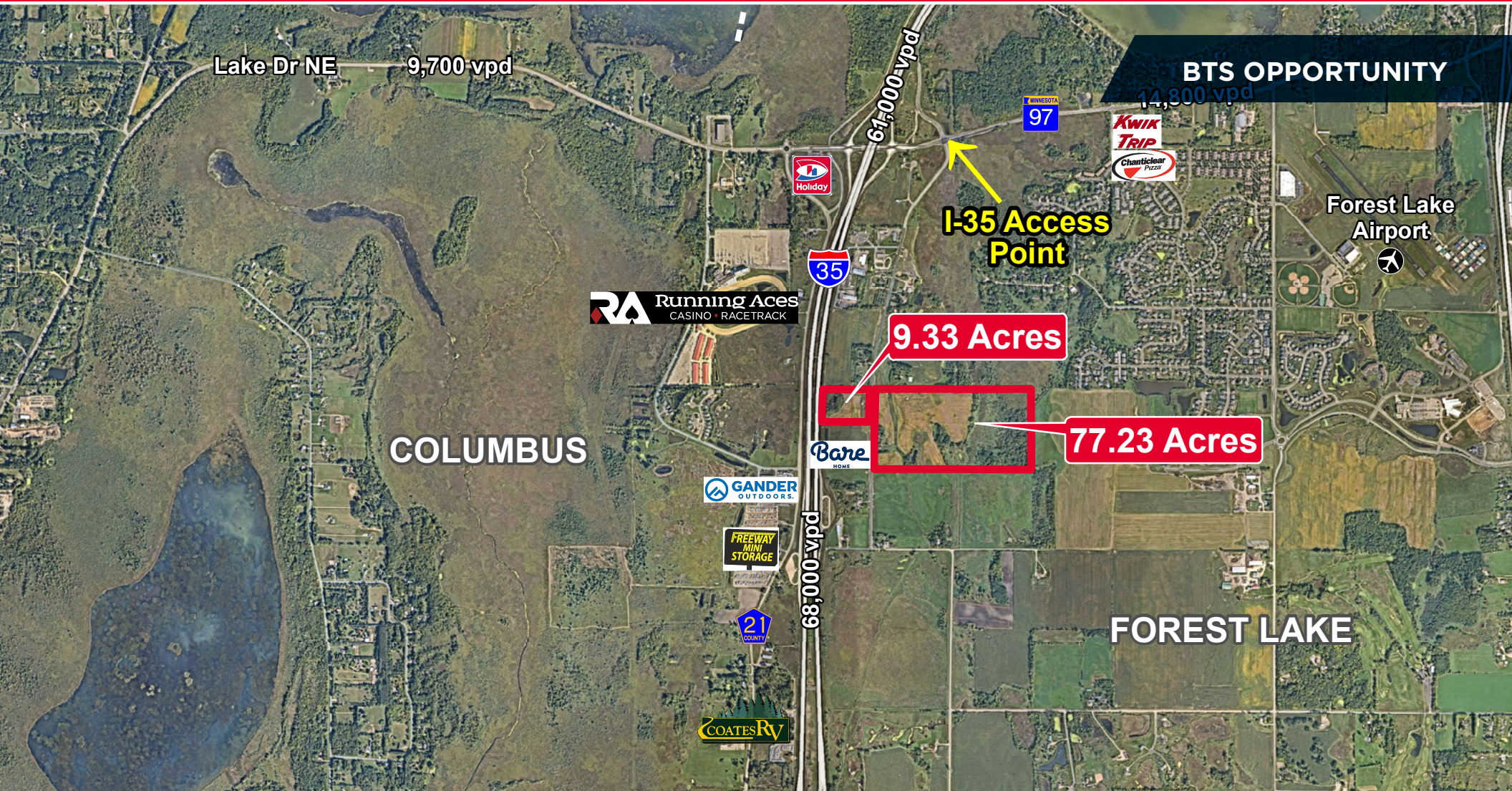


# 86 Acres on I-35

14751 Hornsby Street NE, Columbus, MN

FOR SALE



**BTS OPPORTUNITY**

**I-35 Access Point**

**9.33 Acres**

**77.23 Acres**

**COLUMBUS**

**FOREST LAKE**

For more information, please contact:

**Jon Rausch, CCIM, SIOR**  
Executive Director  
+1 952 893 8251  
jon.rausch@cushwake.com

**Luke Appert**  
Executive Director  
+1 952 893 8238  
luke.appert@cushwake.com

**Ben Drew**  
Associate  
+1 952 837 8553  
ben.drew@cushwake.com

**Cushman & Wakefield**  
3500 American Blvd W Ste 200  
Bloomington, MN 55431  
cushmanwakefield.com

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14751 Hornsby Street NE, Columbus, MN

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## 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

## Property Information

|                   |   |
|-------------------|---|
| Address           | 14751 Hornsby Street NE   |
| City              | Columbus/Forest Lake  |
| Parcel Size       | 86.56 acres (approximately 53 +/- acres upland)   |
| PIDs              | 25-32-22-11-0001<br>25-32-22-11-0002<br>30-032-21-22-0001<br>25-32-22-12-0004   |
| Zoning            | 9.33 Acres: Highway Commercial<br>77.23 Acres: General Business   |
| 2040 Land Use     | Commercial  |
| Neighboring Users | <ul style="list-style-type: none"><li>• Bare Home</li><li>• Running Aces Harness Park</li><li>• Gander Mountain</li><li>• Coates RV</li><li>• Zeigler Caterpillar</li></ul> |
| Comments          | <ul style="list-style-type: none"><li>• Commercial/Industrial Zoning</li><li>• All assessments will be paid upon sale</li></ul>   |

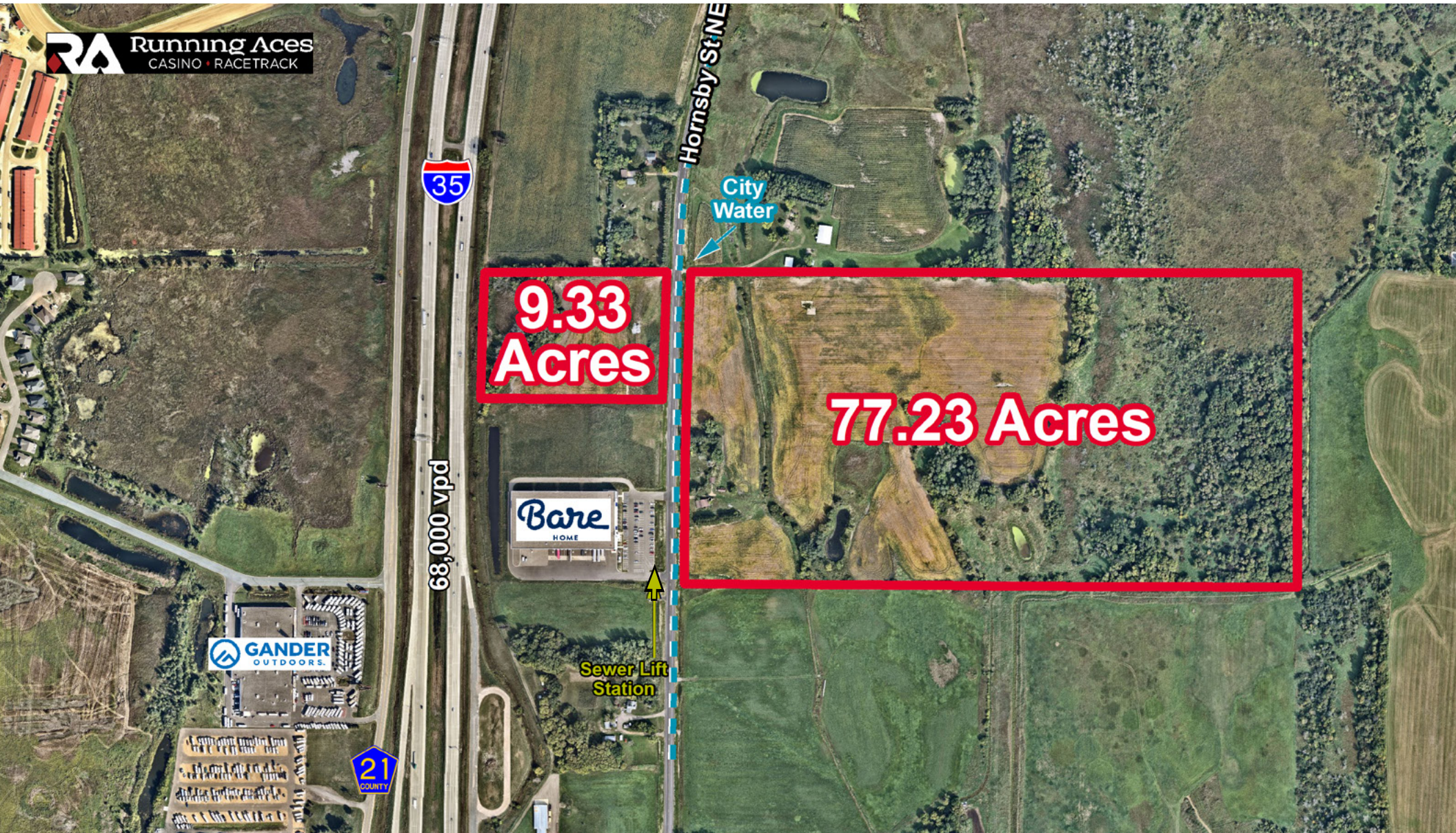


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# 86 Acres on I-35

14751 Hornsby Street NE, Columbus, MN

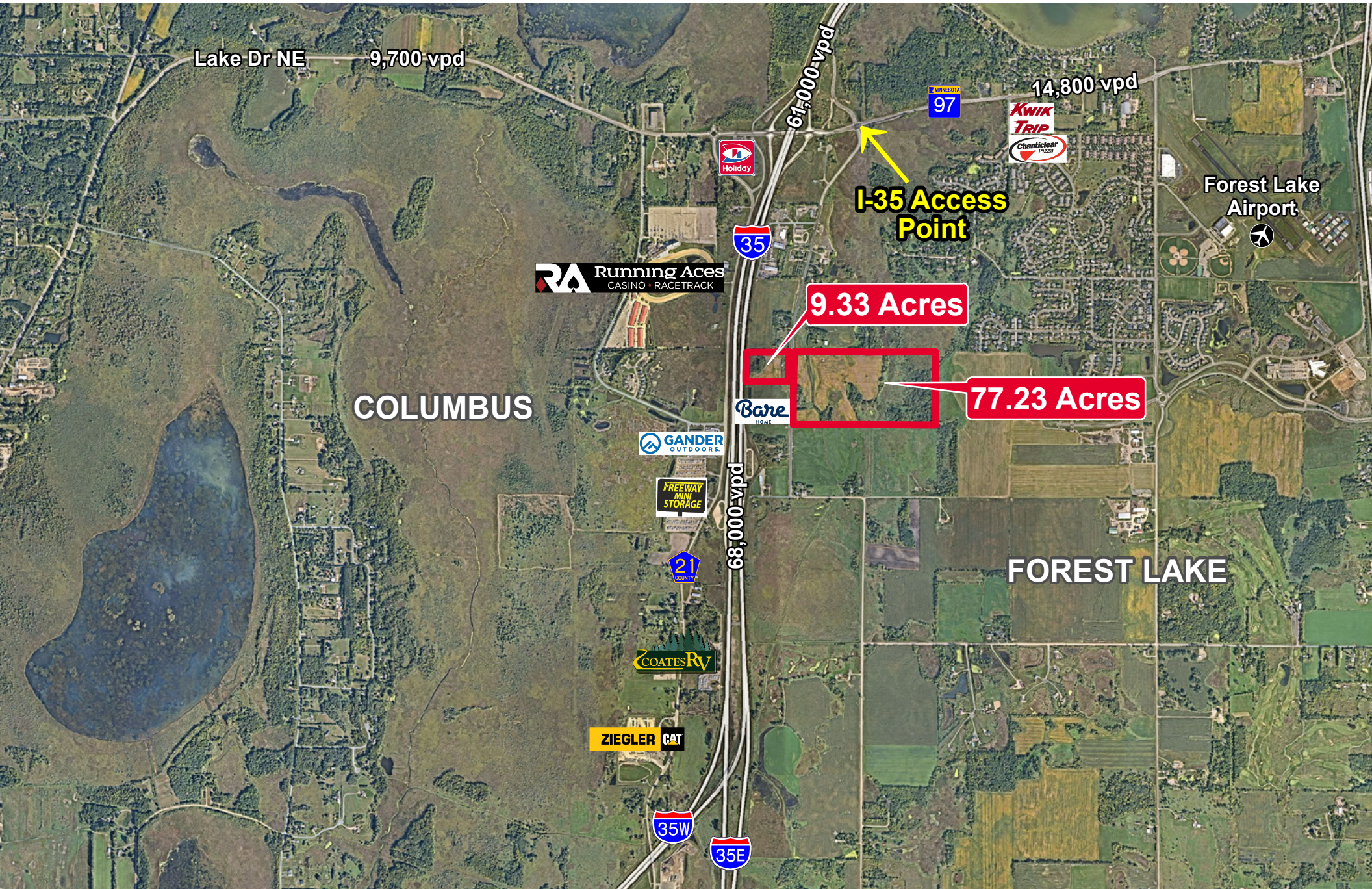
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# 86 Acres on I-35

14751 Hornsby Street NE, Columbus, MN

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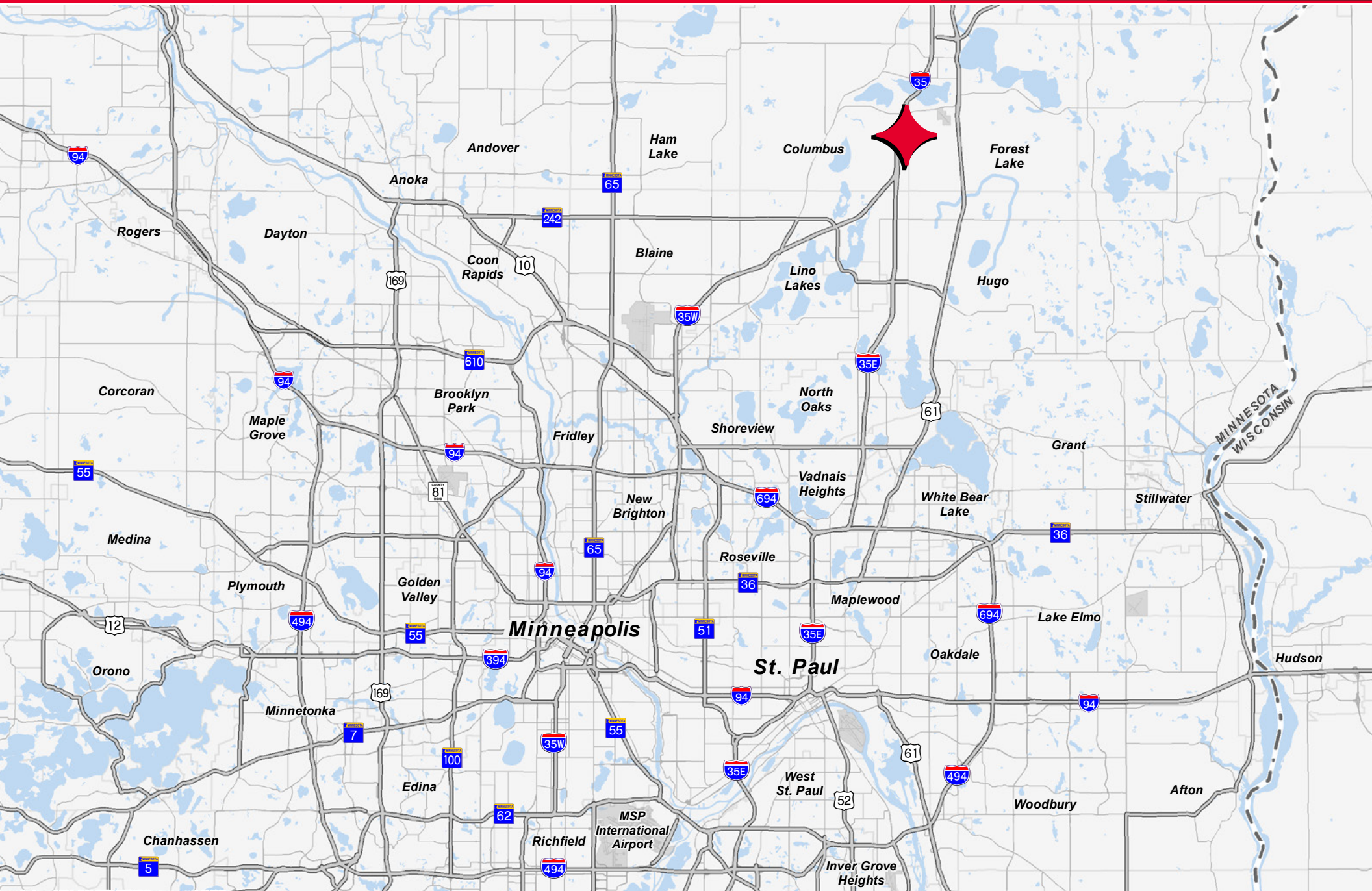


# 86 Acres on I-35

14751 Hornsby Street NE, Columbus, MN



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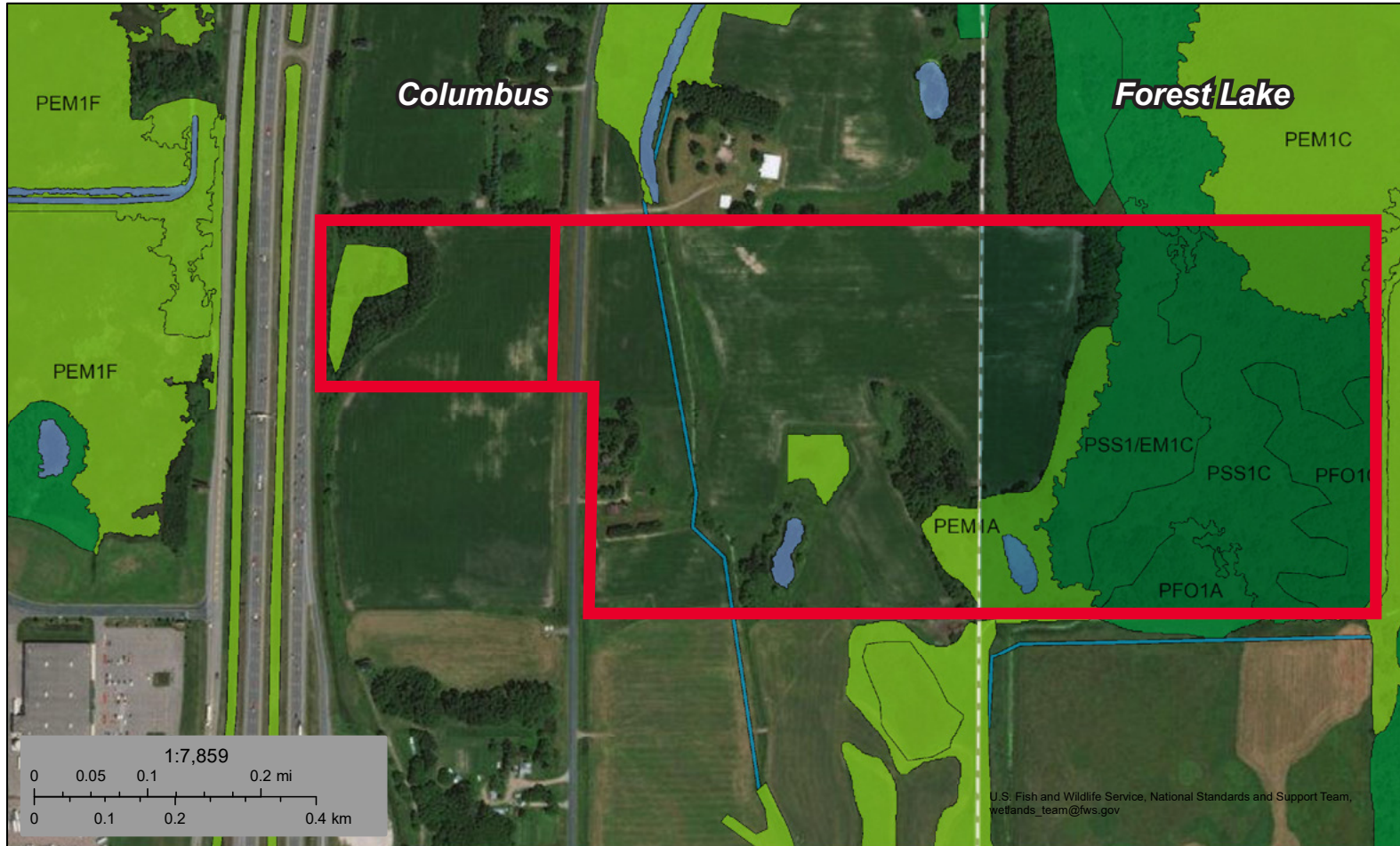


# 86 Acres on I-35

14751 Hornsby Street NE, Columbus, MN

FOR SALE

## Wetlands Map



October 25, 2017

### Wetlands

- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# 86 Acres on I-35

14751 Hornsby Street NE, Columbus, MN

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## Concept Plan



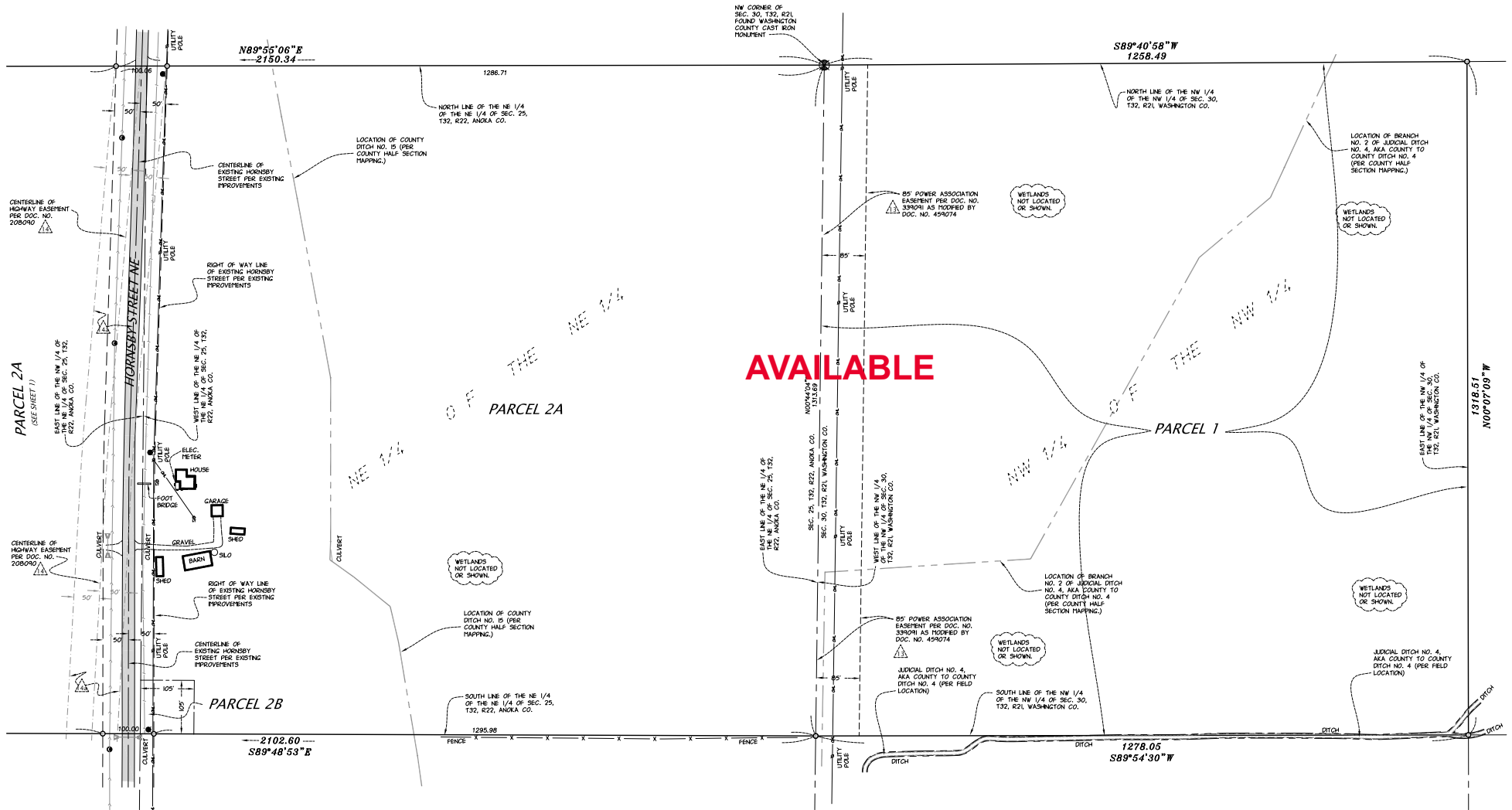
# 86 Acres on I-35

14751 Hornsby Street NE, Columbus, MN



FOR SALE

## Survey - East of Hornsby St NE



CLICK ON SURVEY FOR PRINTABLE IMAGE



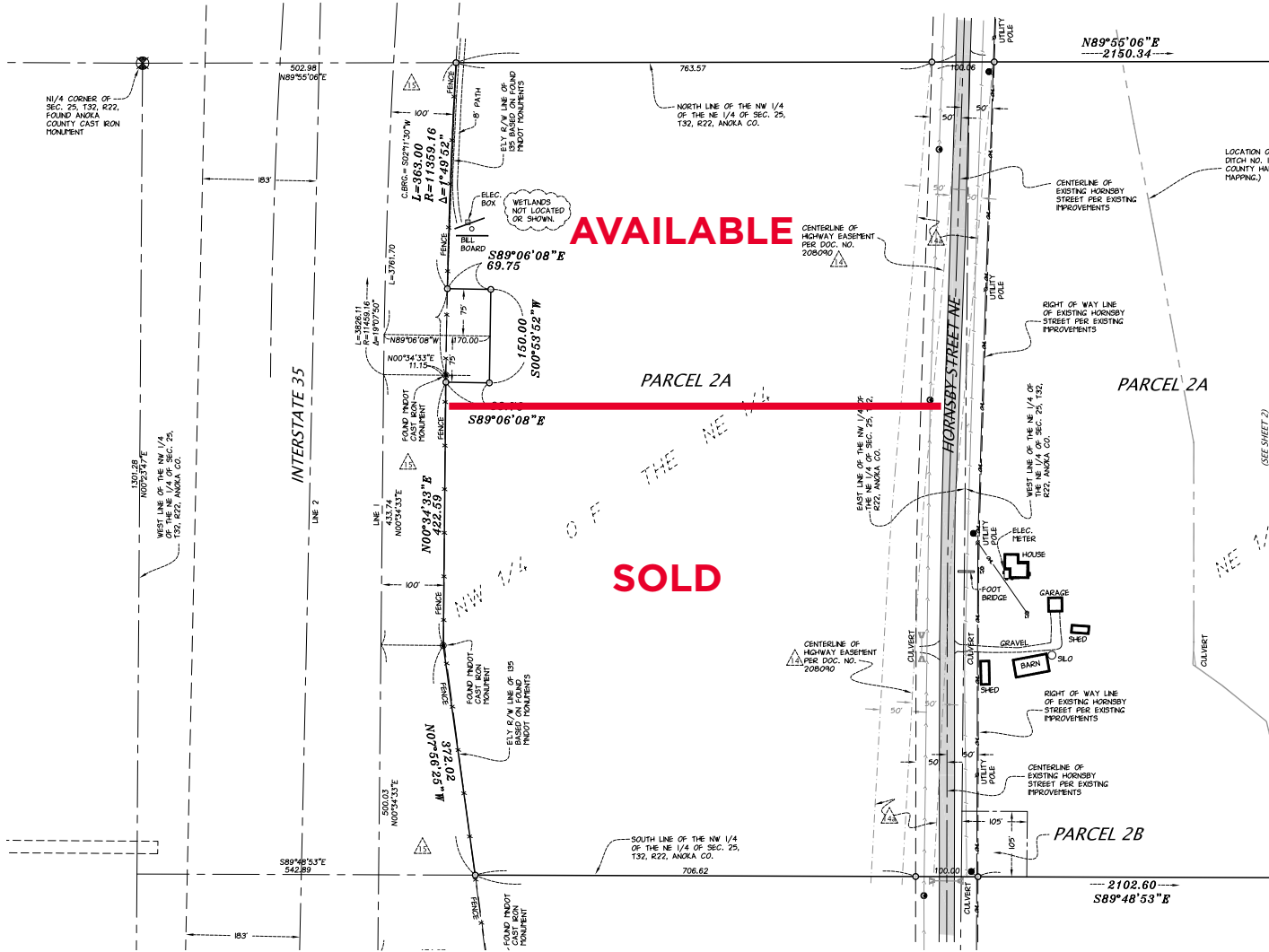
# 86 Acres on I-35

14751 Hornsby Street NE, Columbus, MN

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## 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 SW 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.

- Subject to an easement over the West 85 feet in favor of United Power Association per Document Number 339001, and Partial Release as contained in Document Number 459074, and (Parcel 1) (AS SHOWN ON SURVEY)
  - 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 recited. Consult an attorney to rectify this matter.

- 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:

FIELDRKWK PERFORMED DECEMBER 23RD, 2013.

CLICK ON SURVEY FOR PRINTABLE IMAGE

# 86 Acres on I-35

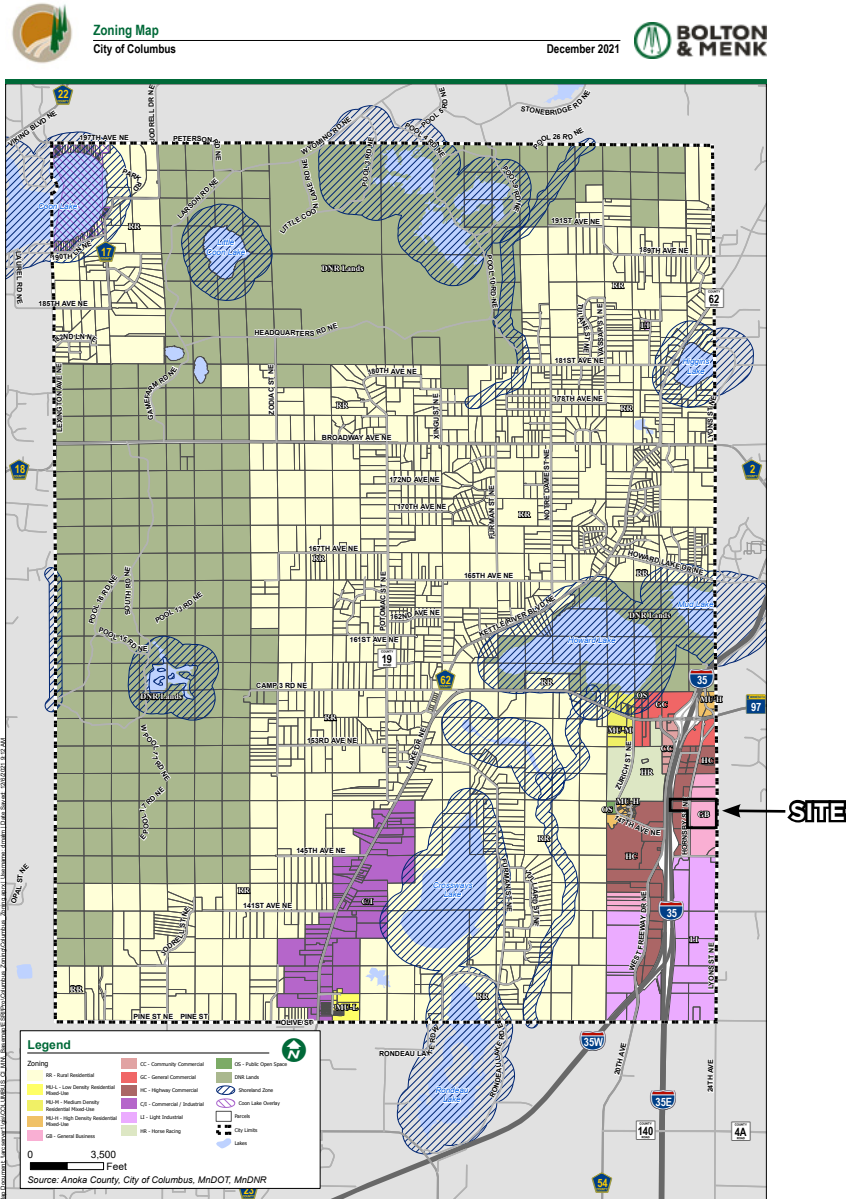
14751 Hornsby Street NE, Columbus, MN

FOR SALE



## Zoning Map

Highway Commercial  
General Business



CLICK ON MAP FOR PRINTABLE IMAGE