

Commercial/Retail Land

12.93 Acres in Otsego, MN

For SALE



For more information, contact:

Ron Touchette, Broker

612.685.0373

ron@rocksolidcommercial.com

www.rocksolidcommercial.com

Direct Hwy. 101 & County Rd. 39 Frontage!!

Location 15849 90th Street NE, Otsego, MN 55330

Nearby Businesses Super Target (Now Open), Bank of Elk River, Riverview Community Bank, Rockwoods Grille, Bob's Produce Ranch, Holiday Inn & Wild Woods Waterpark, Cold Stone Creamery, Fitness 101, 101 Market, TCF Bank (opening soon), Klein Bank (opening soon), Wal-Mart, Home Depot, Cub, Coborn's, Kohl's, Best Buy, Cabela's

General Currently home to Christ Lutheran Church. Half the site is ready for immediate development, complete redevelopment available Fall 2010.

Kurt Nowacki

612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette

612.685.2237

matt@rocksolidcommercial.com

ROCK SOLID Commercial

7044 E. Fish Lake Rd.

Maple Grove, MN 55311

Main: 763.786.7979

Fax: 763.416.7817

Rock Solid COMMERCIAL



The information above was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, omissions, change of price, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Copyright 2008 ROCK SOLID Commercial.

Commercial/Retail Land

12.93 Acres in Otsego, MN

Site Data

Current Zoning: Currently INS Institutional District

Guiding: Commercial

Location: Southwest quadrant of MN Highway 101 and County Road 39 in Otsego

PID No.: North Parcel – 118059001010
South Parcel – 118059000020

Shape/Topography: North parcel is irregular and the south parcel is square. South parcel is slightly rolling.

Area: 12.93 acres.

Flood Data: Zone C – Area of Minimal Flood Hazard
Zone AE – Area Below 100 Year Flood Level

Utilities: Electric: Excel Energy
Gas: Centerpoint Energy
Sanitary Sewer: Municipal
Water: Municipal
Storm: Area Drainage & Ponding System

North Parcel: The north parcel has three street frontages with about 550 feet on Highway 101, 700 feet on County Road 39, and 600 feet on 88th Street NE which extends about 1,300 feet east from Parrish Avenue. Access from County Road 39 is via a right-in, right-out driveway at the northwest corner of the site. Full access is available from 88th Street, and there is no access from Highway 101. The right-of-way for 88th Street NE extends east from Parrish Avenue curving southeasterly where it becomes Quaday Avenue. The improved 88th Street is a two lane bituminous paved street with paved shoulders and concrete curb/gutter.

Continued on next page...

For SALE

For more information, contact:

Ron Touchette, Broker

612.685.0373

ron@rocksolidcommercial.com

Kurt Nowacki

612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette

612.685.2237

matt@rocksolidcommercial.com

ROCK SOLID Commercial

7044 E. Fish Lake Rd.

Maple Grove, MN 55311

Main: 763.786.7979

Fax: 763.416.7817

Rock Solid
COMMERCIAL

The information above was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Copyright 2008 ROCK SOLID Commercial.

www.rocksolidcommercial.com

Commercial/Retail Land

12.93 Acres in Otsego, MN

**For
SALE**

The shape of the north parcel is irregular but in a very useable configuration. The site elevations are at street grade in the western portion of the site along 88th Street NE. It falls off to the east which has not been filled to street grade like the primary portion of the site containing the church and the site improvements surrounding the church building.

There is an easement in favor of United Power Association (now Great River Energy) for a single wood pole type power transmission line running near the easterly site boundary. This easement extends westerly into the site by distances varying from 35 to 50 feet. There is also a storm water drainage ditch between the north and south parcels being herein appraised. The ditch is part of an off-site storm water ponding system which eliminates the need for on-site ponding and, therefore, has no adverse impact on the values of the subject land parcels. Municipal sanitary sewer and water facilities are located within the 88th Street right of way. The area storm water infrastructure drains runoff east to the Highway 101 right of way and then north along the highway through a culvert under County Road 39.

South Parcel:

The south parcel fronts about 415 feet on the dedicated 88th St./Quaday Avenue right of way. The south parcel is approximately square and generally level but is low.

Environmental Factors:

No adverse environmental factors noted.

*Excerpt from appraisal dated May 4th, 2008.

For more information, contact:

Ron Touchette, Broker

612.685.0373

ron@rocksolidcommercial.com

Kurt Nowacki

612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette

612.685.2237

matt@rocksolidcommercial.com

ROCK SOLID Commercial

7044 E. Fish Lake Rd.

Maple Grove, MN 55311

Main: 763.786.7979

Fax: 763.416.7817

Rock Solid
COMMERCIAL

The information above was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Copyright 2008 ROCK SOLID Commercial.

www.rocksolidcommercial.com

Commercial/Retail Land

12.93 Acres in Otsego, MN

For SALE

For more information, contact:

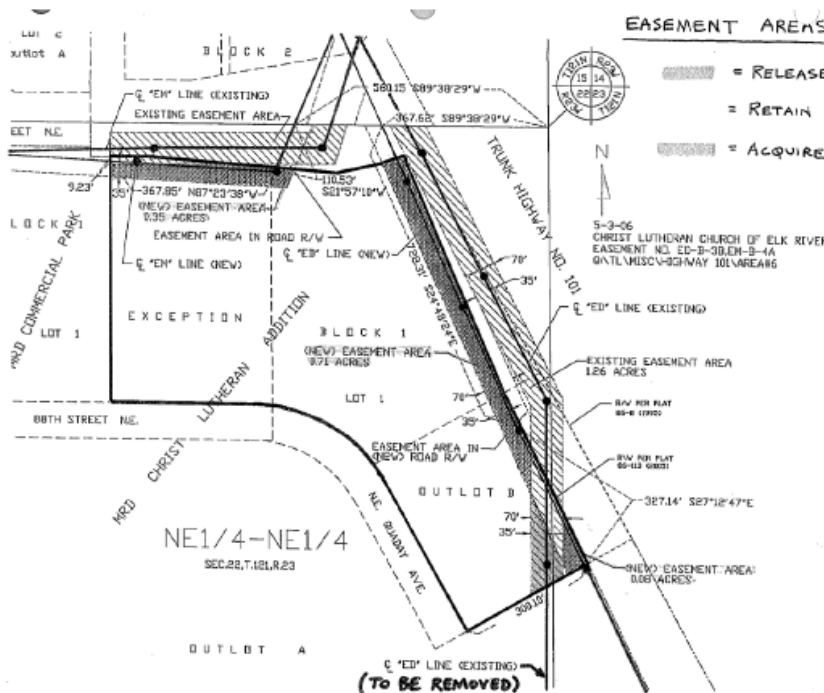
Ron Touchette, Broker

612.685.0373

ron@rocksolidcommercial.com



Aerial Map



Easement Map

ROCK SOLID Commercial
7044 E. Fish Lake Rd.
Maple Grove, MN 55311
Main: 763.786.7979
Fax: 763.416.7817

Rock Solid COMMERCIAL

The information above was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Copyright 2008 ROCK SOLID Commercial.

www.rocksolidcommercial.com

Commercial/Retail Land

12.93 Acres in Otsego, MN

For SALE

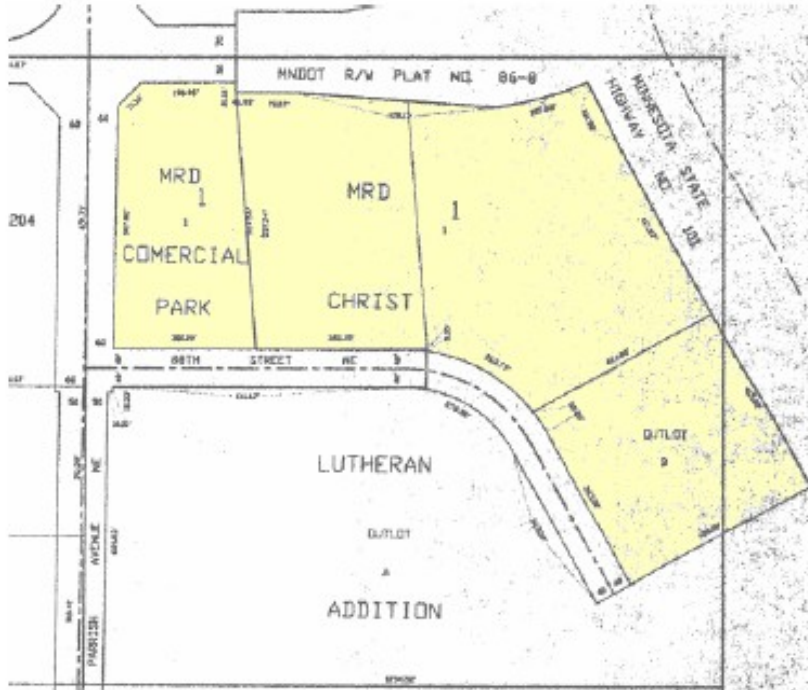
For more information, contact:

Ron Touchette, Broker

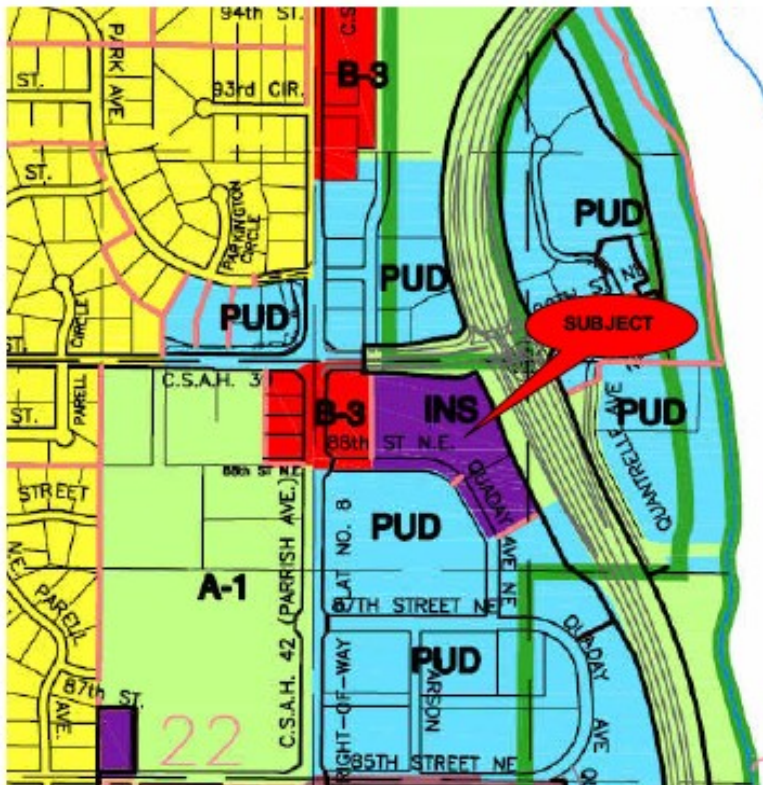
612.685.0373

ron@rocksolidcommercial.com

PLAT MAP



ZONING MAP



Kurt Nowacki

612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette

612.685.2237

matt@rocksolidcommercial.com

ROCK SOLID Commercial

7044 E. Fish Lake Rd.

Maple Grove, MN 55311

Main: 763.786.7979

Fax: 763.416.7817

Rock Solid COMMERCIAL

The information above was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Copyright 2008 ROCK SOLID Commercial.

www.rocksolidcommercial.com

Commercial/Retail Land

12.93 Acres in Otsego, MN

For SALE

For more information, contact:

Ron Touchette, Broker

612.685.0373

ron@rocksolidcommercial.com

Community-at-a-Glance

County Seat:	Wright County
Population:	6,389
Median Age:	32.5
Average Family Size:	3.41
Median Home Value:	\$132,700
Median Household Income:	\$57,422
Unemployment Rate:	0.8%
Commute Time (minutes):	28.3

Demographics

<i>General Characteristics</i>	<i>Number</i>	<i>Percentage</i>
Total population	6,389	—
Male	3,329	52.1
Female	3,060	47.9
Median age (years)	32.5	—
Under 5 years	530	8.3
18 years and over	4,315	67.5
65 years and over	270	4.2
Average household size	3.10	—
Average family size	3.41	—
Total housing units	2,120	—
<i>Social Characteristics</i>	<i>Number</i>	<i>Percentage</i>
Population 25 years and over	3,813	—
HS graduate or higher	3,477	91.2
Bachelor's degree or higher	511	13.4
Male, now married	1,559	64.5
Female, now married	1,520	68.6
<i>Economic Characteristics</i>	<i>Number</i>	<i>Percentage</i>
In labor force	3,636	80.7
Mean travel time to work (minutes)	28.3	—
Median household income (dollars)	\$57,422	—
Median family income (dollars)	\$59,319	—
Per capita income (dollars)	\$20,209	—
<i>Housing Characteristics</i>	<i>Number</i>	<i>Percentage</i>
Single-family owner-occupied homes	1,514	—
Median value (dollars)	\$132,700	—
Median of selected monthly owner costs with mortgage (dollars)	\$1,113	—

*2000 US Census Data

Kurt Nowacki

612.227.6163

kurt@rocksolidcommercial.com

Matt Touchette

612.685.2237

matt@rocksolidcommercial.com

ROCK SOLID Commercial

7044 E. Fish Lake Rd.

Maple Grove, MN 55311

Main: 763.786.7979

Fax: 763.416.7817

Rock Solid
COMMERCIAL

The information above was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Copyright 2008 ROCK SOLID Commercial.

www.rocksolidcommercial.com