.91	2.66
 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$205,553	\$194,638	\$172,833
2028 Average Household Income	\$233,329	\$219,560	\$195,653
2023 Median Household Income	\$170,144	\$157,250	\$132,362
2028 Median Household Income	\$185,814	\$170,839	\$152,478
2023 Per Capita Income	\$67,841	\$66,592	\$64,537
2028 Per Capita Income	\$77,004	\$74,925	\$73,028
 HOUSING UNITS	1 MILE	3 MILES	5 MILES
2023 Housing Units	3,486	21,532	49,040
2023 Vacant Housing Units	116 3.3%	766 3.6%	1,940 4.0%
2023 Occupied Housing Units	3,370 96.7%	20,766 96.4%	47,100 96.0%
2023 Owner Occupied Housing Units	3,078 88.3%	18,253 84.8%	39,098 79.7%
2023 Renter Occupied Housing Units	292 8.4%	2,513 11.7%	8,002 16.3%
 EDUCATION	1 MILE	3 MILES	5 MILES
2023 Population 25 and Over	6,172	39,991	86,968
HS and Associates Degrees	1,677 27.2%	11,456 28.6%	28,948 33.3%
Bachelor's Degree or Higher	4,494 72.8%	28,076 70.2%	56,807 65.3%
 PLACE OF WORK	1 MILE	3 MILES	5 MILES
2023 Businesses	71	1,192	3,602
2023 Employees	745	17,948	60,732

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For Sale



Contact Us

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