

Cottage Grove Land Parcels

100th Street & Ideal Avenue South, Cottage Grove, MN 55016



FOR SALE

Residential Land Development
Opportunity



IAG COMMERCIAL

REAL ESTATE

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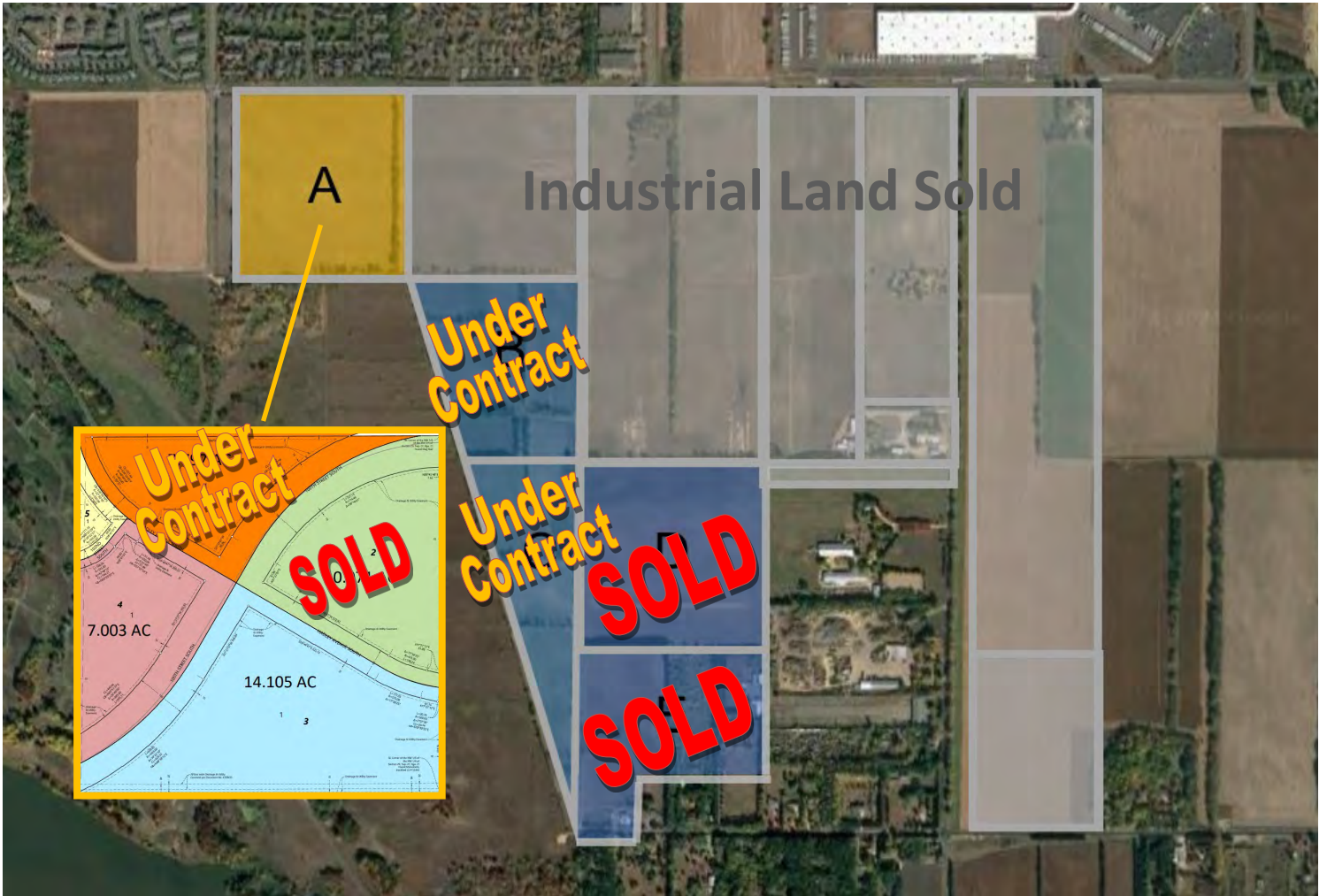
952-412-5560

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222 South 9th Street, Suite 1600 - Minneapolis, MN 55402

Medium Density Residential Land Parcels in Section A - \$4.00 PSF
Single Family Residential Land in Section B & C - \$2.00 PSF



A 40 Acres (See following page for details) (\$4.00 PSF)
A2 SOLD

PID: 29-027-21-21-0001

B 32.15 Acres (\$2.00 PSF) **UNDER CONTRACT**

PID: 29-027-21-23-0002

C 28.13 Acres (\$2.00 PSF) **UNDER CONTRACT**

PID: 29-027-21-31-0002

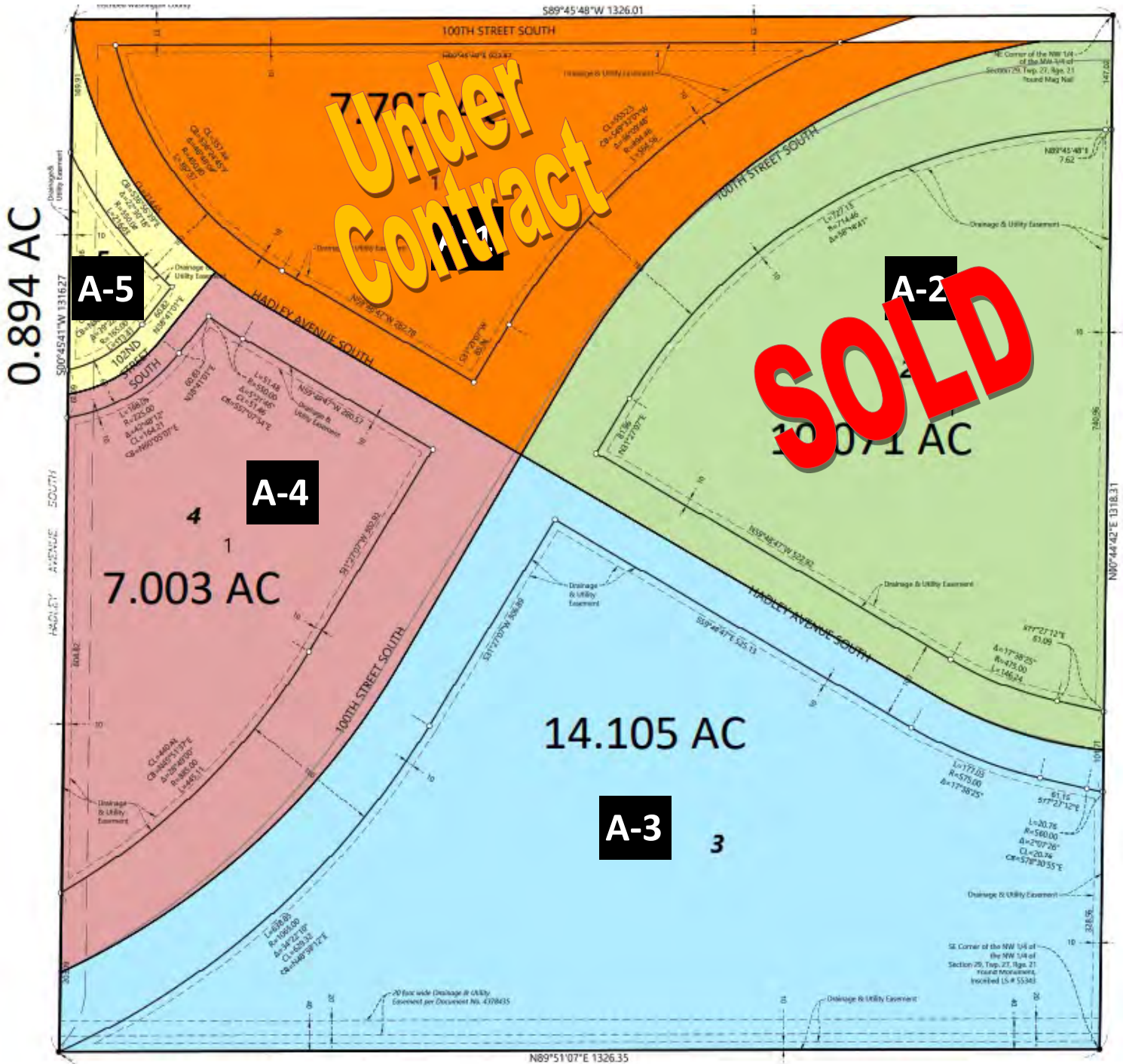
~~D~~ 34.8 Acres **SOLD**

PID: 29-027-21-42-0004

~~E~~ 25.5 Acres **SOLD**

PID: 29-027-21-43-0006

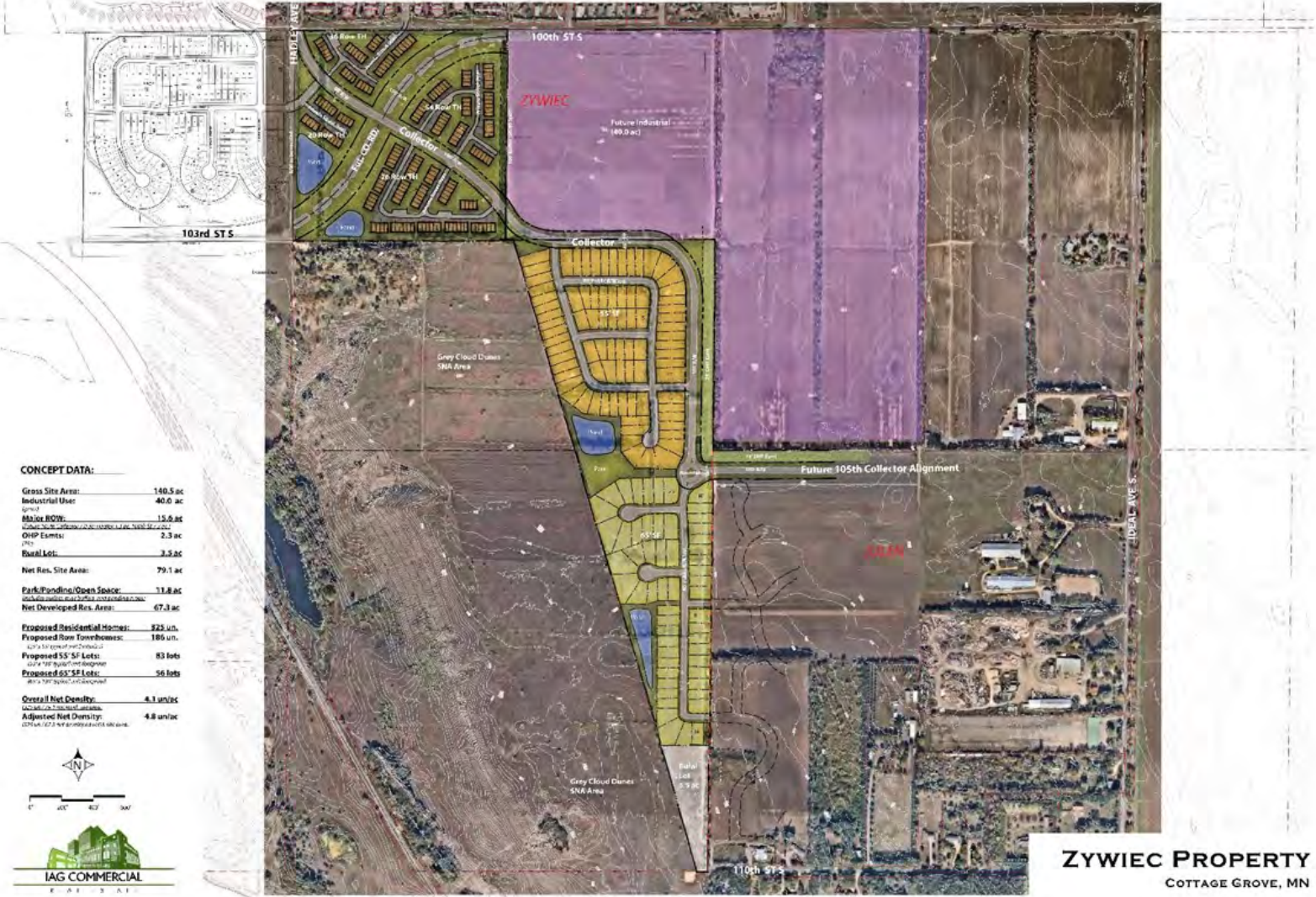
Preserve at Prairie Dunes



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Proposed Development for Section "A"

CONCEPT SKETCH: ALT 2B

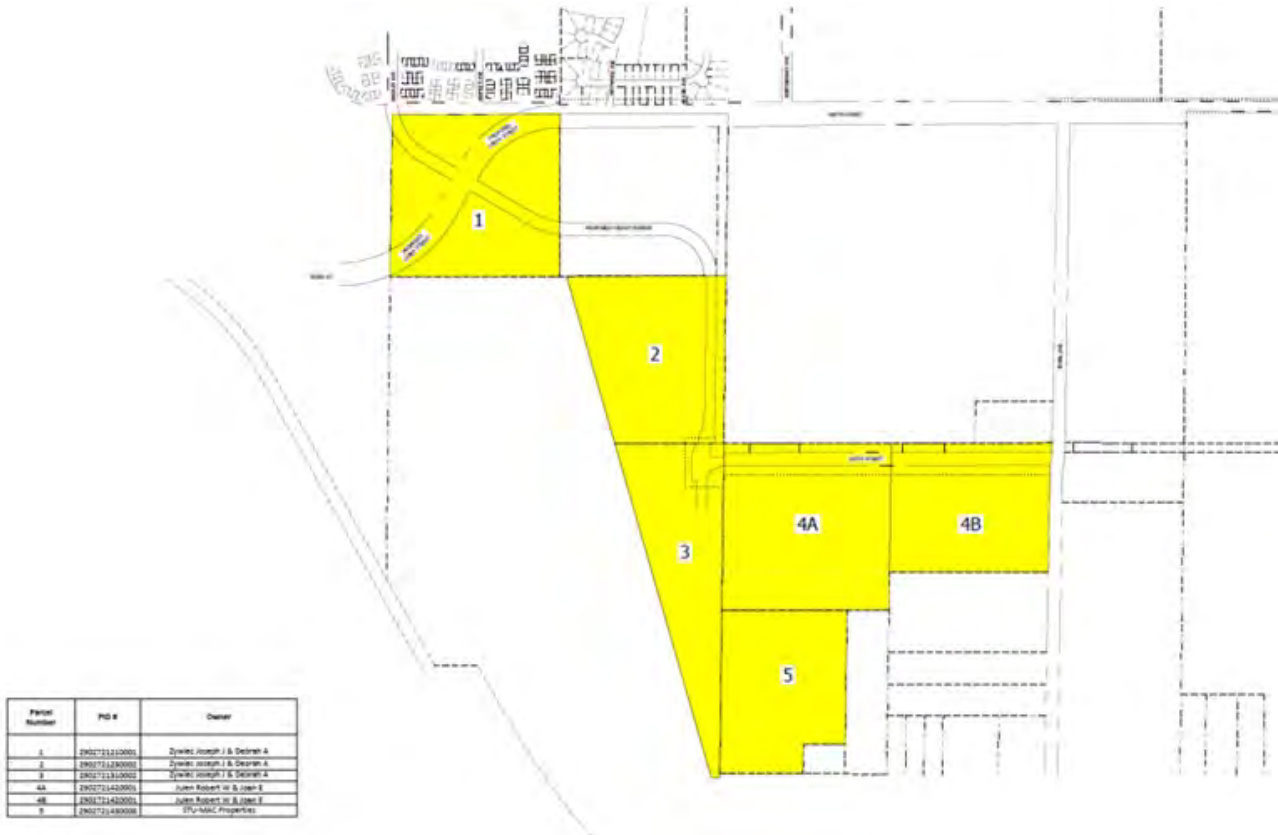


CONCEPT DATA:

Gross Site Area:	140.5 ac
Industrial Use:	40.0 ac
Major ROW:	15.6 ac
OSP Exmits:	2.3 ac
Buall Lot:	3.5 ac
Net Res. Site Area:	79.1 ac
Park/Ponding/Open Space:	11.8 ac
Net Developed Res. Area:	67.3 ac
Proposed Residential Homes:	323 un.
Proposed Bare Townhomes:	186 un.
Proposed 55' SF Lots:	83 lots
Proposed 65' SF Lots:	56 lots
Overall Net Density:	4.1 units/ac
Adjusted Net Density:	4.8 units/ac

ZYWIEC PROPERTY
COTTAGE GROVE, MN

Residential Zoning Highlighted Yellow




Proposed Residential Development

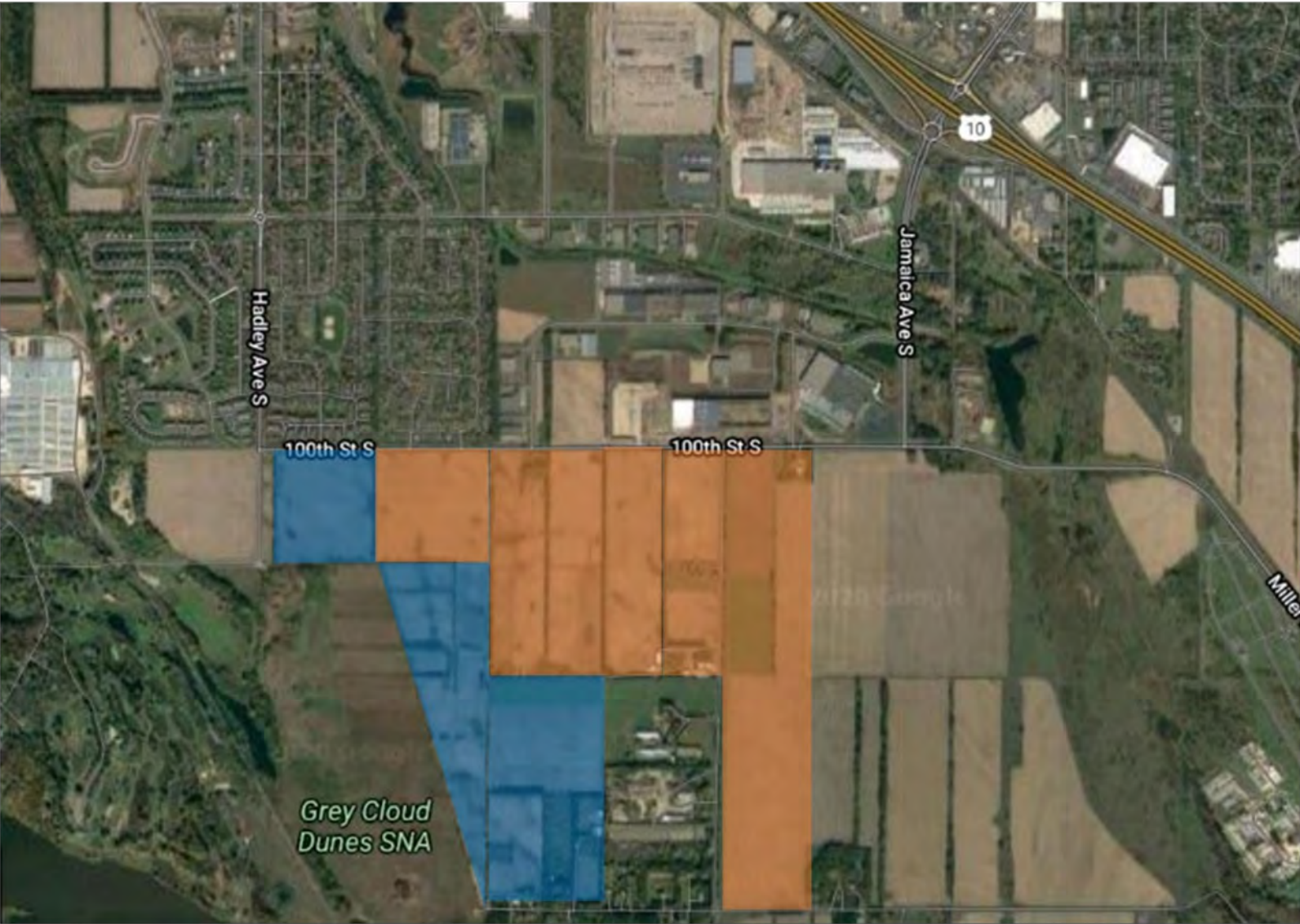


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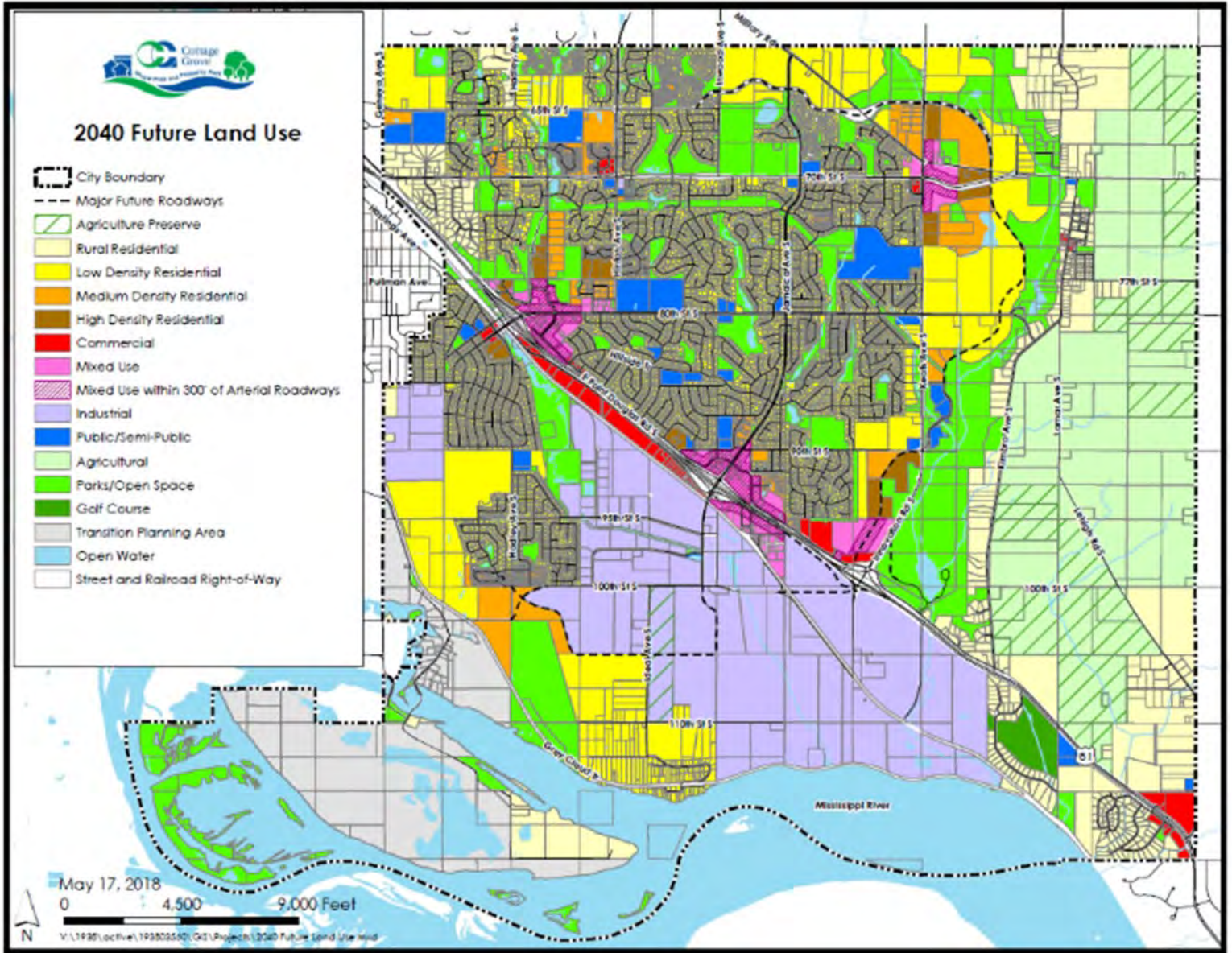
<https://earth.google.com/earth/d/1EQy8H3VDW1QorLjPkwu33BJBlface4Pn?usp=sharing>

 Residential

 Industrial



Future Zoning Map 2040



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