

PRESENTED BY  
KW COMMERCIAL/ENVISION



RICH'S ACRES

XXXX CR 10 &  
MAPLE HILL RD



43.55 ACRES

Development Land  
For Sale

\$1,525,000



BRIAN ERTEL  
JEFF ALMSTED  
JON KANE

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[www.kwcommercialmn.com](http://www.kwcommercialmn.com)

For Sale  
Corcoran, MN

\$1,525,000

XXXX CR 10 & MAPLE HILL RD

43.55 ACRES AVAILABLE

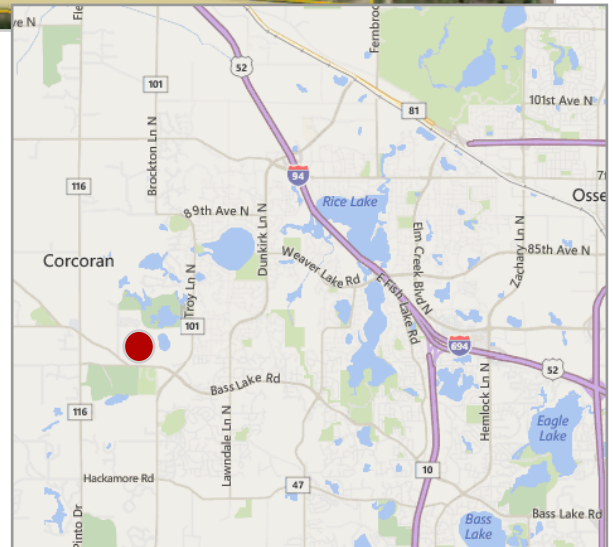
MEDIUM-HIGH DENSITY RESIDENTIAL  
CLOSE TO PLANNED RETAIL DEVELOPMENT



## LAND DEVELOPMENT

### PROPERTY INFO:

AG. / URBAN RESIDENTIAL ZONING (1-5 UNITS/AC)  
GUIDED MIXED RESIDENTIAL (8-10 UNITS/AC)  
CONVENIENTLY LOCATED OFF HWY 101 & CR 10  
CITY OF CORCORAN IS WORKING ON PLANS FOR A NEW  
DOWNTOWN  
ONE OF THE FASTEST GROWING AREAS OF THE TWIN CITIES



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215 WALKER AVE S  
WAYZATA, MN 55391

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# XXXX CR 10 & MAPLE HILL RD, CORCORAN

## PROPERTY DETAILS



|                  |                                                                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Location:        | Hennepin County, Minnesota                                                                                                                    |
| PID:             | 25-119-23-13-0003                                                                                                                             |
| Lot Size:        | 43.55 acres/divisible                                                                                                                         |
| Zoning:          | Ag. / Urban Residential<br>(1-5 units/ac)<br>Guided Mixed Residential<br>(8-10 units/ac)                                                      |
| Water/Sewer:     | MUSA line is about 300 ft from site                                                                                                           |
| Gas:             | New gas line fronts the property                                                                                                              |
| Access:          | Conveniently located close to the NW metro. Beautiful setting with easy access to Hwy 101 and 55. Walking distance to new retail development. |
| Est. Tax (2014): | \$10,569.18                                                                                                                                   |

*City of Corcoran*  
A Hidden Gem Waiting  
To Be Discovered



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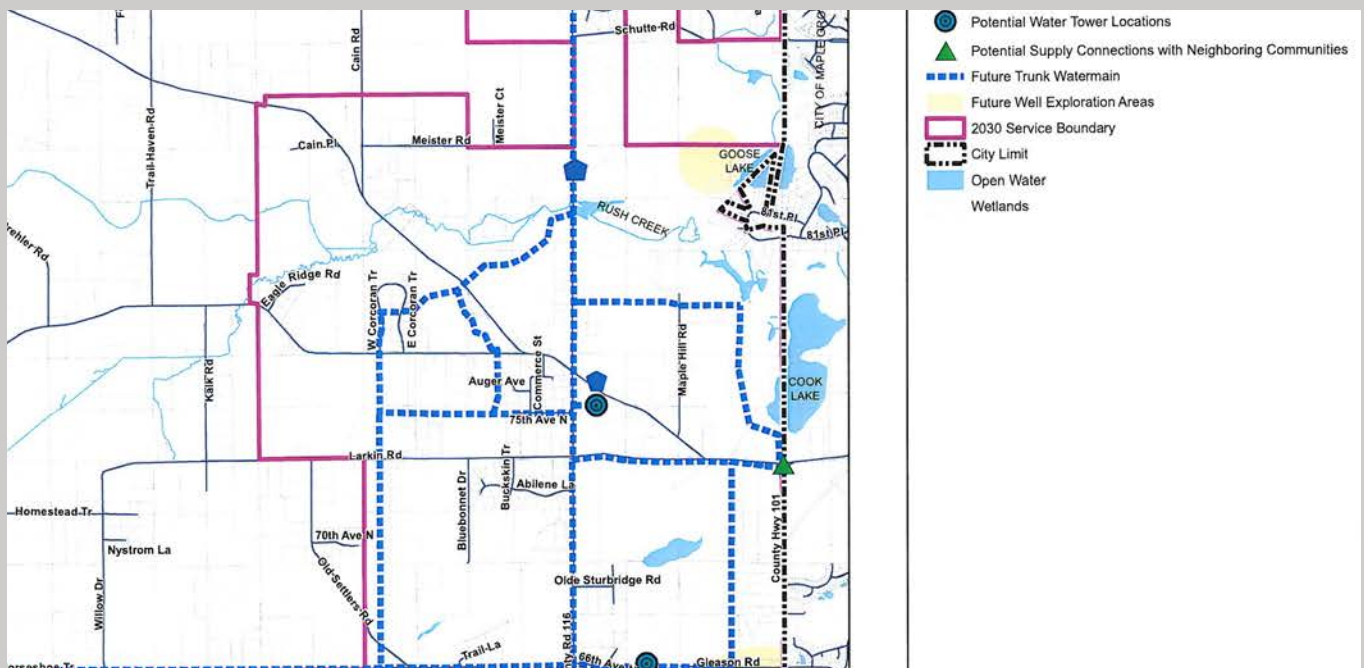
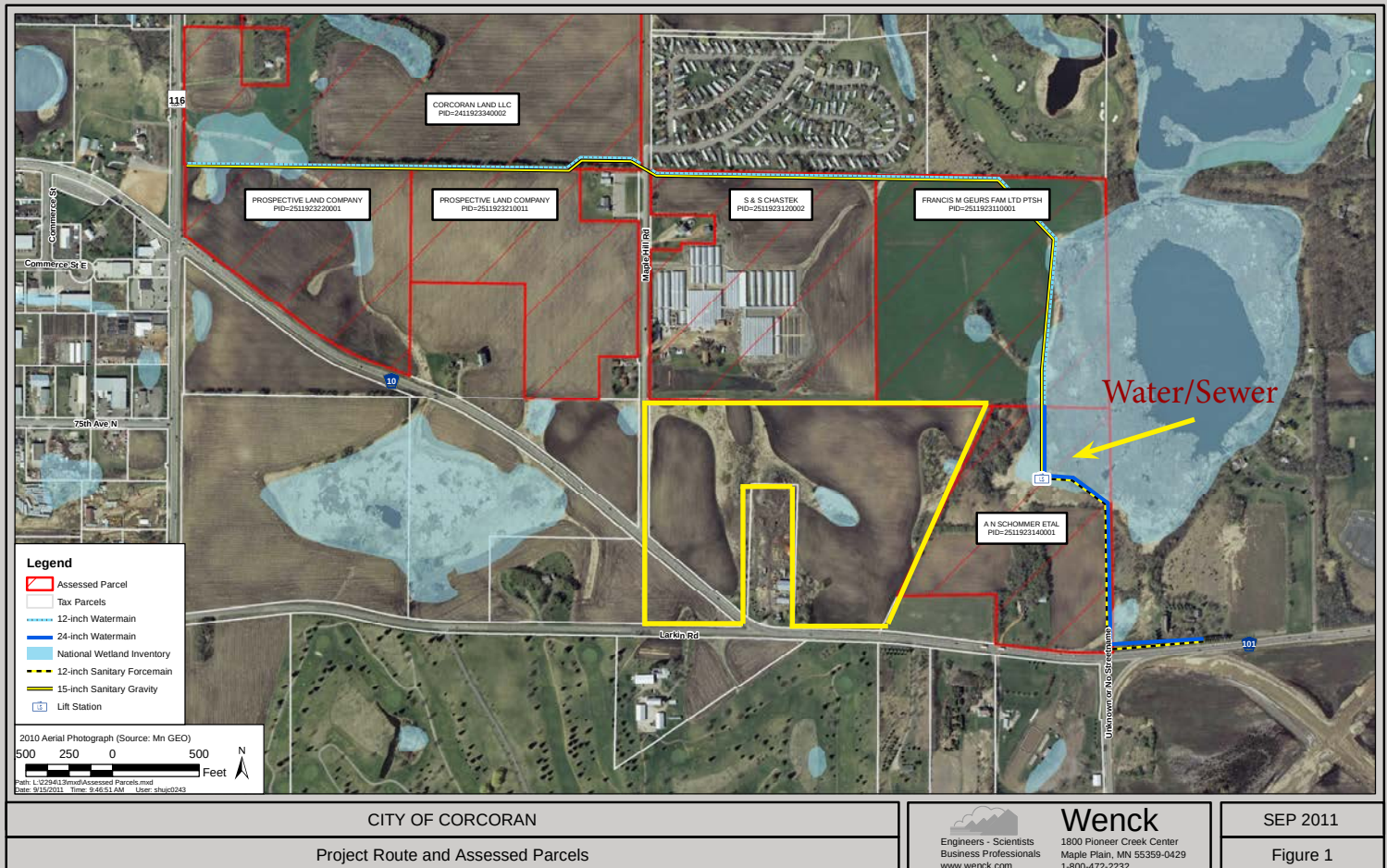
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# XXXX CR 10 & MAPLE HILL RD, CORCORAN

## WATER & SEWER

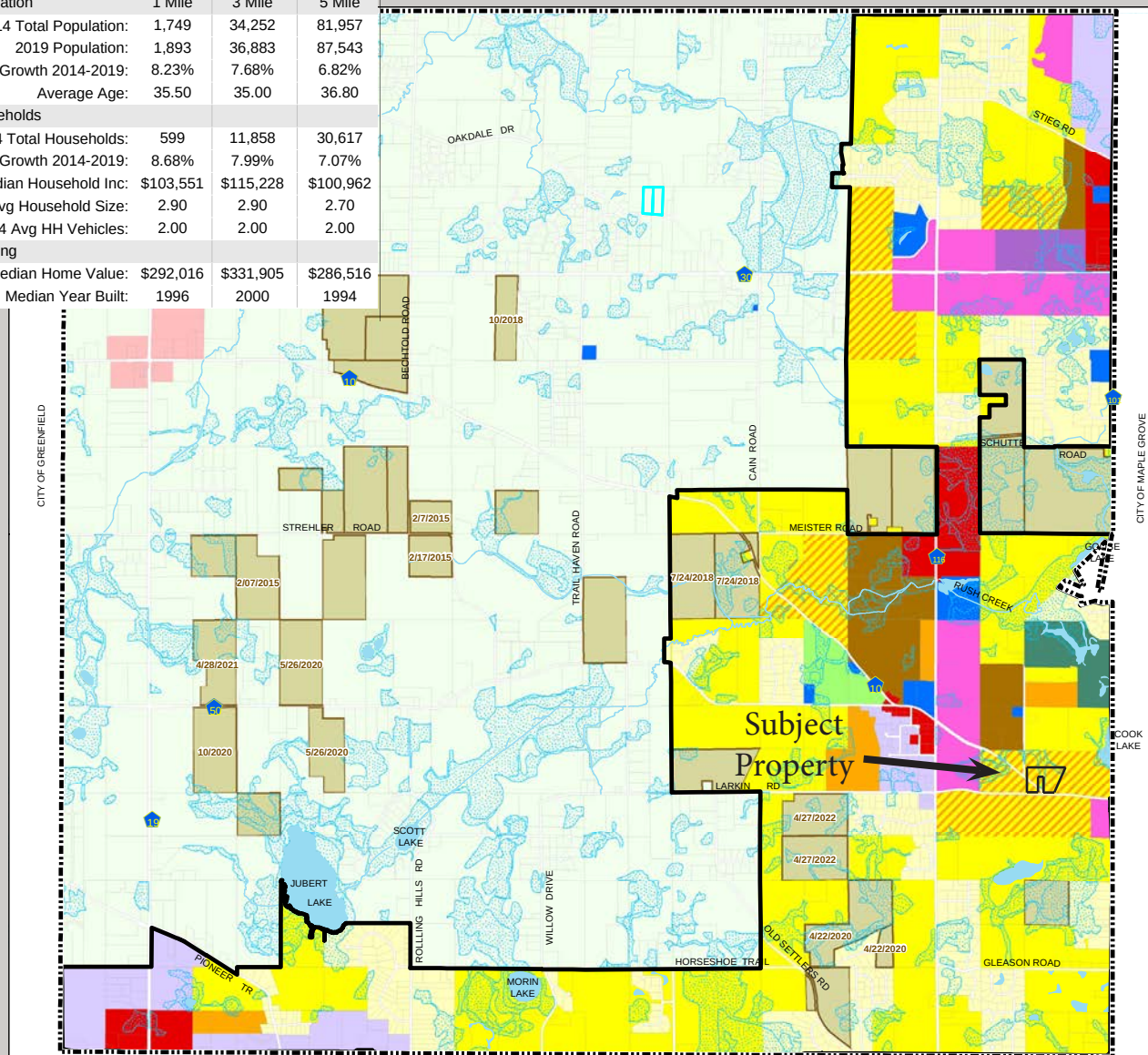


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# XXXX CR 10 & MAPLE HILL RD, CORCORAN

## CITY FUTURE LAND USE

| Population             | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------------|-----------|-----------|-----------|
| 2014 Total Population: | 1,749     | 34,252    | 81,957    |
| 2019 Population:       | 1,893     | 36,883    | 87,543    |
| Pop Growth 2014-2019:  | 8.23%     | 7.68%     | 6.82%     |
| Average Age:           | 35.50     | 35.00     | 36.80     |
| Households             |           |           |           |
| 2014 Total Households: | 599       | 11,858    | 30,617    |
| HH Growth 2014-2019:   | 8.68%     | 7.99%     | 7.07%     |
| Median Household Inc:  | \$103,551 | \$115,228 | \$100,962 |
| Avg Household Size:    | 2.90      | 2.90      | 2.70      |
| 2014 Avg HH Vehicles:  | 2.00      | 2.00      | 2.00      |
| Housing                |           |           |           |
| Median Home Value:     | \$292,016 | \$331,905 | \$286,516 |
| Median Year Built:     | 1996      | 2000      | 1994      |



City of  
**CORCORAN**

### 2030 Future Land Use Plan 2030 Comprehensive Plan



- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Golf Course
- Agricultural Preserve (Date of Expiration)
- Open Water
- City Limit
- Staging Boundaries
- Wetlands

\*The Future Land Use plan depicts the location and intensity of future development through a variety of land use types. This plan is intended to guide future development however the City has discretion to amend (with Metropolitan Council approval) the plan in response to landowner/ developer requests or response to other system plans.

Updated April 2014  
Adopted June 2011

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# XXXX CR 10 & MAPLE HILL RD, CORCORAN

## LENNAR RAVINIA HOUSING DEVELOPMENT

APPROX. 1 MILE SOUTH OF SUBJECT PROPERTY



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# XXXX CR 10 & MAPLE HILL RD, CORCORAN

## HOUSING DENSITY MAP





# XXXX CR 10 & MAPLE HILL RD, CORCORAN

## DEMOGRAPHIC REPORT

19220 Cr-10, Corcoran, MN 55340

| Radius                                | 1 Mile           |        | 3 Mile           |        | 5 Mile           |        |
|---------------------------------------|------------------|--------|------------------|--------|------------------|--------|
| <b>2014 Households by HH Income</b>   | <b>597</b>       |        | <b>11,856</b>    |        | <b>30,619</b>    |        |
| <\$25,000                             | 34               | 5.70%  | 581              | 4.90%  | 2,216            | 7.24%  |
| \$25,000 - \$50,000                   | 87               | 14.57% | 1,468            | 12.38% | 3,986            | 13.02% |
| \$50,000 - \$75,000                   | 76               | 12.73% | 1,225            | 10.33% | 4,168            | 13.61% |
| \$75,000 - \$100,000                  | 89               | 14.91% | 1,627            | 13.72% | 4,777            | 15.60% |
| \$100,000 - \$125,000                 | 88               | 14.74% | 1,686            | 14.22% | 4,222            | 13.79% |
| \$125,000 - \$150,000                 | 38               | 6.37%  | 838              | 7.07%  | 2,299            | 7.51%  |
| \$150,000 - \$200,000                 | 73               | 12.23% | 1,838            | 15.50% | 3,692            | 12.06% |
| \$200,000+                            | 112              | 18.76% | 2,593            | 21.87% | 5,259            | 17.18% |
| <b>2014 Avg Household Income</b>      | <b>\$132,382</b> |        | <b>\$144,534</b> |        | <b>\$128,406</b> |        |
| <b>2014 Med Household Income</b>      | <b>\$103,551</b> |        | <b>\$115,228</b> |        | <b>\$100,962</b> |        |
| <b>2014 Occupied Housing</b>          | <b>599</b>       |        | <b>11,858</b>    |        | <b>30,617</b>    |        |
| Owner Occupied                        | 550              | 91.82% | 10,533           | 88.83% | 25,689           | 83.90% |
| Renter Occupied                       | 49               | 8.18%  | 1,325            | 11.17% | 4,928            | 16.10% |
| <b>2010 Housing Units</b>             | <b>566</b>       |        | <b>12,098</b>    |        | <b>31,253</b>    |        |
| 1 Unit                                | 542              | 95.76% | 10,812           | 89.37% | 26,406           | 84.49% |
| 2 - 4 Units                           | 8                | 1.41%  | 190              | 1.57%  | 761              | 2.43%  |
| 5 - 19 Units                          | 16               | 2.83%  | 366              | 3.03%  | 1,075            | 3.44%  |
| 20+ Units                             | 0                | 0.00%  | 730              | 6.03%  | 3,011            | 9.63%  |
| <b>2014 Housing Value</b>             | <b>549</b>       |        | <b>10,534</b>    |        | <b>25,688</b>    |        |
| <\$100,000                            | 81               | 14.75% | 340              | 3.23%  | 1,106            | 4.31%  |
| \$100,000 - \$200,000                 | 84               | 15.30% | 1,914            | 18.17% | 5,828            | 22.69% |
| \$200,000 - \$300,000                 | 119              | 21.68% | 2,313            | 21.96% | 6,831            | 26.59% |
| \$300,000 - \$400,000                 | 86               | 15.66% | 2,194            | 20.83% | 5,137            | 20.00% |
| \$400,000 - \$500,000                 | 52               | 9.47%  | 1,315            | 12.48% | 2,497            | 9.72%  |
| \$500,000 - \$1,000,000               | 120              | 21.86% | 2,274            | 21.59% | 3,921            | 15.26% |
| \$1,000,000+                          | 7                | 1.28%  | 184              | 1.75%  | 368              | 1.43%  |
| <b>2014 Median Home Value</b>         | <b>\$292,016</b> |        | <b>\$331,905</b> |        | <b>\$286,516</b> |        |
| <b>2014 Housing Units by Yr Built</b> | <b>621</b>       |        | <b>12,222</b>    |        | <b>31,526</b>    |        |
| Built 2010+                           | 69               | 11.11% | 1,117            | 9.14%  | 2,039            | 6.47%  |
| Built 2000 - 2010                     | 200              | 32.21% | 5,317            | 43.50% | 9,709            | 30.80% |
| Built 1990 - 1999                     | 138              | 22.22% | 3,344            | 27.36% | 7,904            | 25.07% |
| Built 1980 - 1989                     | 59               | 9.50%  | 981              | 8.03%  | 6,342            | 20.12% |
| Built 1970 - 1979                     | 100              | 16.10% | 878              | 7.18%  | 3,723            | 11.81% |
| Built 1960 - 1969                     | 20               | 3.22%  | 256              | 2.09%  | 948              | 3.01%  |
| Built 1950 - 1959                     | 7                | 1.13%  | 65               | 0.53%  | 261              | 0.83%  |
| Built <1949                           | 28               | 4.51%  | 264              | 2.16%  | 600              | 1.90%  |

CONTACT US FOR FULL REPORT

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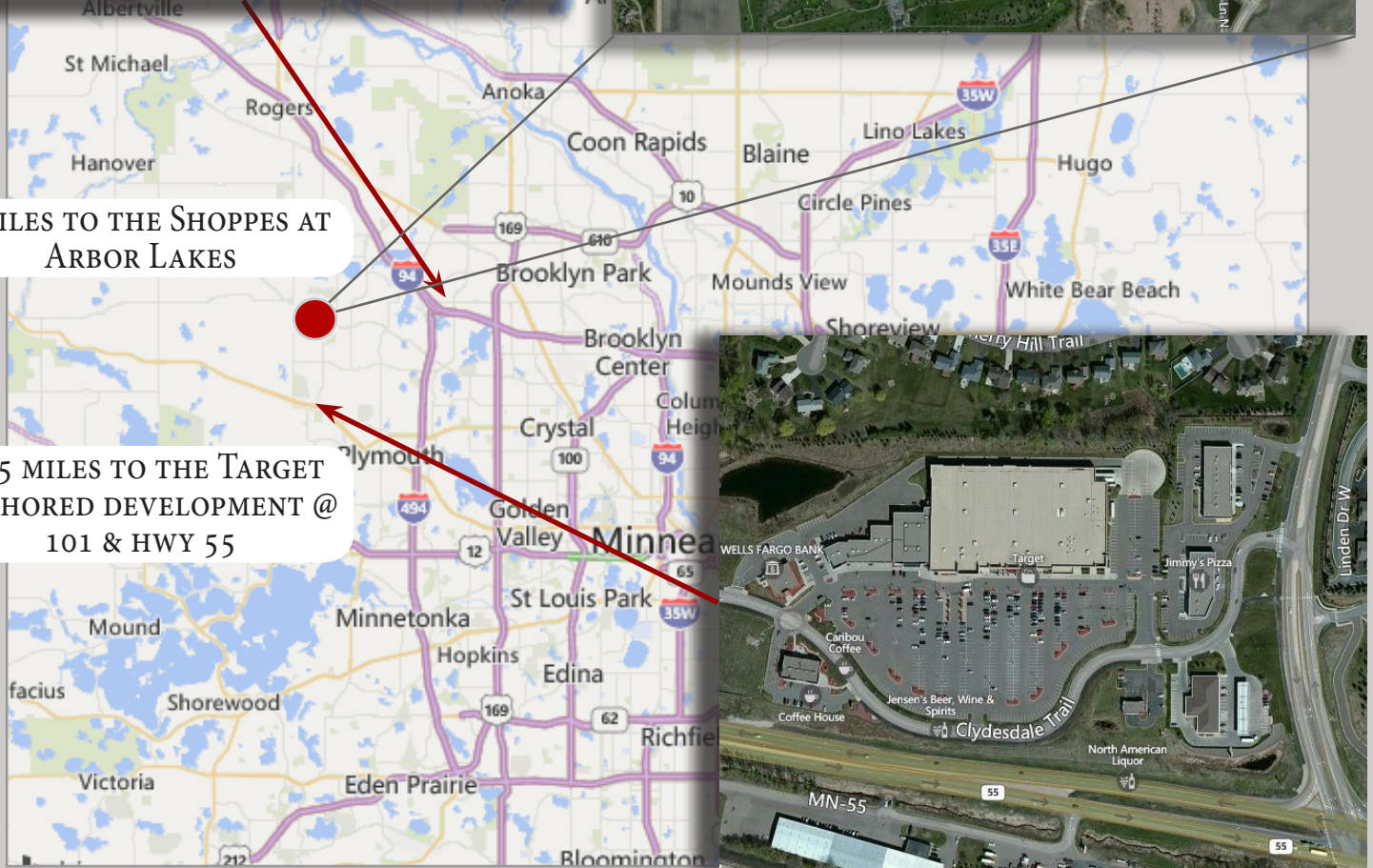
# XXXX CR 10 & MAPLE HILL RD, CORCORAN

## MAP VIEW



6 MILES TO THE SHoppes AT  
ARBOR LAKES

3.75 MILES TO THE TARGET  
ANCHORED DEVELOPMENT @  
101 & HWY 55



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XXXX CR 10 & MAPLE HILL RD, CORCORAN

## CONTACTS

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### CITY

|                |                                                    |
|----------------|----------------------------------------------------|
| Administrator: | Dan Donahue<br>763.420.2288 Ex. 13                 |
| City Planner:  | Landform - Kendra Lindahl<br>612.252.9070          |
| City Engineer: | Wenck Associates, Inc - Kent Torve<br>763.479.4209 |

### COUNTY

|                |                                     |
|----------------|-------------------------------------|
| Administrator: | David J. Hough<br>612.348.7574      |
| Econ Dev:      | Patricia Fitzgerald<br>612.348.9260 |

### UTILITIES

|           |                               |
|-----------|-------------------------------|
| Electric: | Xcel Energy<br>1.800.481.4700 |
|-----------|-------------------------------|

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