



FOR SALE

2.47 ACRE COMMERCIAL LOT
XXX HWY 12
INDEPENDENCE, MN

INDUSTRIAL / COMMERCIAL
PAD SITE



ARROW COMPANIES
7365 KIRKWOOD COURT N.
SUITE 335
MAPLE GROVE, MN 55369

PH. 763-424-6355
www.arrowcos.com

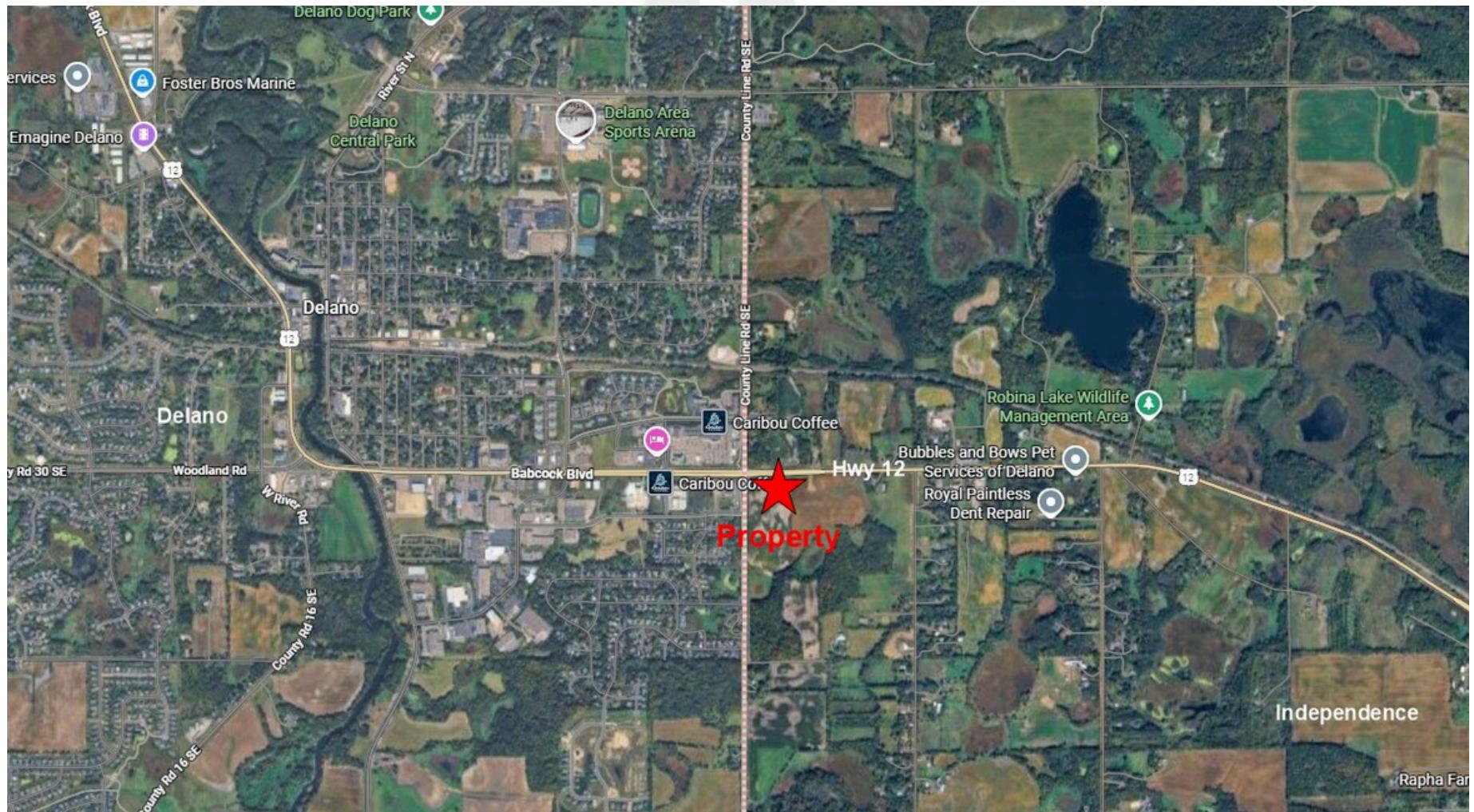


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INDEPENDENCE OUTLOT AERIAL



**COMMERCIAL OUTLOT
INDEPENDENCE, MN**



PROPERTY FACTS & FEATURES

- Hennepin County 2025 Taxes: \$1,234.27
(Parcel Number: 1811824220001)
- Lot Size: 2.47 acres
- Hwy 12 Frontage
- Zoning: PUD (Planned Unit Development)
- Zoning Classification: Industrial / Commercial
- Site Status: Pad Ready
- Utilities: Electrical utilities available
- Water and Waste Management: Designated areas for private well and septic
- Conceptual Development: 10,600 square foot building and site plan available
- Geotechnical Report: Available upon request

LIST PRICE:

\$459,000

The 2.47-acre commercial outlet at Motor Condos at Independence presents a unique opportunity to be part of a distinguished 25-acre automotive campus, which will include 120 high-end garage condominiums (to be constructed).

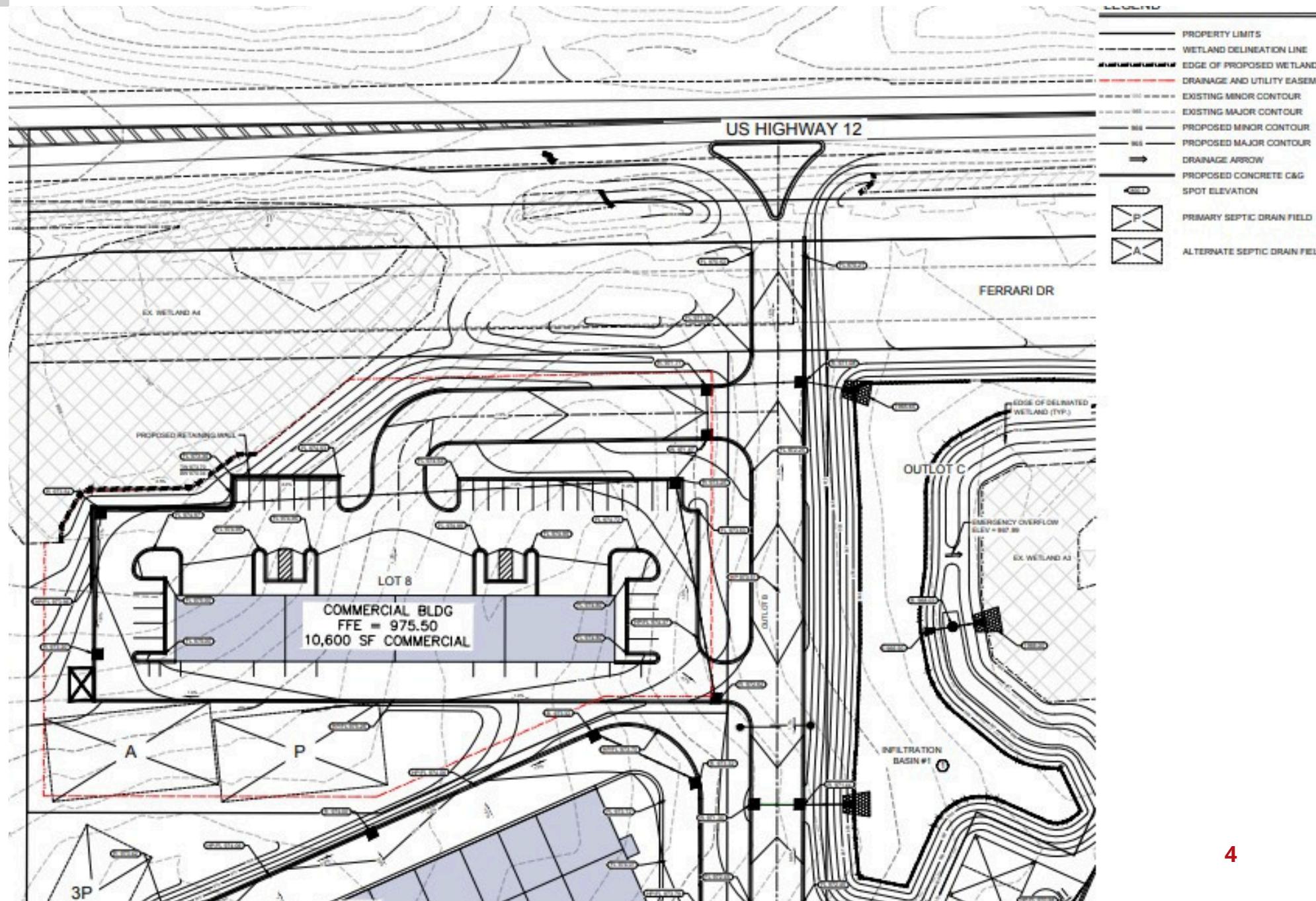
Situated directly off Highway 12, the site offers outstanding visibility and convenient access to Orono, Wayzata, and the wider western metropolitan area.

The development will feature a beautifully landscaped main entry, picturesque green spaces, and water features, creating an impressive and inviting atmosphere for both owners and guests.

This outlet is strategically positioned for a complementary commercial purpose that can serve the Motor Condos community as well as the surrounding area, making it an exceptional choice for a business seeking prominent exposure in a distinctive setting.

INDEPENDENCE OUTLOT

CONCEPT PLAN



INDEPENDENCE OUTLOT

CONCEPT PHOTOS



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SUPPLEMENTAL INFO

LOT 8, BLOCK 1, BRECKENRIDGE FARM SHALL BE LIMITED TO FUTURE DEVELOPMENT CONSISTING OF CITY OF INDEPENDENCE APPROVED PLANNED UNIT DEVELOPMENT STANDARDS, (PUD) LIMITED TO A 10,600 SF. COMMERCIAL BUILDING AND RELATED IMPROVEMENTS SUBJECT TO THOSE PREVIOUSLY APPROVED BUILDING ELEVATIONS & SITE PLANS, ALONG WITH ATTACHED CITY PUD STANDARDS. ANY DEVIATIONS AND AMENDMENTS TO SUBJECT APPROVED PLANS WILL REQUIRE ADDITIONAL SELLER/BRECK FARM, LLC AND CITY APPLICATIONS AND SUBSEQUENT APPROVALS FROM BOTH PARTIES. SELLER/BRECK FARM, LLC WILL ASSIST BUYER IN OBTAINING BUILDING HEIGHT AND ELEVATION MODIFICATIONS UPON REQUEST, WHICH IF TURNED DOWN BY EITHER PARTY, WILL VOID PURCHASE AGREEMENT (PA), UPON THE WRITTEN NOTICE OF EITHER BUYER OR SELLER, WITH A CANCELLATION TO PA IMMEDIATELY EXECUTED BY BOTH PARTIES.

PA ALSO SUBJECT TO: BUYER USE EXTERIOR SIDING MATERIALS SIMILAR TO EXISTING APPROVED PLANS;

BUYER TO USE AMPLE WINDOWS AND EXTERIOR GLASS DOORS ON BUILDING FAÇADE;

SELLER TO APPLY FOR A PUD AMENDMENT, WITH ALL EXPENSES PAID FOR BY BUYER FOR ALL PLANS, ENGINEERING, PERMITS, ETC., AND SELLER TO ASSIST SELLER IN OBTAINING PUD AMENDMENT APPROVALS;

BUYER TO ACCESS LOT 8 SITE FROM HWY 12 VIA EXISTING LOT 9 CONSTRUCTION ENTRANCE, UNTIL THE TIME SELLER INSTALLS MOTOR CONDOS, LLC HWY 12 MAIN ACCESS TO BOTH LOT 8 AND LOT 9. BUYER UNDERSTANDS AT SOME FUTURE TIME, MNDOT/CITY MAY INSTALL FRONTAGE ROAD WHICH MAY CHANGE SUCCESS TO LOT 8 AND LOT 9 FROM COUNTY LINE ROAD OR ALTERNATE ROUTE;

SELLER TO DRAFT SHARED DRIVEWAY ACCESS & MAINTENANCE ACCESS EASEMENTS WHICH IS REQUIRED FOR BUYER TO AGREE TO;

SELLER TO PROVIDE AN ELECTRICAL TRANSFORMER TO LOT 8 AT SAME TIME AS TRANSFORMERS OBTAINED FOR PORTIONS OF MOTOR CONDOS LOT 9. ALL TEMPORARY AND PERMANENT UTILITY CONNECTIONS AND SERVICES ARE THE RESPONSIBILITY OF BUYER;

SELLER TO GRADER SITE TO APPROXIMATELY 6-12 INCHES TO FINAL GRADE, WITH THE EXCEPTION OF VERY SMALL AREA IN NW SITE WHERE SMALL RETAINING WALL IS DESIGNED TO GO;

BUYER TO PAY FOR RETAINING WALL AND ALL SITE IMPROVEMENTS;

SELLER CONFIRMS THEY HAVE PREVIOUSLY PAID FOR WETLAND BANK CREDITS FOR LOT 8 WETLAND GRADING IMPACT AREA PER APPROVED PLANS;



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