

FOR
SALE

LAND FOR SALE

10100 89th Avenue North
Maple Grove, MN 55369



Industrial Land - One of the last remaining parcels left in Maple Grove!



For more information
please contact:

Chad Weeks

(612) 619-9911
cweeks@arrowcos.com

Erik Nelson

(763) 657-5000
enelson@ravenworkslc.com




Office (763) 424-6355
Fax: (763) 424-7980



Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

~~\$5.50~~/psf
\$5.00

Purchase Price

 **2013 Taxes-**
\$105,877.00

PRICE REDUCTION!!

- ♦ 946,719 SF—21.73 Acres
- ♦ Excellent Visibility on County Road 81
 - ♦ No Ponding Requirements
 - ♦ Rail Spur Available
 - ♦ Outside Storage Allowed
 - ♦ Zoned: "Industrial Preferred"
- ♦ Great access to Hwy 610/Hwy 81 & Hwy 169/694

2-PID's

13-119-22-13-0003

13-119-22-13-0014

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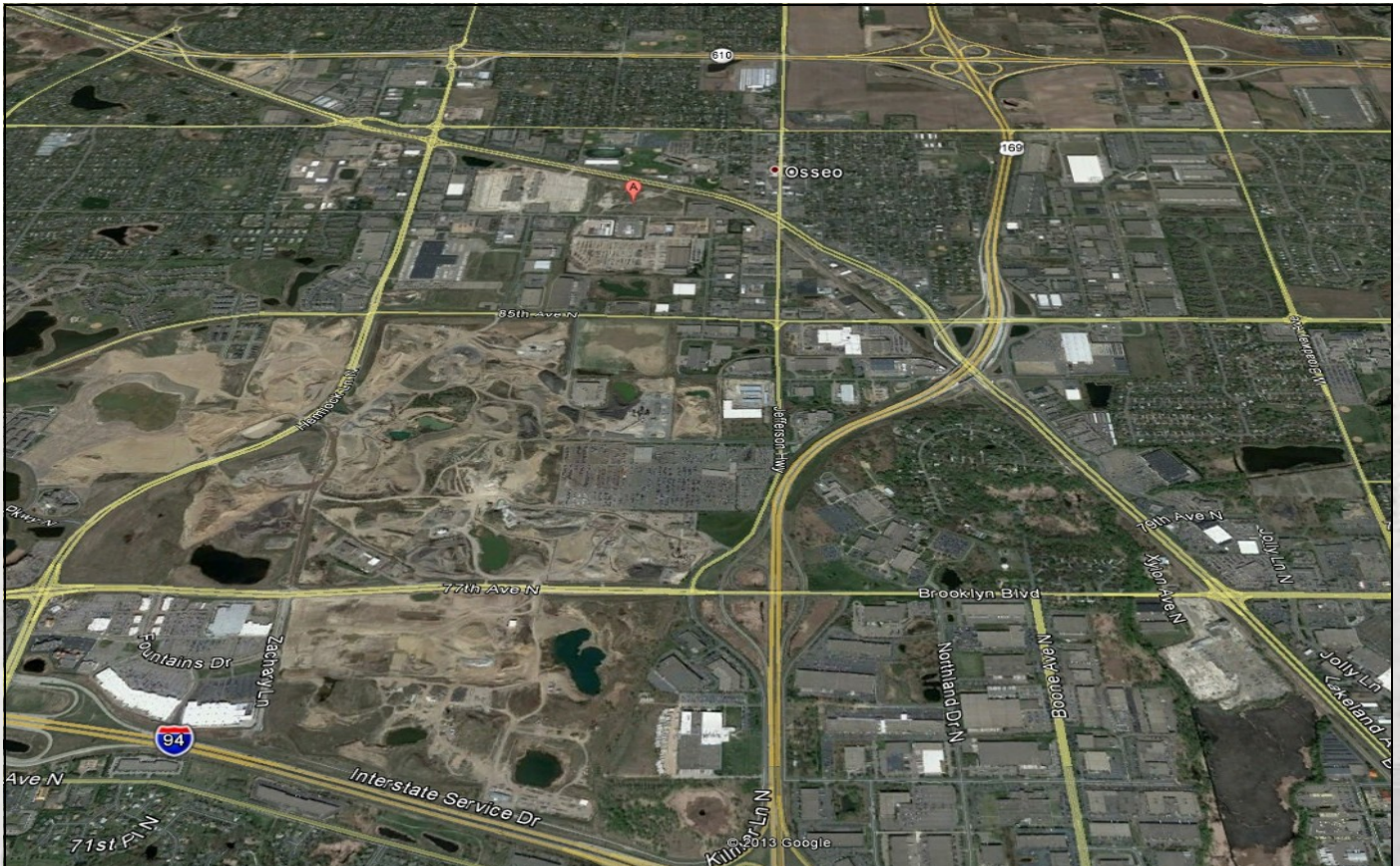
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LAND PHOTO & AERIAL



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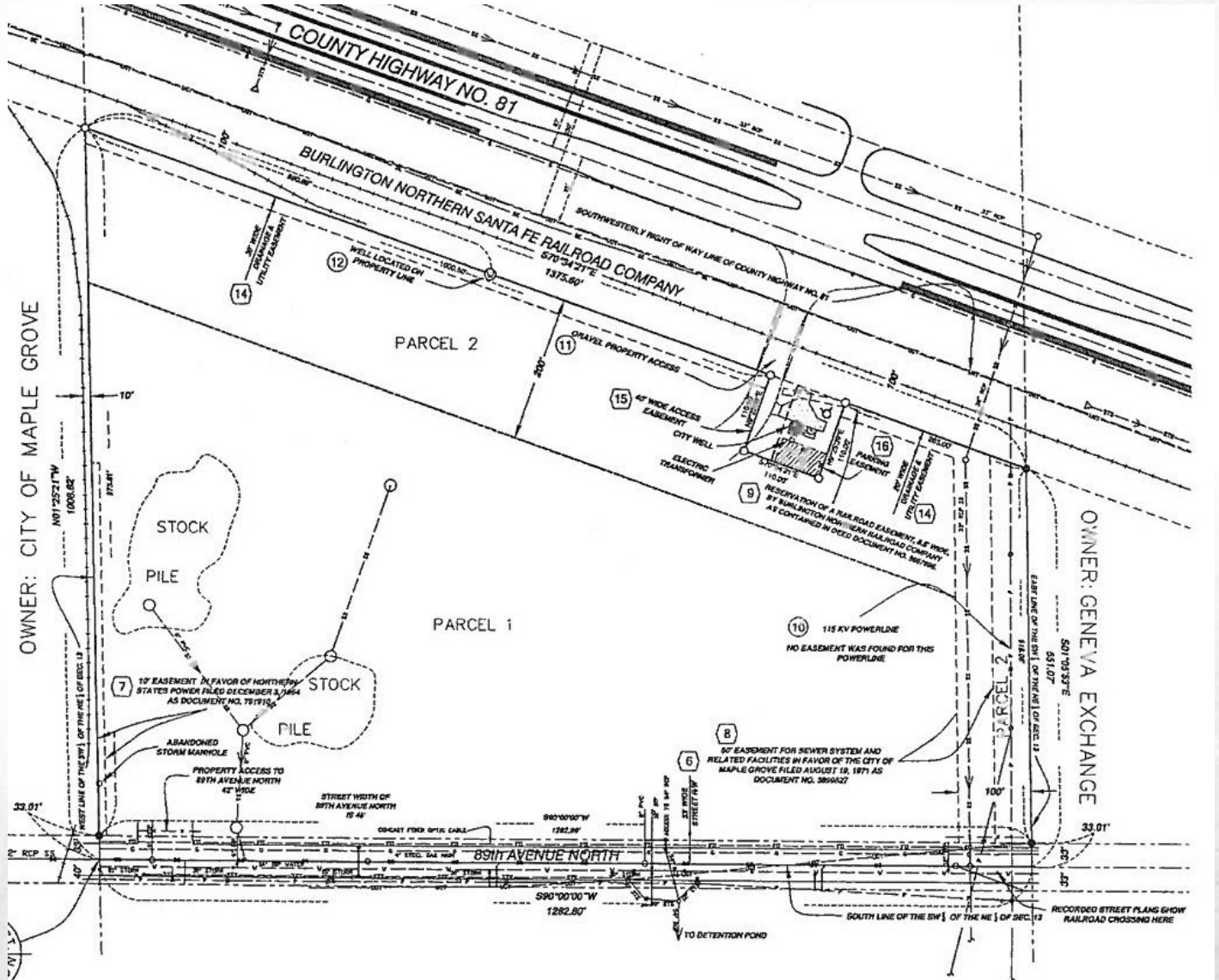
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ARROW
REAL ESTATE

LOT SURVEY



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DEMOGRAPHIC SUMMARY

Demographic Summary Report

10100 89th Ave, Osseo, MN 55369							
Building Type: Land		Total Available: 0 SF					
Class: -		% Leased: 0%					
RBA: -		Rent/SF/Yr: -					
Typical Floor: -							
Radius		1 Mile		3 Mile		5 Mile	
Population							
2016 Projection		4,767		51,862		178,917	
2011 Estimate		4,626		50,666		173,690	
2010 Census		4,543		50,240		171,862	
Growth 2011 - 2016		3.10%		2.40%		3.00%	
Growth 2010 - 2011		1.80%		0.80%		1.10%	
2011 Population by Hispanic Origin		190		2,048		8,604	
2011 Population By Race		4,626		50,666		173,690	
White		4,098 88.59%		37,298 73.62%		123,462 71.08%	
Black or African American		197 4.26%		6,459 12.75%		24,388 14.04%	
American Indian and Alaska Native		19 0.41%		220 0.43%		727 0.42%	
Asian		128 2.77%		4,286 8.46%		15,648 9.01%	
Native Hawaiian and Pacific Islander		2 0.04%		39 0.08%		79 0.05%	
Other Race		80 1.73%		922 1.82%		4,137 2.38%	
Two or More Races		101 2.18%		1,444 2.85%		5,249 3.02%	
Households							
2016 Projection		2,081		19,703		65,828	
2011 Estimate		1,998		19,133		63,727	
2010 Census		1,962		18,956		63,059	
Growth 2011 - 2016		4.20%		3.00%		3.30%	
Growth 2010 - 2011		1.90%		0.90%		1.10%	
Owner Occupied		1,330 66.57%		14,950 78.14%		48,029 75.37%	
Renter Occupied		668 33.43%		4,182 21.86%		15,698 24.63%	
2011 Households by HH Income		2,000		19,132		63,728	
Income Less Than \$15,000		91 4.55%		824 4.31%		3,388 5.32%	
Income: \$15,000 - \$24,999		197 9.85%		1,090 5.70%		3,935 6.17%	
Income: \$25,000 - \$34,999		208 10.40%		1,280 6.69%		4,357 6.84%	
Income: \$35,000 - \$49,999		285 14.25%		2,206 11.53%		7,285 11.43%	
Income: \$50,000 - \$74,999		442 22.10%		4,022 21.02%		12,840 20.15%	
Income: \$75,000 - \$99,999		293 14.65%		3,667 19.17%		11,342 17.80%	
Income: \$100,000 - \$149,999		337 16.85%		4,055 21.19%		12,810 20.10%	
Income: \$150,000 - \$199,999		83 4.15%		1,206 6.30%		4,566 7.16%	
Income: \$200,000+		64 3.20%		782 4.09%		3,205 5.03%	
2011 Avg Household Income		\$75,782		\$87,872		\$89,219	
2011 Med Household Income		\$59,759		\$75,683		\$75,091	
2011 Per Capita Income		\$33,212		\$33,386		\$32,953	



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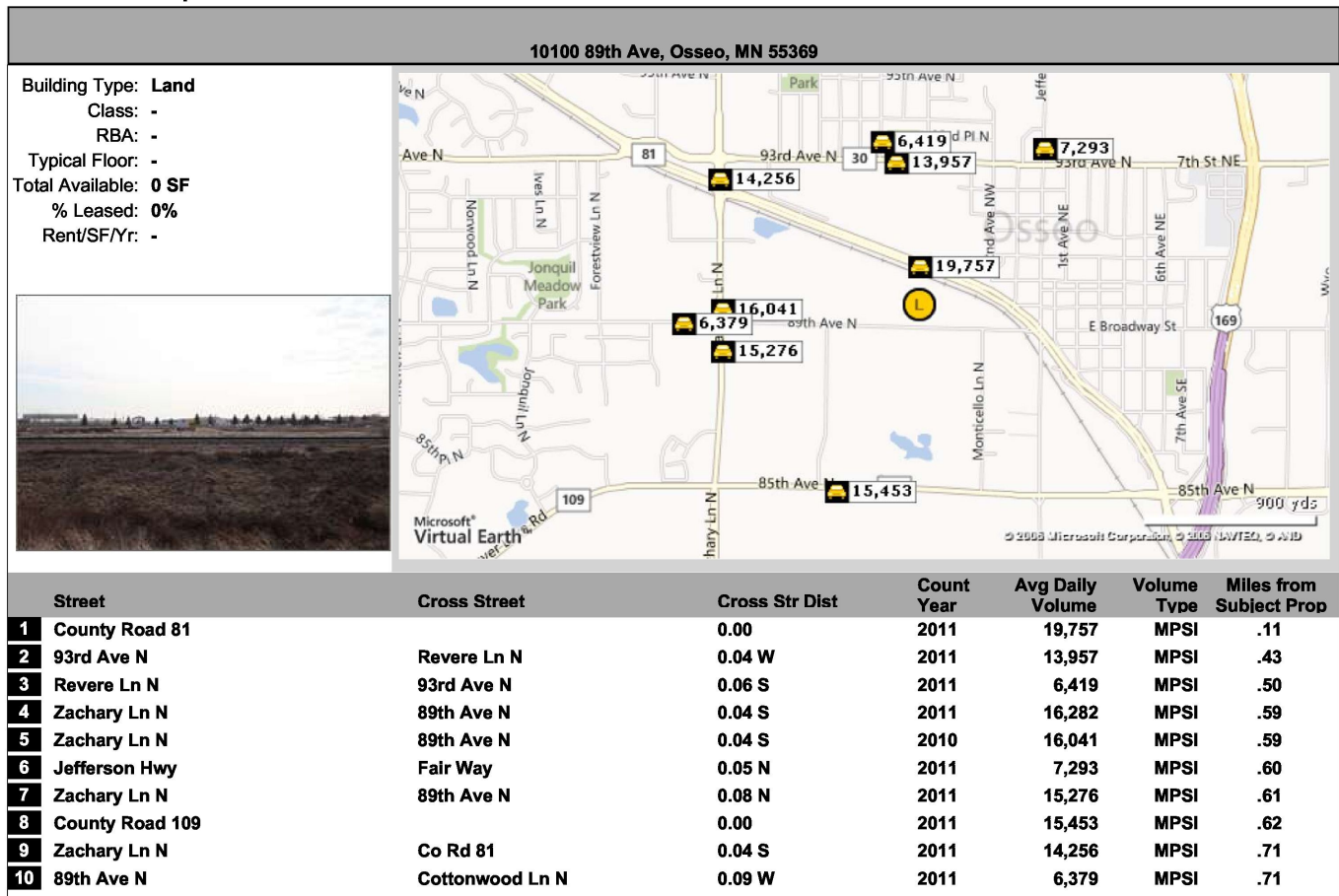
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TRAFFIC COUNT

Traffic Count Report



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