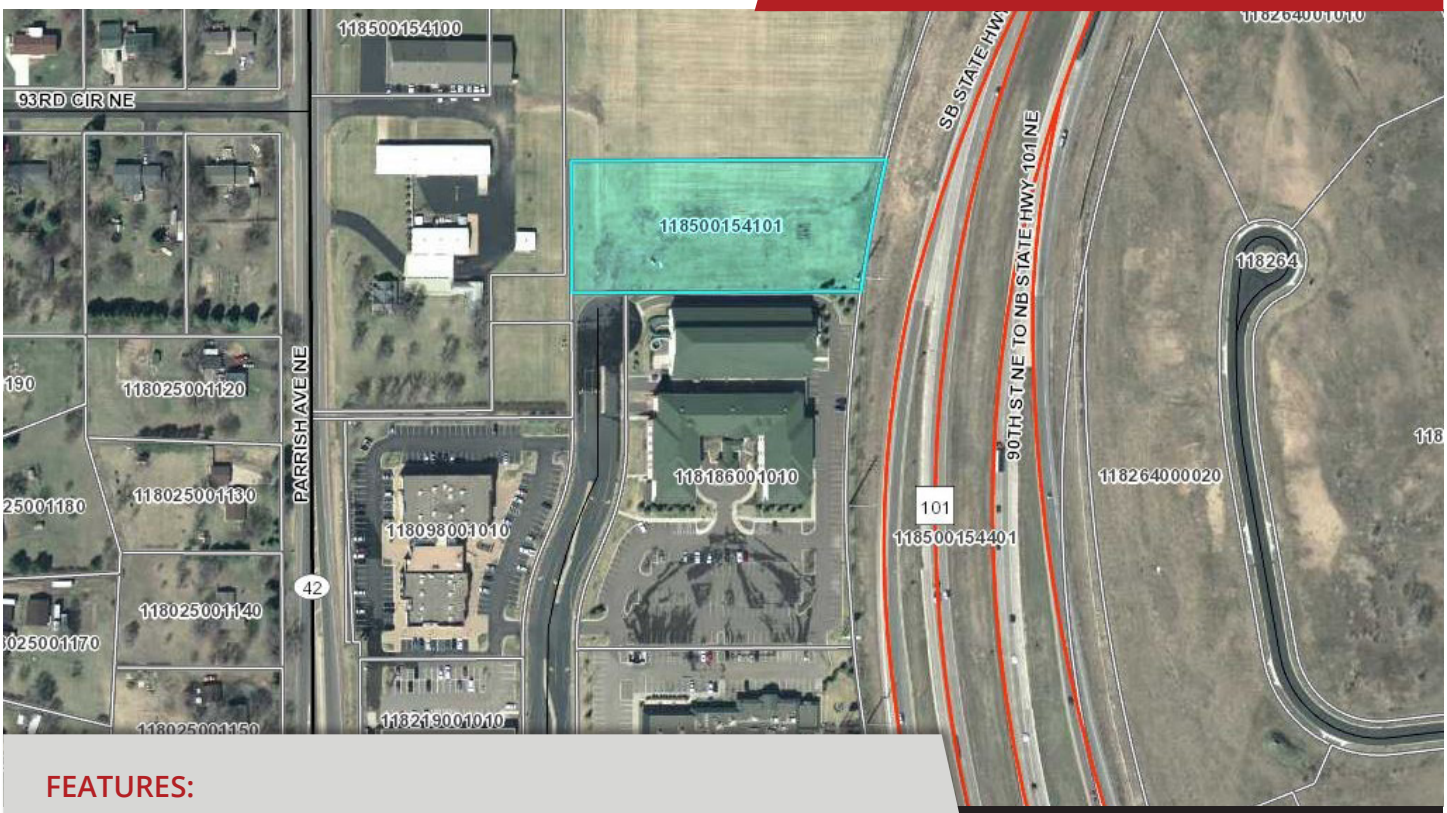
ARROW
COMPANIES

PID# 118-500-154101

Otsego, MN

FOR SALE - 2 Acre Parcel



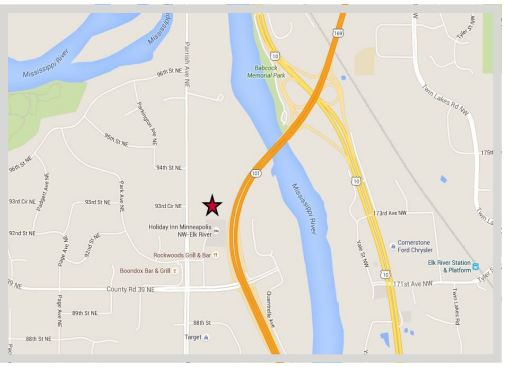
FEATURES:

- 2 Acre Parcel (71,492 SF Usable)-- For Sale
- Located behind Holiday Inn & Wild Woods Water Park
- Great visibility from Hwy 101 minutes from Hwy 169 & Hwy 10
- Great opportunity to purchase land in the vastly growing city of Otsego

Sale Price

$485,000

Overview 1
Aerial Maps 2
Future Zoning 3
Photo Gallery 4
Demographics 5



FACTS:

- $4,116 - 2016 Property Taxes
- Current Zoning is A-1 Agricultural
- Future Zoning is Commercially zoned B-3 General Business District

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Maple Grove, MN 55369

www.arrowcos.com

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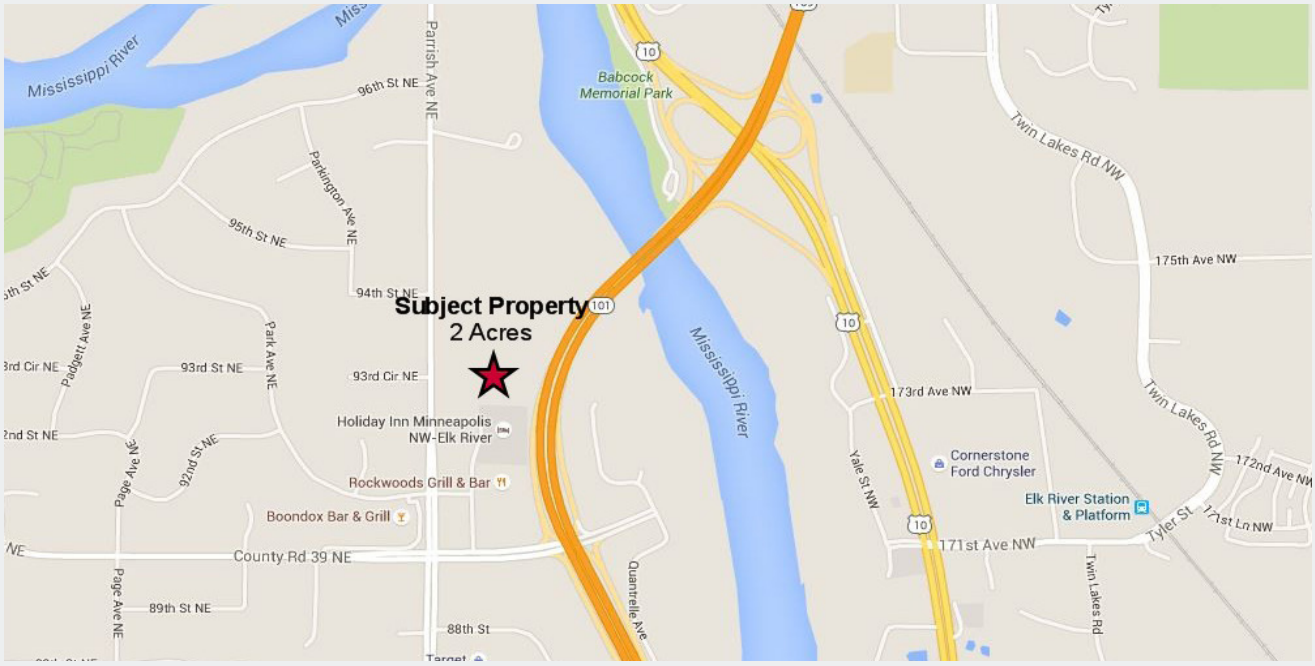
AERIAL & MAP

FOR SALE - 2 Acre Parcel



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FUTURE ZONING MAP

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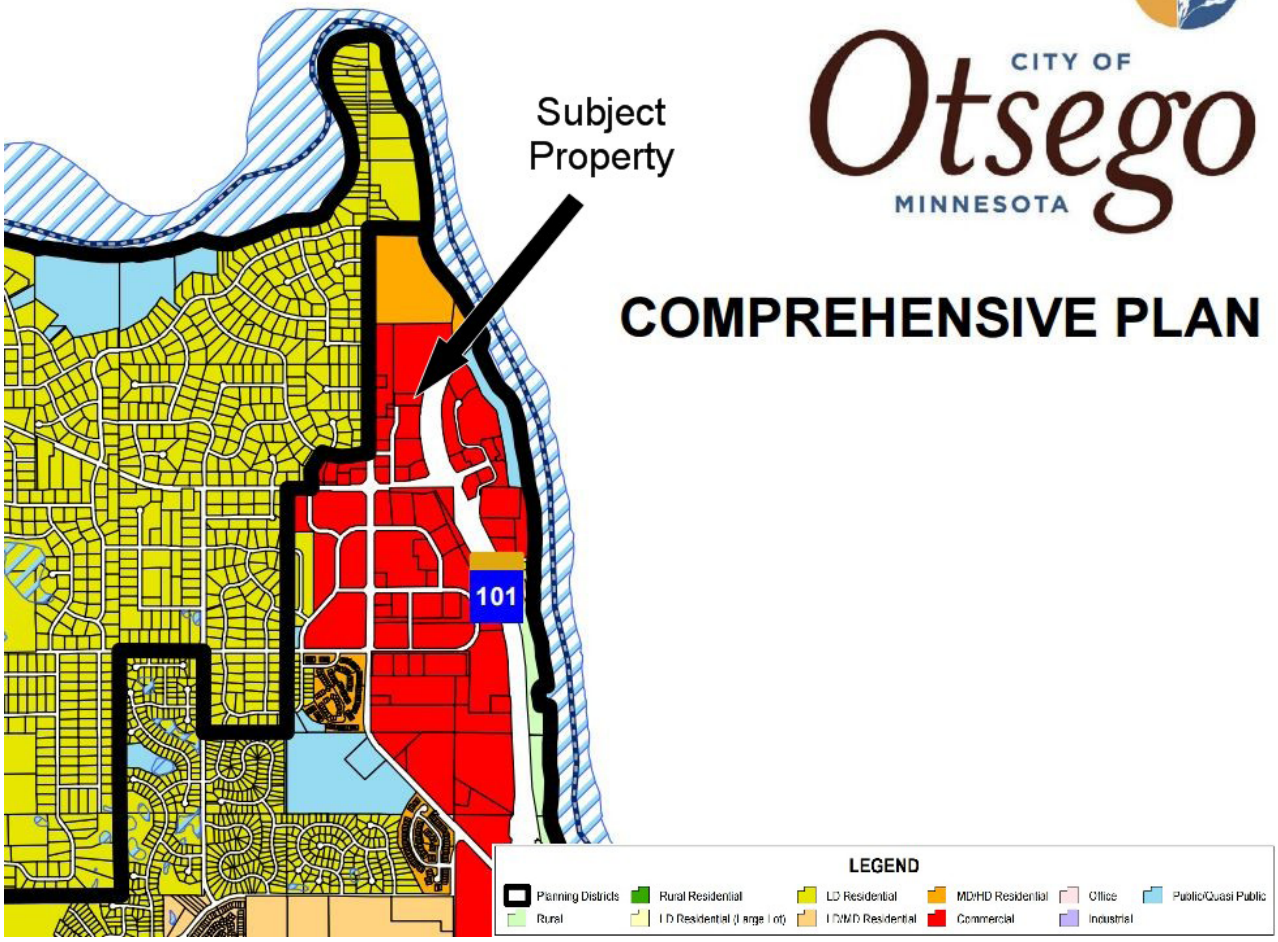

CITY OF Otsego MINNESOTA

COMPREHENSIVE PLAN

B-3 Business District Zoning Ordinances can be found at:
http://www.ci.otsego.mn.us/vertical/sites/%7B5E9EA6DA-857D-4088-B396-1EB0F2DBA26D%7D/uploads/Sec_77_B-3_District_ORD2015-11.pdf

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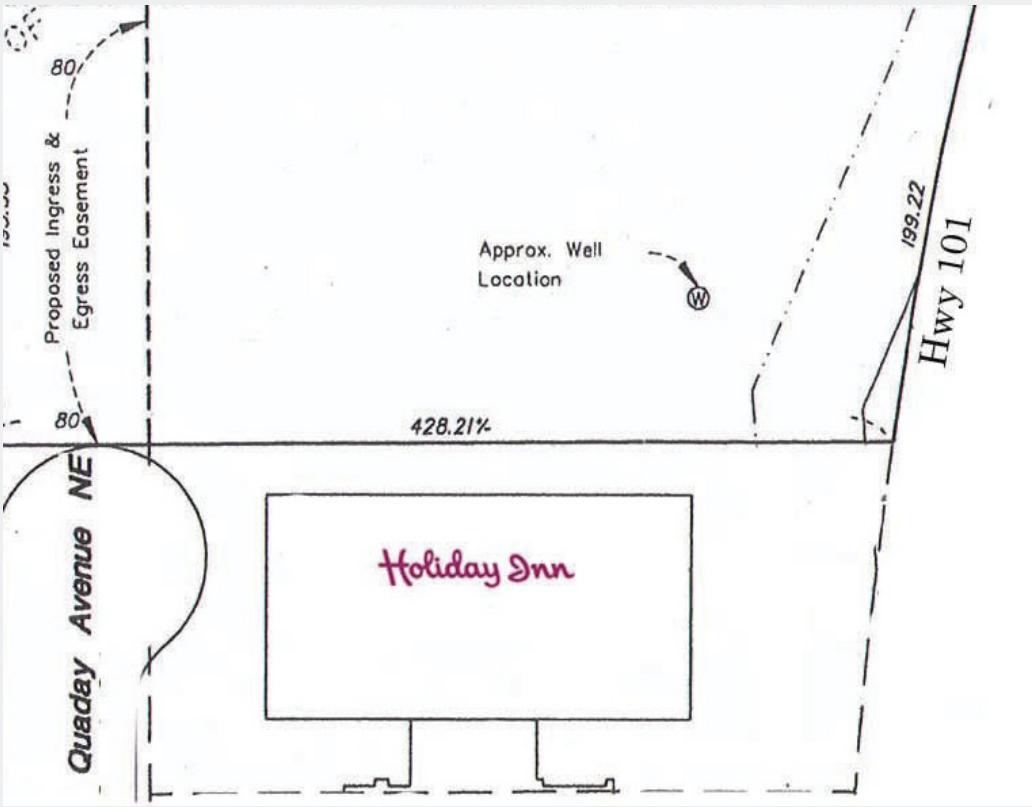
OUTSIDE GALLERY

FOR SALE - 2 Acre Parcel

Google Street View from Hwy 101

Daily Traffic Counts

Hwy 101 & Quantrelle	39,275 Vehicles
90th St NE & Quaday	12,444 Vehilces



Well Location

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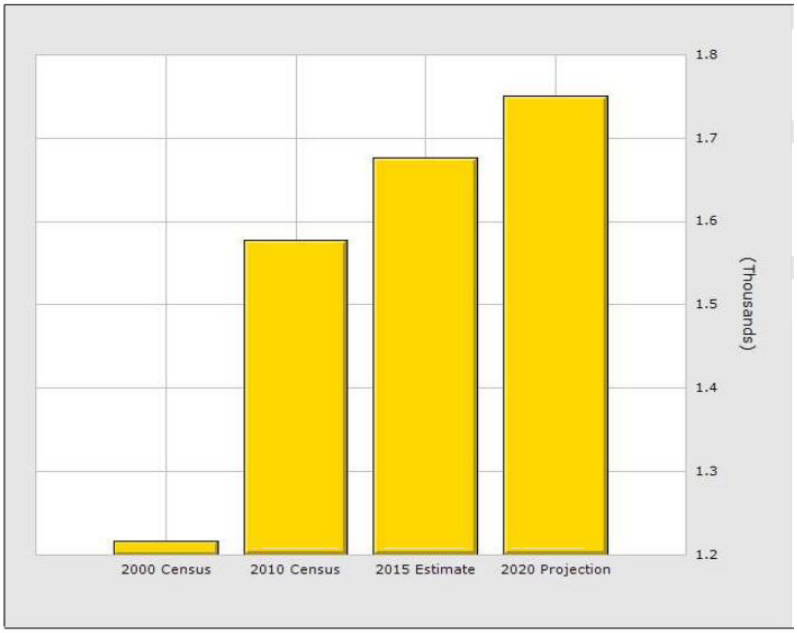
DEMOGRAPHICS

FOR SALE - 2 Acre Parcel

Population	1 Mile	3 Mile	5 Mile
2015 Total Population:	1,676	25,393	43,414
2020 Population:	1,751	26,243	44,984
Pop Growth 2015-2020:	4.47%	3.35%	3.62%
Average Age:	36.40	36.20	36.10
Households			
2015 Total Households:	584	9,107	15,191
HH Growth 2015-2020:	4.62%	3.40%	3.71%
Median Household Inc:	$78,253	$73,380	$81,647
Avg Household Size:	2.90	2.70	2.80
2015 Avg HH Vehicles:	3.00	2.00	2.00

Population for 1 Mile Radius



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