



FOR SALE

**18742 BASS LAKE RD
MAPLE GROVE, MN 55311**

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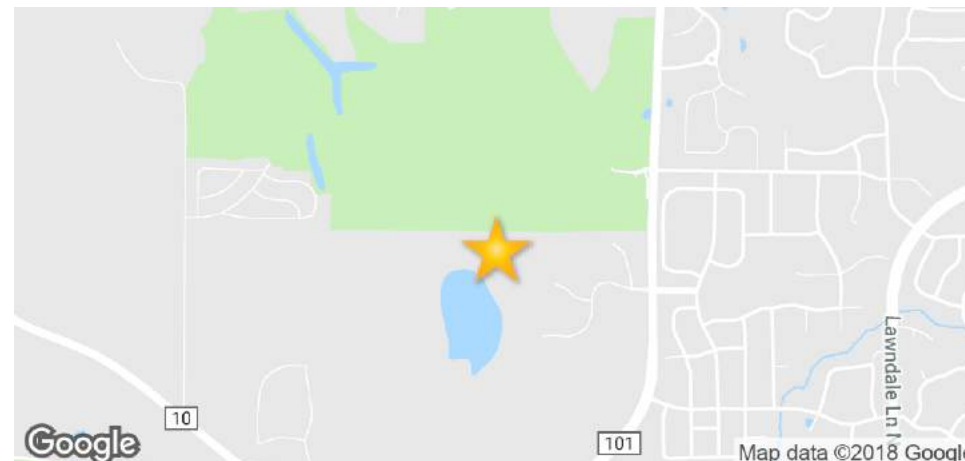


PROPERTY INFORMATION

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: 23.47 Acres

Zoning: RA - Single Family
Agriculture

Traffic Count: 8,900

PROPERTY OVERVIEW

Unique & Rare Availability for Residential Development. ~23.47 Acres located on Cook Lake. Next to Rush Creek Golf Club. Prime Residential Development Land adjacent to new home developments including The Woods at Rush Creek development (72 luxury home sites), North of Rush Creek Commons Development (82 Townhomes), Rush Creek Apartments (236 unit apartment building), the new Hy-Vee (96,000 SF), & Hamlets of Rush Creek (76 single family homes). Zoned R-A Residential Agriculture District as a holding zone until the property is rezoned concurrent with development proposal ordinances to ensure compliance with the comprehensive plan.

PROPERTY HIGHLIGHTS

- Adjacent to Rush Creek Golf Course
- 23.47 Acres
- Located on a small lake
- Surrounded by a growing community
- Zoned RA - Residential Development

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PROPERTY DETAILS

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SALE PRICE

\$1,500,000

LOCATION INFORMATION

Street Address	18742 Bass Lake Rd
City, State, Zip	Maple Grove, MN 55311
County/Township	Hennepin/119
Cross Streets	Troy Ln N
Range	22
Section	30
Side Of Street	West
Market Type	Medium
Nearest Highway	Hwy 494

LAND

Number Of Lots	1
Best Use	Residential Development
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Dimensions	1268' X 804' X 1270' X 804'

PROPERTY DETAILS

Property Type	Land
Property Subtype	Multifamily
Zoning	RA - Single Family Agriculture
Lot Size	23.47 Acres
APN#	3111922220001
Lot Frontage	1,270
Lot Depth	804
Traffic Count	8,900
Traffic Count Street	Troy Ln North
Waterfront	Yes
Taxes	\$8,096.00

UTILITIES & AMENITIES

Power	Yes
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LAND PHOTOS

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AERIAL FOOTAGE

Check out our drone video!

<https://player.vimeo.com/video/293500952>

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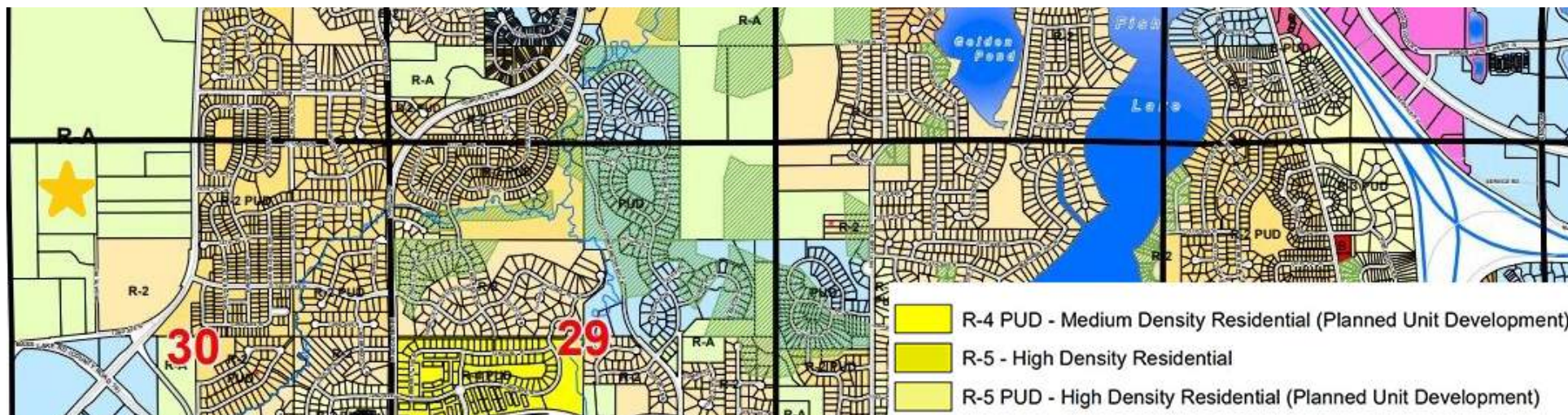
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ZONING, FEMA, AND SOIL MAPS

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RA - RESIDENTIAL AGRICULTURAL

Zoning Map Amendments-continue to use the R-A (Residential Agricultural District) as a holding zone until the property is rezoned concurrent with development proposals ordinances to ensure compliance with the comprehensive plan.

Intended Use: 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 services.

For more information on RA- Residential Agriculture and permissible uses please visit the following link:

https://library.municode.com/mn/maple_grove/codes/code_of_ordinances?nodetid=COOR_CH36ZO_ARTIVREDI_DIV2SIMIAGDI_S36-231PU

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FEMA MAPS

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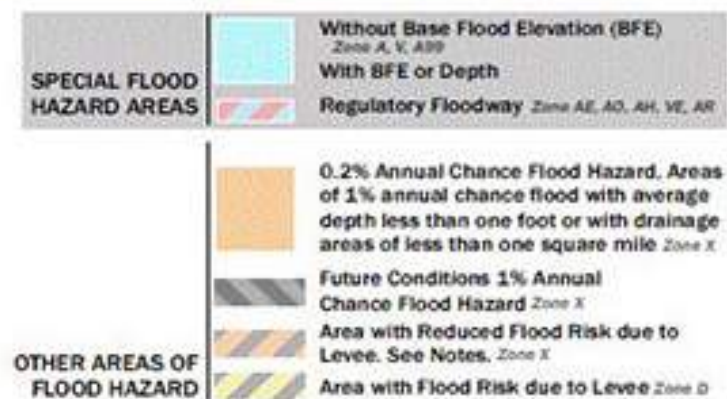
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FEMA MAP

Zone A is specified as Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. The subject property is located in a Zone A area.

Land Legal Description: UNPLATTED 30 119 22 E 20 FT OF S 1386 58/100 FT OF W 1/2 OF NW 1/4 AND THAT PART OF E 805 92/100 FT OF W 1/2 OF NW 1/4 LYING N OF S 1386 58/100 FT THOF EX ROADS



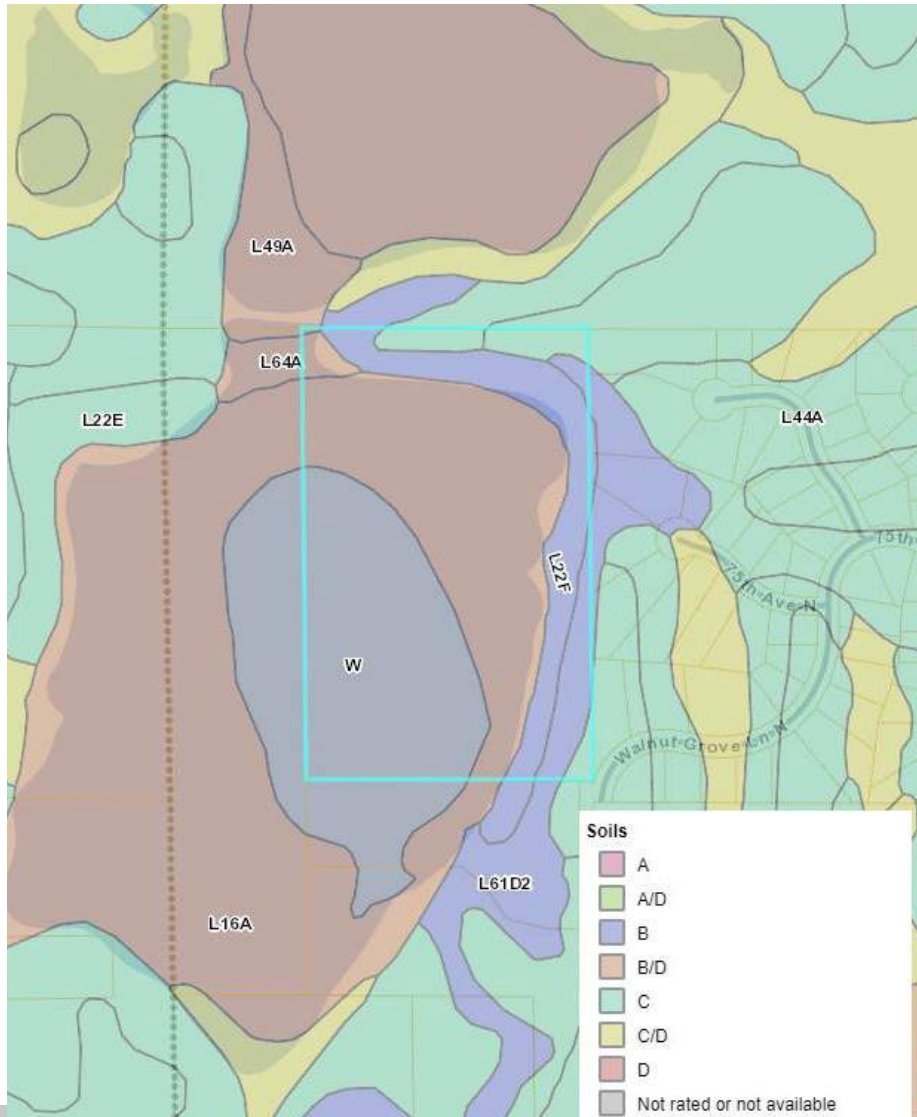
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SOIL TYPES

L16A—Muskego, Blue Earth, and Houghton soils, ponded, 0 to 1 percent slopes Component Description Muskego, ponded, and similar soils Extent: 0 to 100 percent of the unit Geomorphic setting: Moraines Position on the landform: Depressions Slope range: 0 to 1 percent Texture of the surface layer: Muck Depth to restrictive feature: Very deep (more than 60 inches) Drainage class: Very poorly drained Parent material: Organic material over coprogenous earth Flooding: None

L22F—Lester loam, morainic, 25 to 35 percent slopes Component Description Lester, morainic, and similar soils Extent: 70 to 90 percent of the unit Geomorphic setting: Escarpments on moraines Position on the landform: Backslopes and shoulders Slope range: 25 to 35 percent Texture of the surface layer: Loam Depth to restrictive feature: Very deep (more than 60 inches) Drainage class: Well drained Parent material: Till Flooding: None Depth to wet soil moisture status: More than 6.7 feet all year Ponding: None Available water capacity to a depth of 60 inches: 10.4 inches Content of organic matter in the upper 10 inches: 3 percent Typical profile: A—0 to 5 inches; loam BE,Bt—5 to 34 inches; clay loam Bk—34 to 60 inches; loam C—60 to 80 inches; loam Terril Extent: 5 to 20 percent of the unit

For more information regarding the soil types on the property please visit the following site:

https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS

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CONCEPT PLAN

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Full Document Located Under The Document Tab On [ResultsCommercial.com](https://resultscommercial.com)

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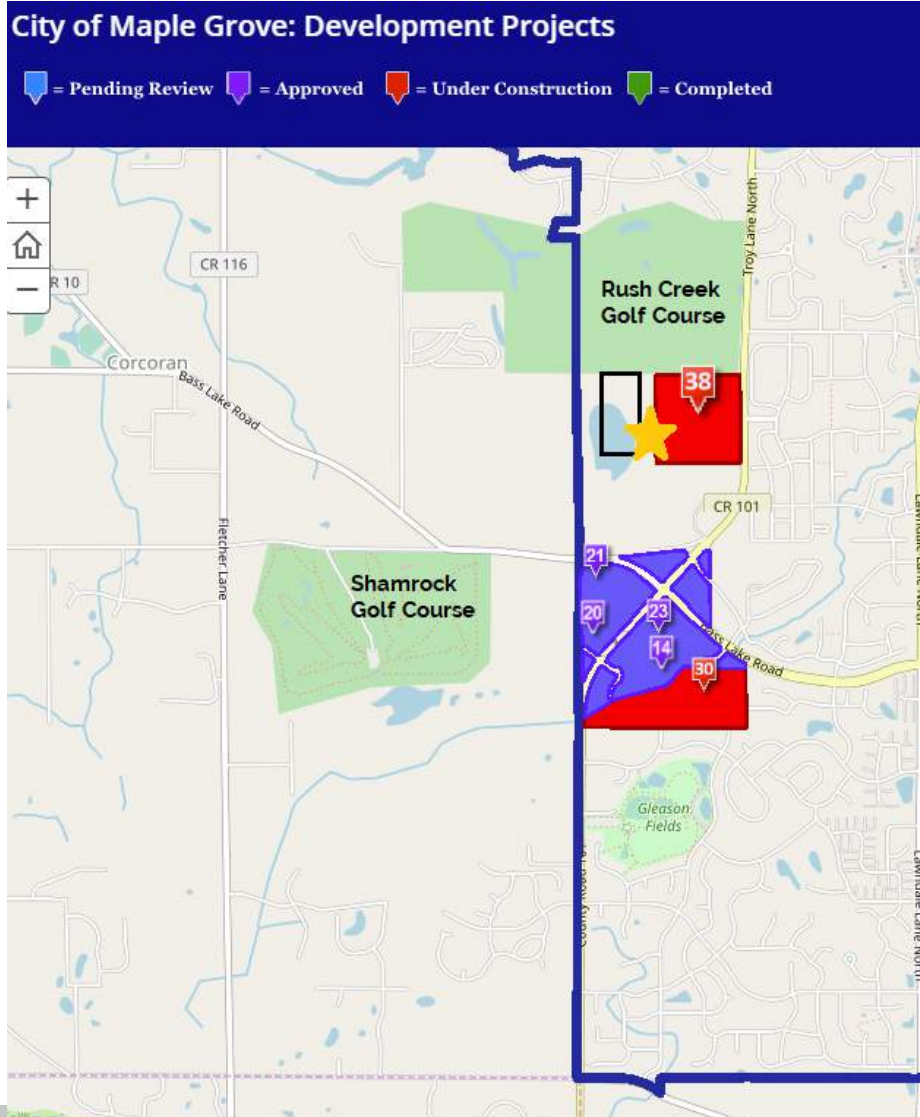


SURROUNDING DEVELOPMENTS

SURROUNDING DEVELOPMENTS

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CURRENT CITY DEVELOPMENT

The development map provides a visual summary of the ongoing development projects happening in Maple Grove. Projects are categorized by pending review, approved, under construction, and completed. Each project is identified on a map and contains a drawing and brief summary of the project.

Development has begun at the highlighted sites and sites east of highway 101 have been recently completed. Among them Stone Field at 250 acres, Cedarcrest at 180 acres, Four Seasons Rush Creek at 200 acres.

Check it out for yourself -

<https://maplegrovern.maps.arcgis.com/apps/MapTour/index.html?appid=0acf34e991154309baa0e10b0d943302>

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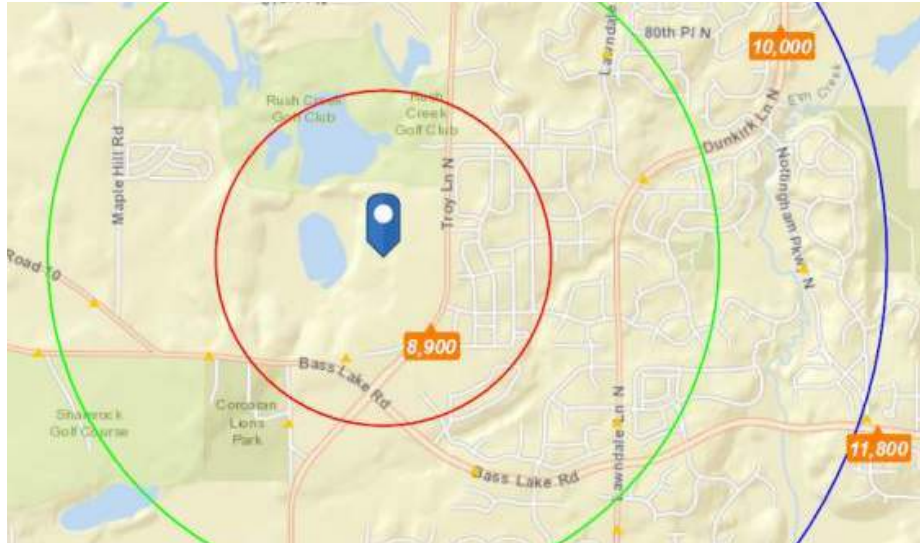


DOT INFORMATION

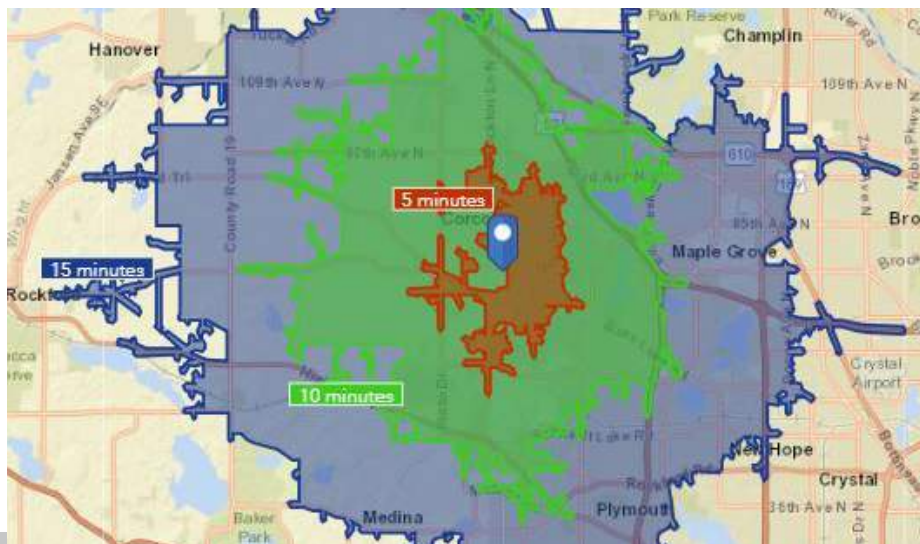
TRAFFIC COUNTS & DRIVE TIMES

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		VEHICLES PER DAY
Troy Ln N -	8,900 VPD	
		CROSSROADS
Dunkirk Ln N -	10,000 VPD	
Bass Lake Rd -	11,800 VPD	



	DRIVE TIMES
Maple Grove Hospital	- 11 Minutes
Rush Creek Elementary School	- 5 Minutes
Crystal Airport	- 19 Minutes
Minneapolis	- 27 Minutes
The Shoppes at Arbor Lakes Shopping Center	- 13 Minutes

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AERIAL MAPS

RETAILER MAP

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Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service

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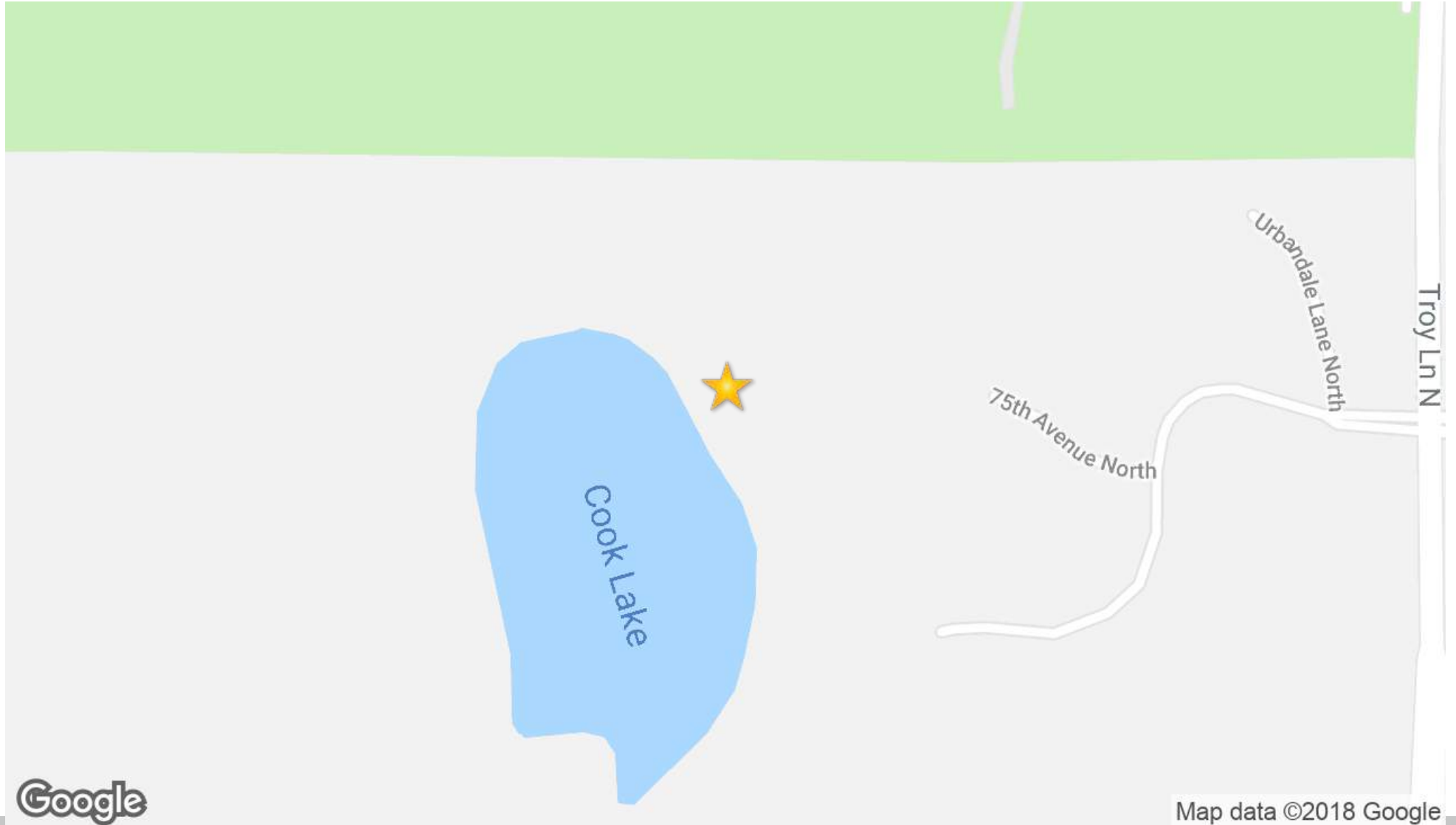
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LOCATION MAPS

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CITY OF MAPLE GROVE

Maple Grove is a flourishing community in the Twin Cities metro area that over 61,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town. Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid-1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality healthcare, year-round recreational activities, and an excellent standard of living. Rated high by citizens as a great place to raise children.



Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor playgrounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations.

Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.

Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.



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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,213	30,515	75,169
Median age	36.5	37.1	37.5
Median age (Male)	37.4	37.8	37.8
Median age (Female)	35.2	36.5	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,396	10,557	26,931
# of persons per HH	3.0	2.9	2.8
Average HH income	\$143,305	\$138,096	\$131,728
Average house value	\$416,392	\$392,575	\$364,131
RACE	1 MILE	2 MILES	3 MILES
Total Population - White	3,659	26,561	65,543
% White	86.9%	87.0%	87.2%
Total Population - Black	122	862	2,555
% Black	2.9%	2.8%	3.4%
Total Population - Asian	377	2,486	5,408
% Asian	8.9%	8.1%	7.2%
Total Population - American Indian	0	12	132
% American Indian	0.0%	0.0%	0.2%
Total Population - Other	4	218	647

** Demographic data derived from 2010 US Census*

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