

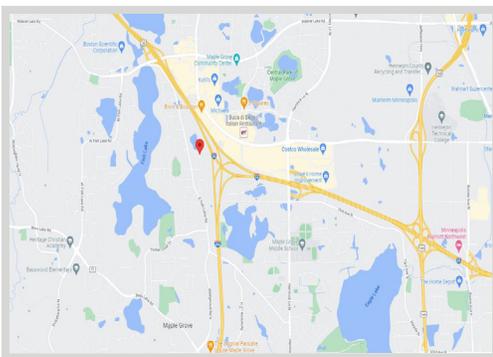
FOR SALE - 3.34 ACRES



FEATURES:

- Convenient access to I-494 from Bass Lake Road in Maple Grove, MN.
- Excellent location near many other businesses and amenities.
- Zoned Planned Unit Development

Sale Price
\$1,235,000



PARCEL INFO:

- ▲ **PID #3411922120019**
 - 2.14 Acres
 - 2022 Tax \$15,925.12
- ▲ **PID #3411922120011**
 - 1.2 Acres
 - 2022 Tax \$9,478.34

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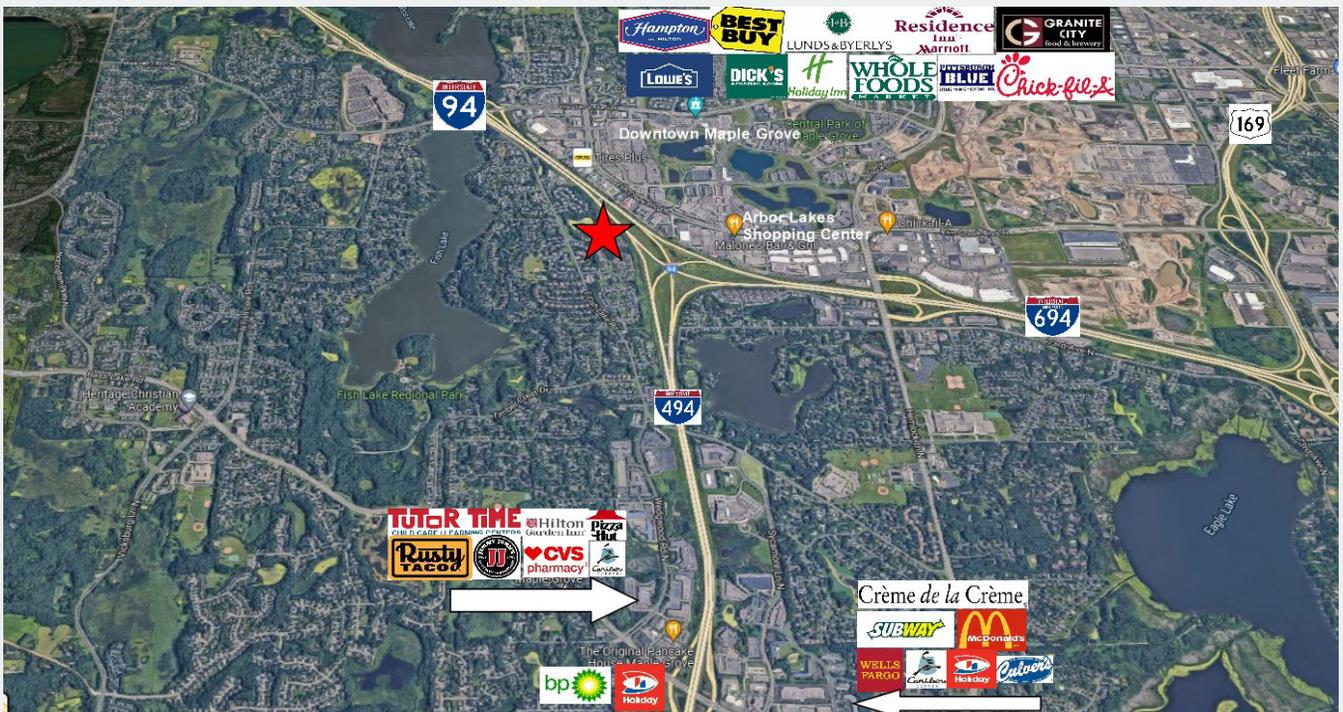
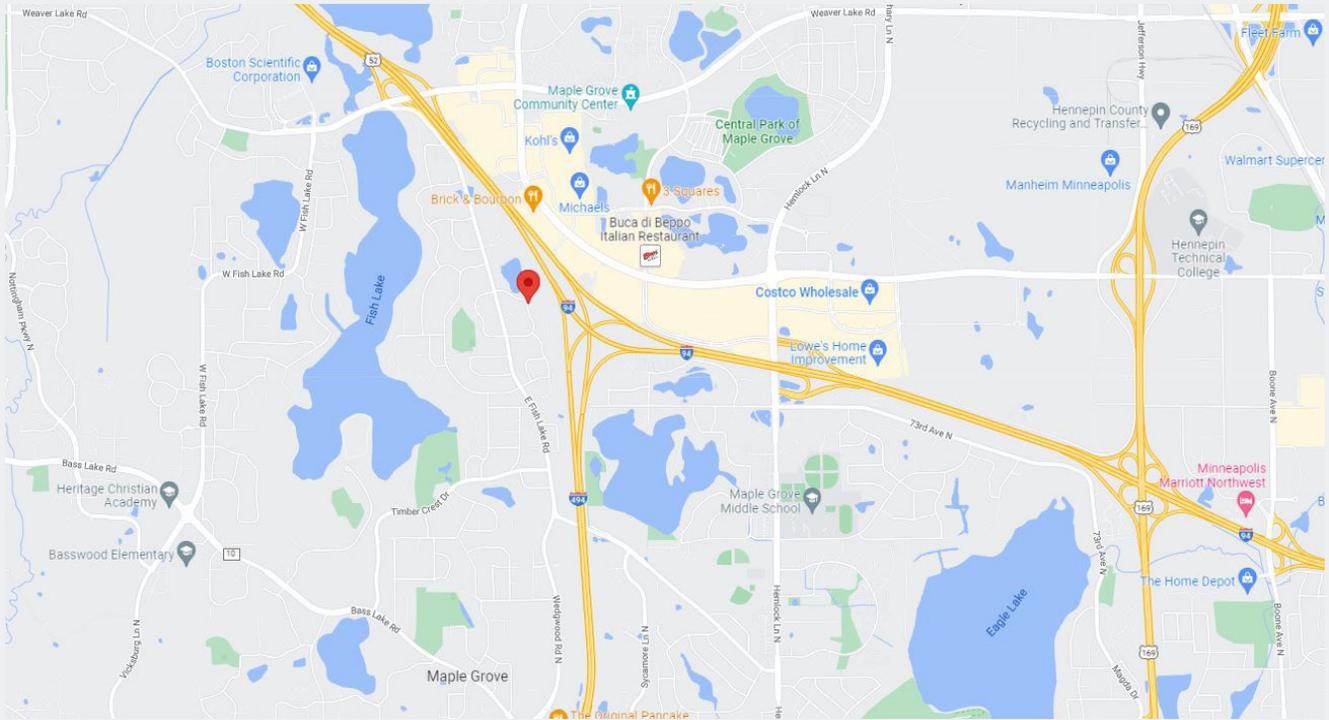

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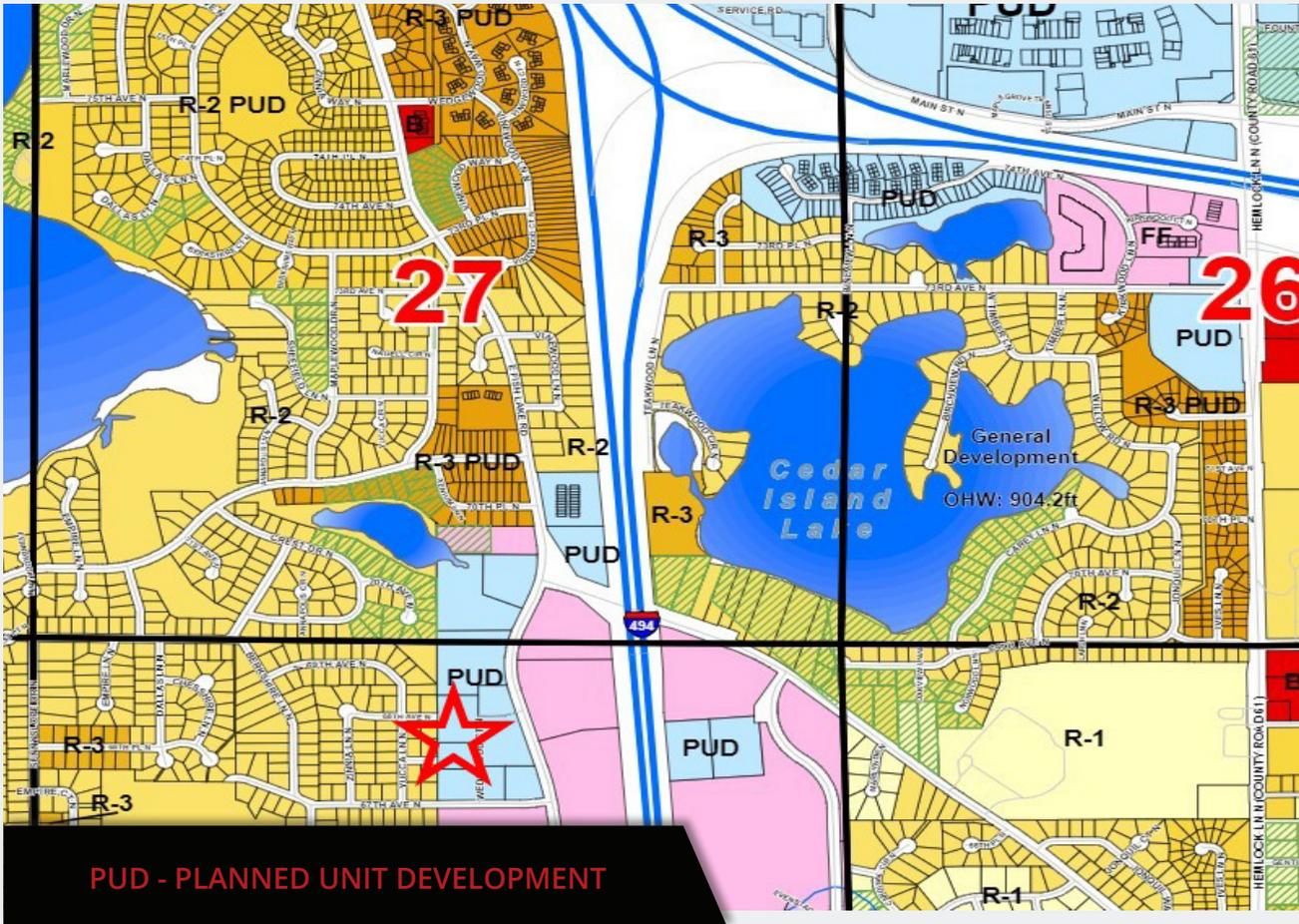
AERIAL & OVERVIEW

FOR SALE - 3.34 ACRES



ZONING MAP

FOR SALE - 3.34 ACRES



PUD - PLANNED UNIT DEVELOPMENT

LEGEND	
Lake	Creek
T-zones	
R-1 - Single Family Residential	R-2B - Single Family Residential
R-1 PUD - Single Family Residential (Planned Unit Development)	R-3 Single and Two Family Residential
R-2 - Single Family Residential	R-3 PUD - Single and Two Family Residential (Planned Unit Development)
R-2 PUD - Single Family Residential (Planned Unit Development)	R-4 - Medium Density Residential
	R-4 PUD - Medium Density Residential (Planned Unit Development)
	R-5 - High Density Residential
	R-5 PUD - High Density Residential (Planned Unit Development)
	RA - Single Family Agricultural
	PUD - Planned Unit Development
	I - Industrial
	FF - Freeway Frontage
	I PUD - Industrial (Planned Unit Development)
	B - Business
	B PUD - Business (Planned Unit Development)

Contact

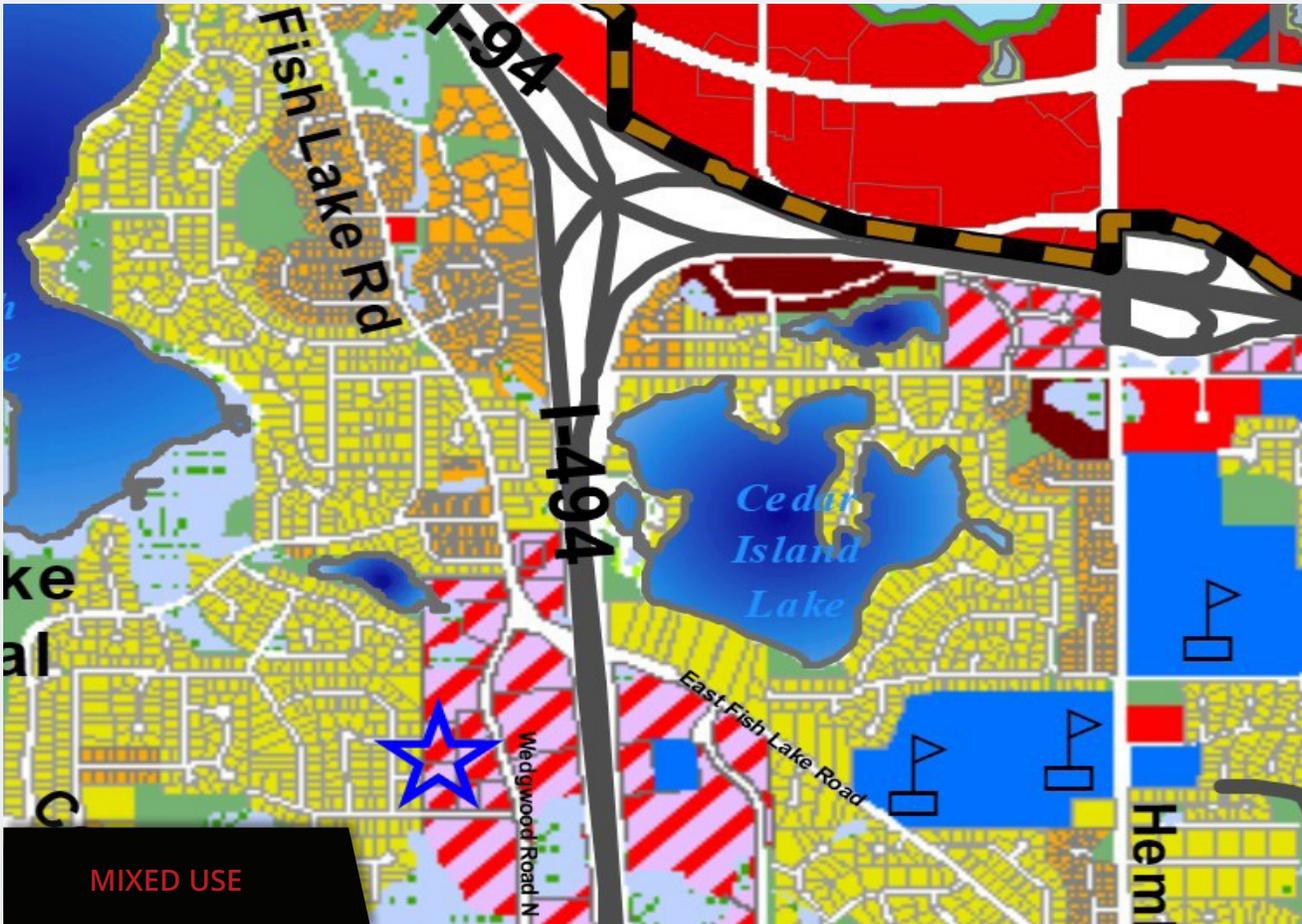
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<p>Land Use Plan (non-GMA)</p> <ul style="list-style-type: none"> Low-Medium Density Residential Medium Density Residential High Density Residential Commercial Industrial Mixed Use Public/Semi-Public Park, Golf Course or Protected Open Space Wetland or Floodplain Schools 	<p>Gravel Mining Area Land Use</p> <ul style="list-style-type: none"> Low Density Residential Medium Density Residential Town Center Residential High Density Residential Regional Mixed Use (RMU) RMU: Non-retail Focus RMU-East Interstate Frontage RMU-East Elm Creek Blvd Future Neighborhood Park Future Conservancy 	<ul style="list-style-type: none"> Highway Commercial Overlay Neighborhood Commercial Node Industrial Public Groundwater Pond Stormwater Pond Park Open Space Right-of-Way Linear Park Regional Trail
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* See Figure 2.16 and Section 2.12 in Land Use Plan

Adopted March 16, 2020

This map is a general, conceptual guide to land development. It is subject to change and interpretation by the City Council. Further direction is provided by guidelines in the plan text.

CONCEPT PLAN

FOR SALE - 3.34 ACRES

27,300 SF BUILDING
100% OFFICE



33,800 SF BUILDING
60% OFFICE 40% Warehouse



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CONCEPT PLAN

FOR SALE - 3.34 ACRES

30,880 SF BUILDING

31.85% OFFICE 68.15% Warehouse



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DEMOGRAPHICS

FOR SALE - 3.34 ACRES

POPULATION:	2027 Projection - 197,428 (5 miles) 2022 Estimate - 189,734 2010 Census - 164,958
HOUSEHOLDS:	2027 Projection - 77,261 (5 miles) 2022 Estimate - 74,139 2010 Census - 63,914
2022 Avg Household Income	\$121,645
2022 Median Household Inc.	\$94,918
Traffic Counts:	I-494 (94,000 VPD) I - 94 (124,000 VPD) Wedgewood (8,100 VPD)

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CITY INFORMATION

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CITY OF MAPLE GROVE

Maple Grove is a flourishing community in the Twin Cities metro area that over 61,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town.

Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality health-care, year-round recreational activities, and an excellent standard of living.

Rated high by citizens as a great place to raise children, Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor play-grounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations.

Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.

Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.



City of
Maple Grove

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