

BTS OPPORTUNITY

COLUMBUS

FOREST LAKE

Running Aces
CASINO • RACETRACK

9.39 Acres

77.13 Acres

Hidden Creek
Capstone Homes

Forest Lake
Airport

Forest Lake
Sports Center

Tanners Brook
Golf Course

86 ACRES ON I-35 FOR SALE

COLUMBUS, MN



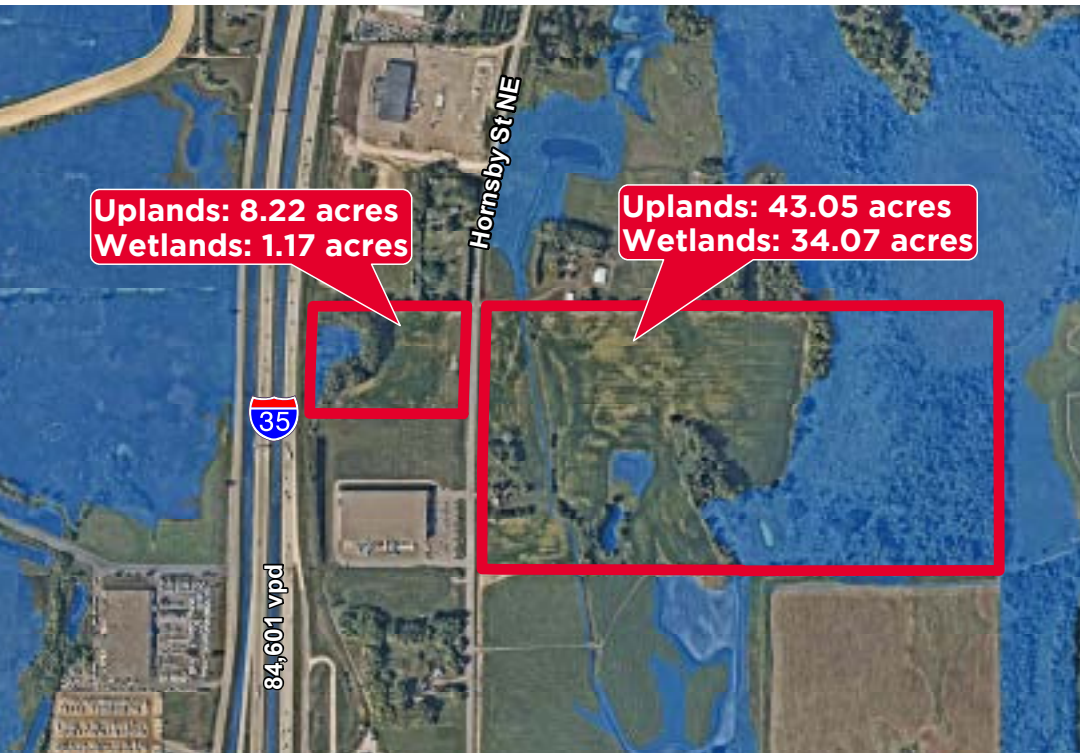
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PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	1,576	12,327	31,152
Households	554	4,916	12,109
Average HH Income	\$116,661	\$106,604	\$122,729
Daytime Population	773	6,358	12,993

PROPERTY HIGHLIGHTS

- Tax Increment Financing (TIF) available to qualified companies
- Wetland Delineation completed
- Utilities available to the site
- Site is divisible
- Easy access from County Road 97
- Completed Phase I available upon request

PIDs:	25-32-22-11-0001 25-32-22-11-0002 30-032-21-22-0001 25-32-22-12-0004
Address:	14751 Hornsby St NE Columbus, MN
Gross Acres:	86.52
Upland Acres:	51.27*
Zoning:	9.39 Acres: Highway Commercial 77.13 Acres: General Business
2040 Land Use:	Commercial
Neighboring Users:	• Bare Home • Running Aces Harness Park • Gander Mountain • Coates RV • Zeigler Caterpillar
Comments:	• Commercial/Industrial Zoning • All assessments will be paid upon sale
<i>*Based on National Wetland Inventory database.</i>	

RA Running Aces
CASINO • RACETRACK

Elaine Brothers
TRUCKALINE

35

Hornsby St-NE

City
Water

**9.39
Acres**

77.13 Acres

84,601 vpd

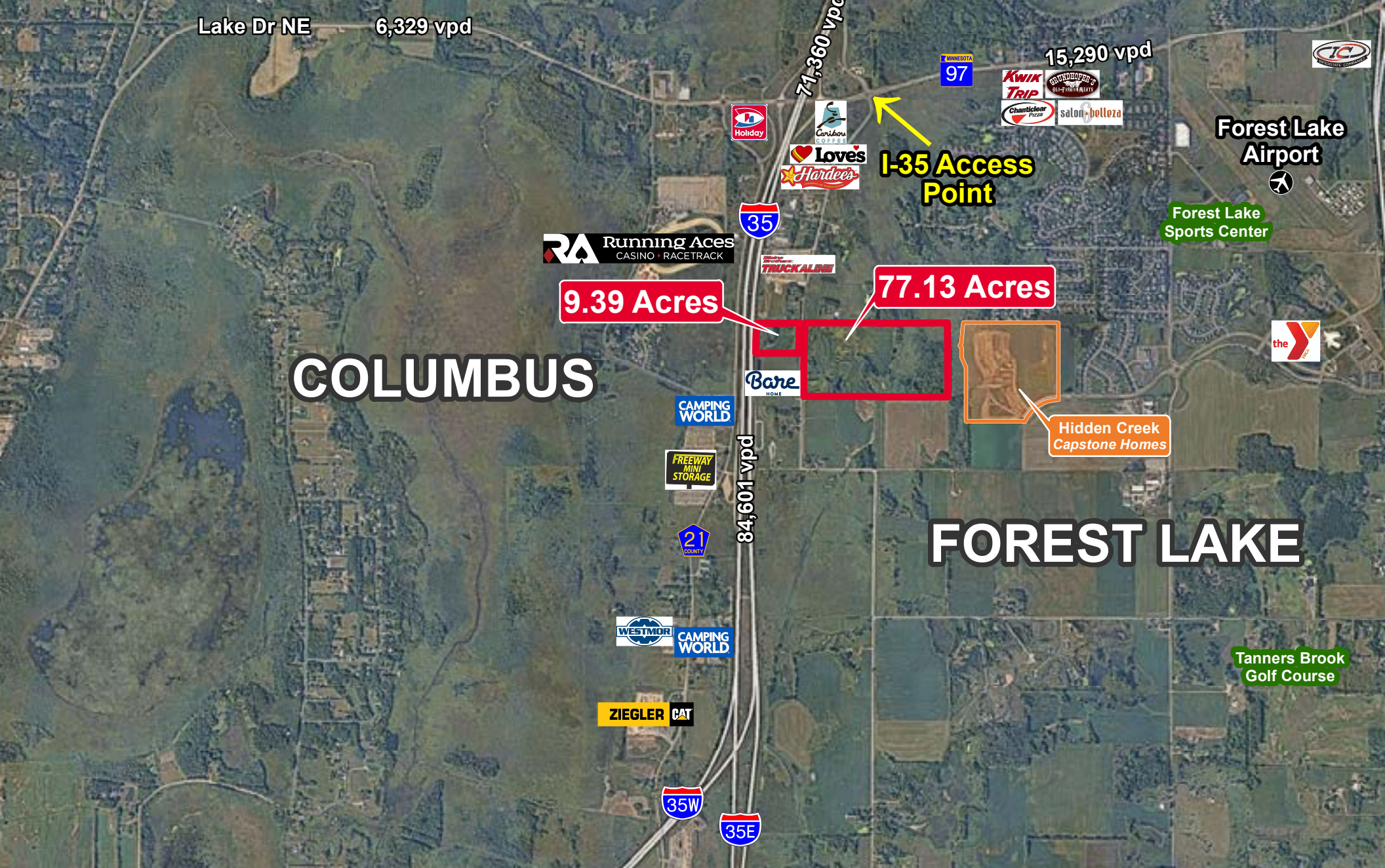
Bare
HOME

Sewer Lift
Station

**CAMPING
WORLD**

21
COUNTY

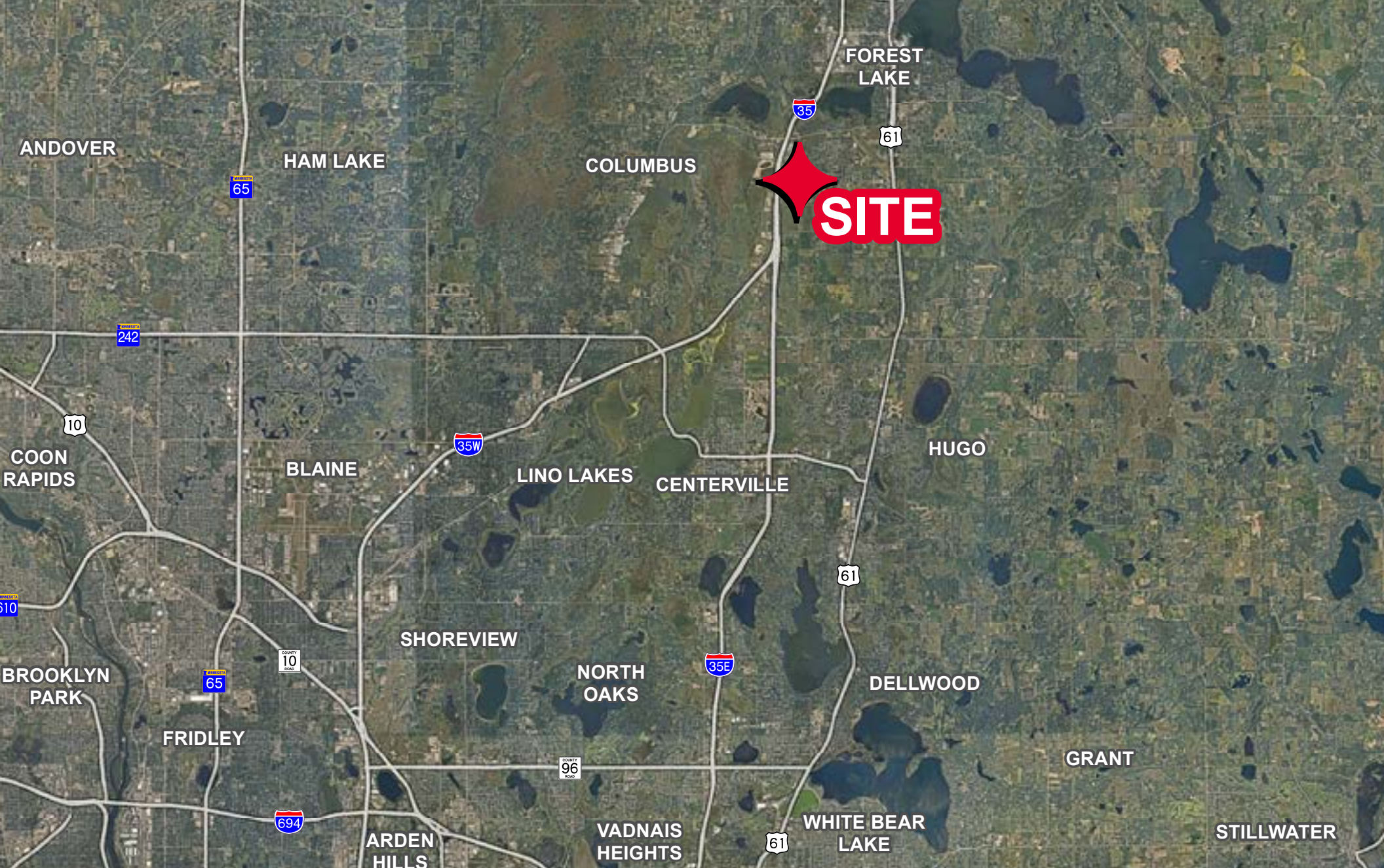
PROPERTY
AERIAL



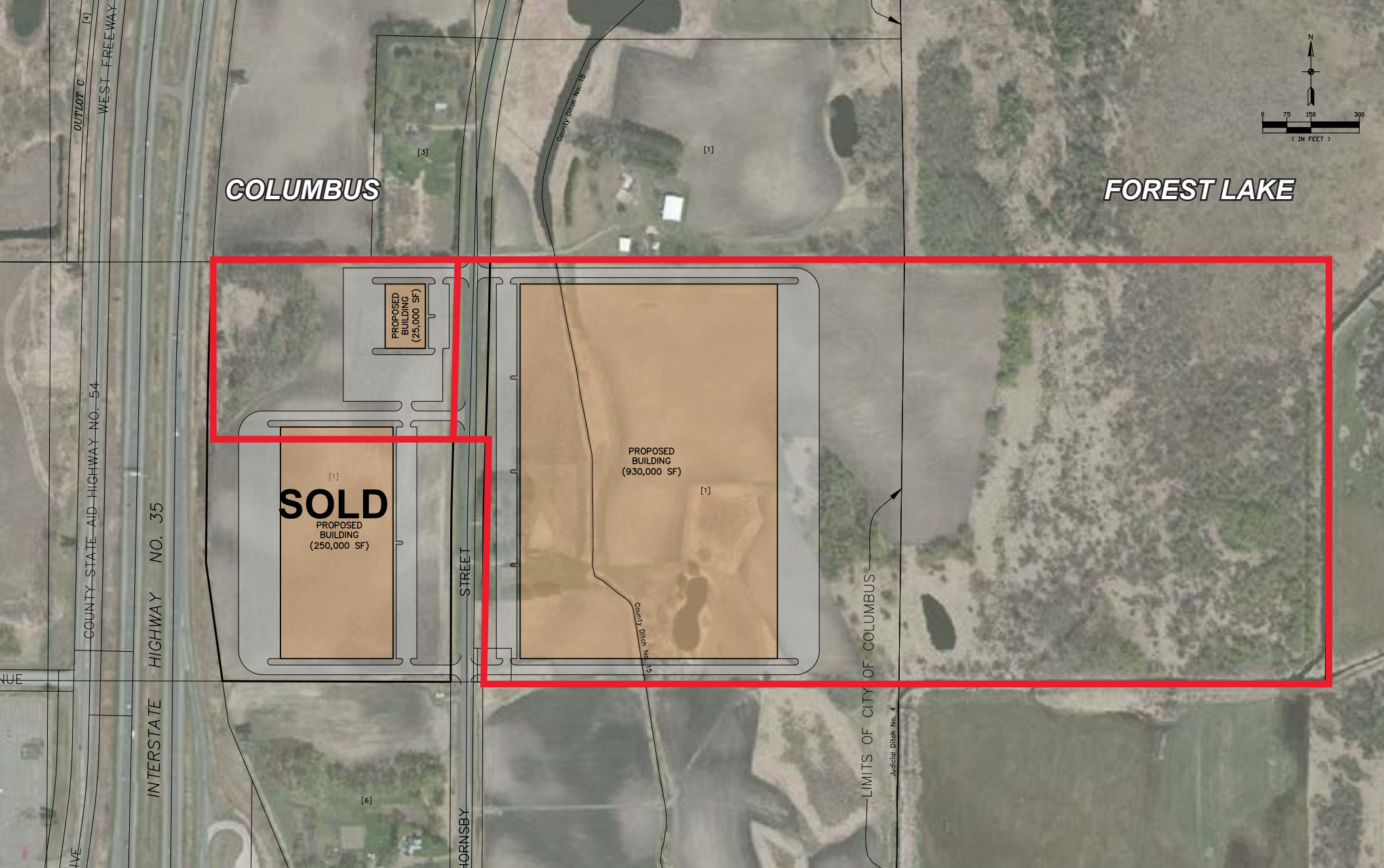
COLUMBUS

FOREST LAKE

PROPERTY
AERIAL



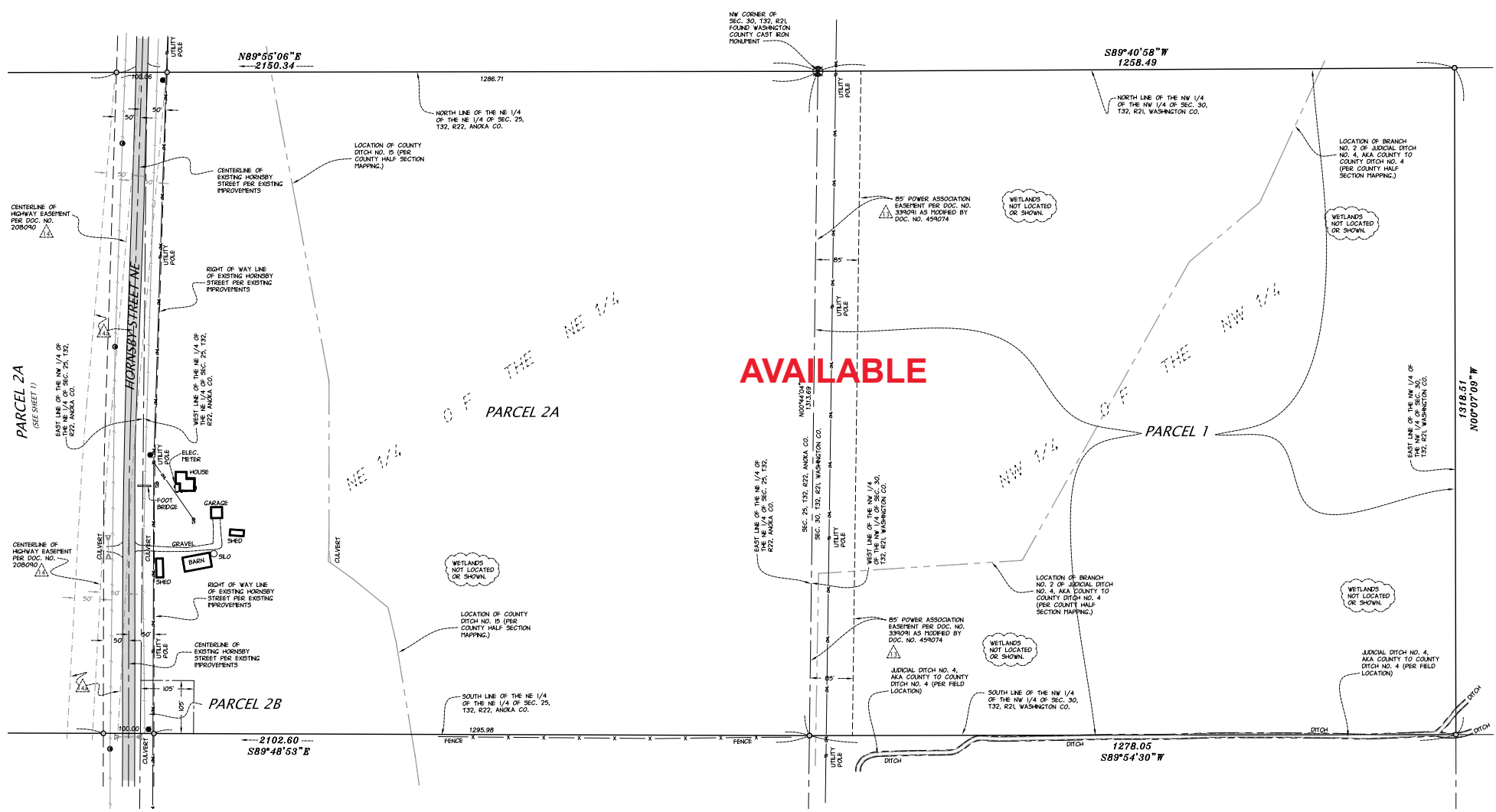
PROPERTY
AERIAL



[CLICK ON PLAN FOR PRINTABLE IMAGE](#)

CONCEPT PLAN

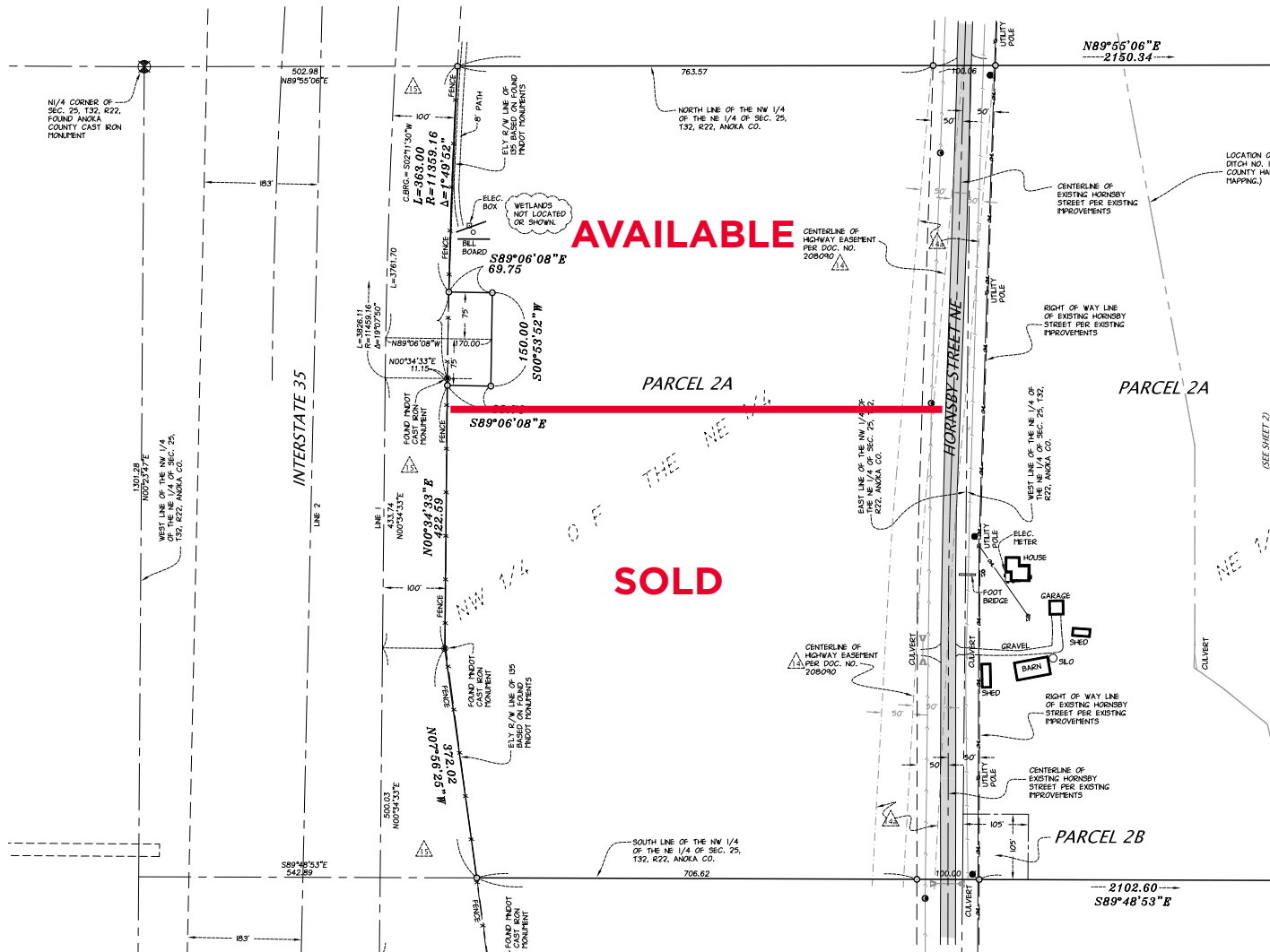
Survey - East of Hornsby St NE



SURVEY
EAST

CLICK ON SURVEY FOR PRINTABLE IMAGE

Survey - West of Hornsby St NE



EXISTING LEGAL DESCRIPTION:

The following Legal Description is as shown on the Land Title, Inc., as agent for Stewart Title Guaranty Company, Title Commitment No. 411055, First Supplemental, October 7th, 2013.

Parcel 1:
NW ¼ of the NW ¼ of Section 30, Township 32, Range 21, Washington County, Minnesota.

Parcel 2:
Parcel A:
The North half of the Northeast Quarter (N ½ of NE ¼) of Section 25, Township 32, Range 22, Anoka County, except the S.W. corner of the NE ¼ of the NE ¼ Section 25, Township 32, Range 22, as shown by Book "12" of deeds page 495; lying East of the Easterly right of way of Highway 35;

Parcel B:
The Southwest corner of the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼) in Section Twenty-five (25), Township Thirty Two (32), Range Twenty-two (22) West, containing one-fourth (1/4) of an acre, or One Hundred Five (105) square, said premises to be two (2) rods East of the center of the road, as shown by Book "12" of deeds page 495.

EXISTING EASEMENT NOTES:

The following survey related easements are as shown on the Land Title, Inc., as agent for Stewart Title Guaranty Company, Title Commitment No. 411055, First Supplemental, October 7th, 2013.

13. Subject to an easement over the West 85 feet in favor of United Power Association per Document Number 339091, and Partial Release as contained in Document Number 459074. (Parcel 1) (AS SHOWN ON SURVEY)
14. Highway Easement per Document Number 208090, (Parcel 2)
This easement is shown on the survey but does not fit the actual improvements for the existing city road. It appears that the legal description for the roadway easement has an error in the first angle rectified. Consult an attorney to rectify this matter.
15. Subject to Trunk Highway #390, (Parcel 2)

135 highway right of way based on found monuments and existing highway right of way maps. The actual location of the right of way differs than the described right of way per Doc. No. 263878.

AREA:

TOTAL AREA OF ALL PARCELS = 4,472,489 SQ. FT./102.67 ACRES

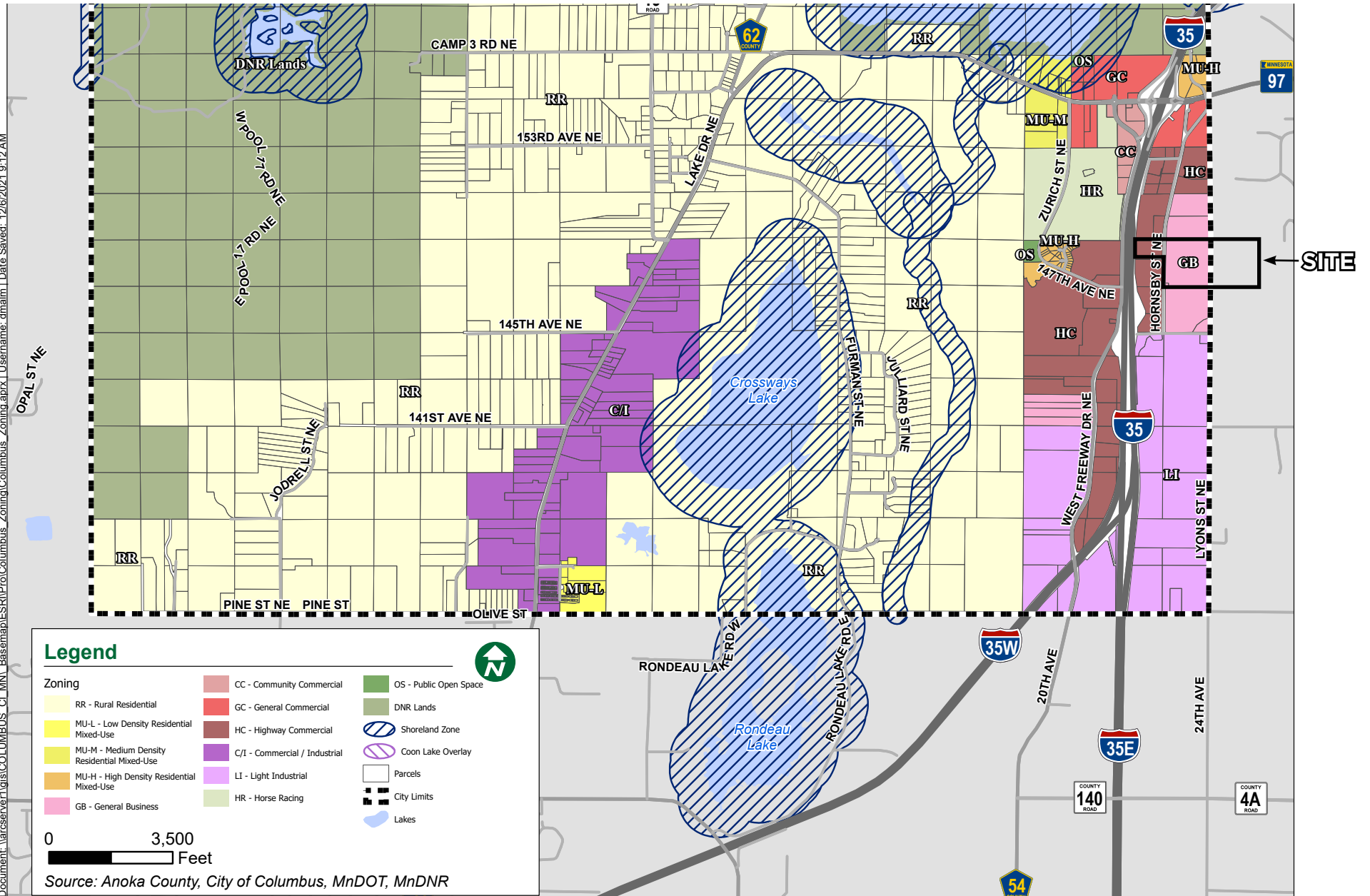
AREA OF INCLUDED HORNSBY STREET AS SHOWN = 130,771 SQ. FT./3.00 ACRES

SURVEY NOTES:

FIELDWORK PERFORMED DECEMBER 23RD, 2013.

CLICK ON SURVEY FOR PRINTABLE IMAGE

SURVEY WEST



ZONING MAP

[CLICK ON MAP FOR PRINTABLE IMAGE](#)

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