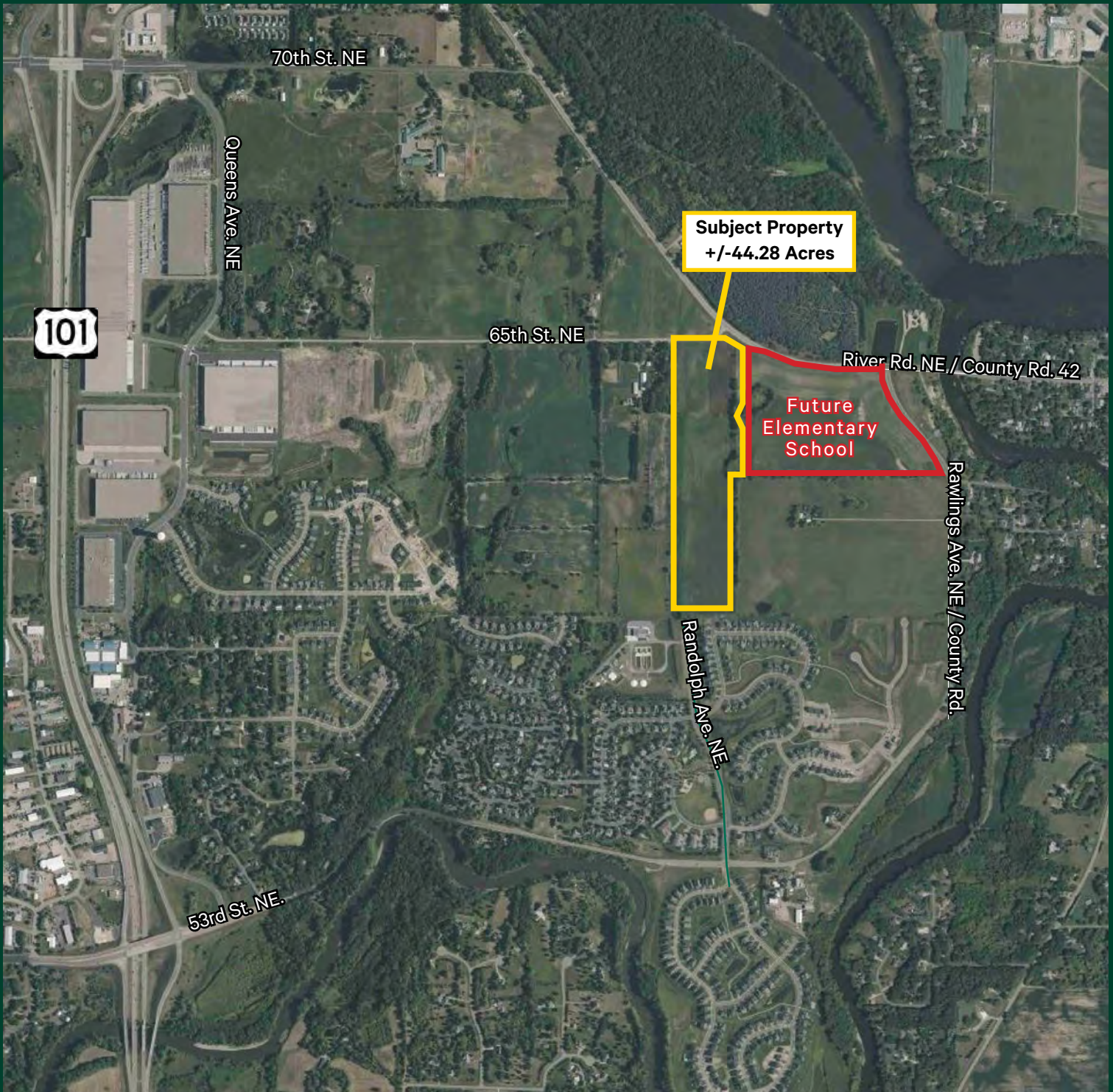


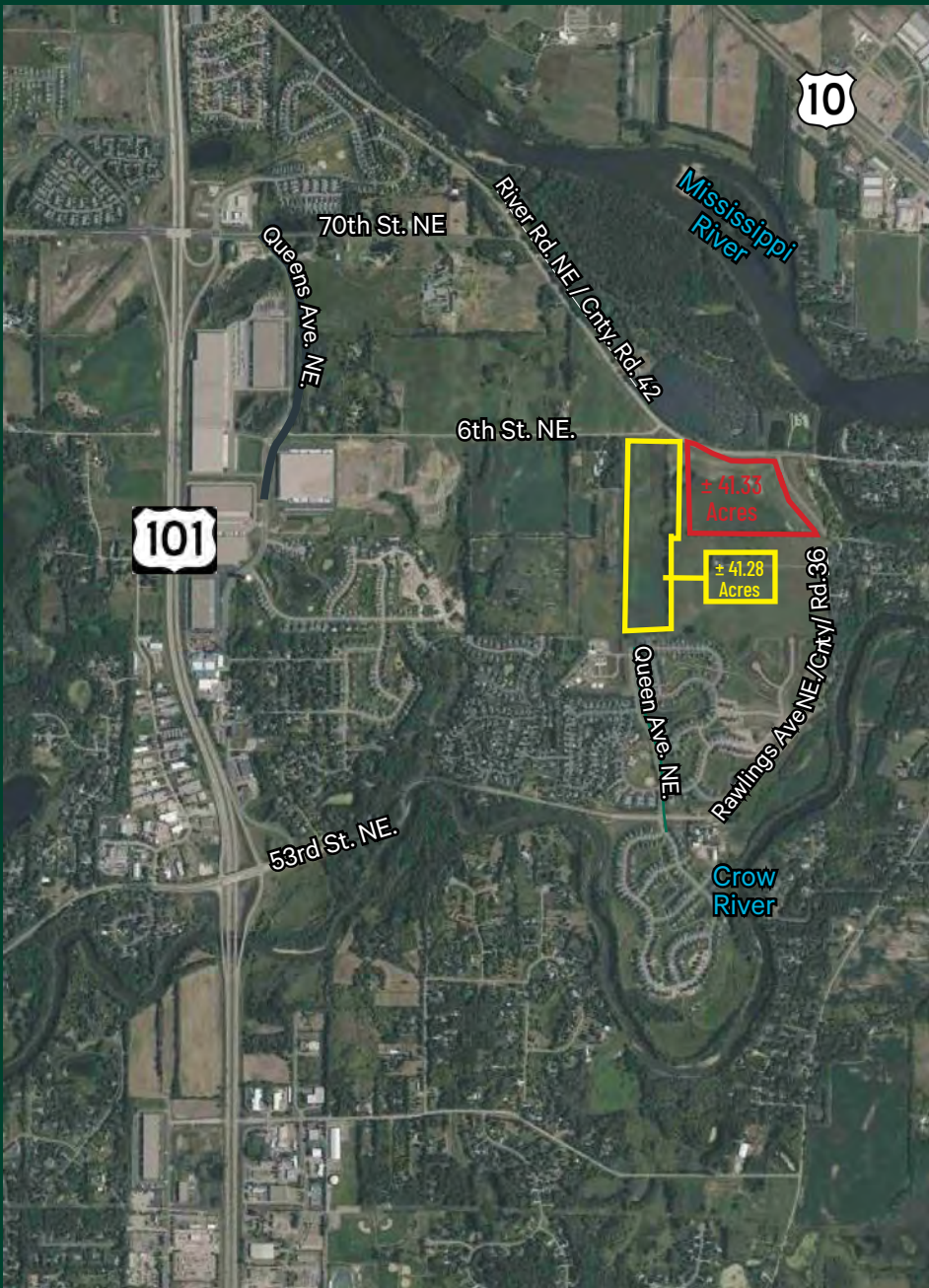
± 41.28 Acres

NE River Rd. & Rawlings Ave.
Otsego, MN 55330



Property Highlights

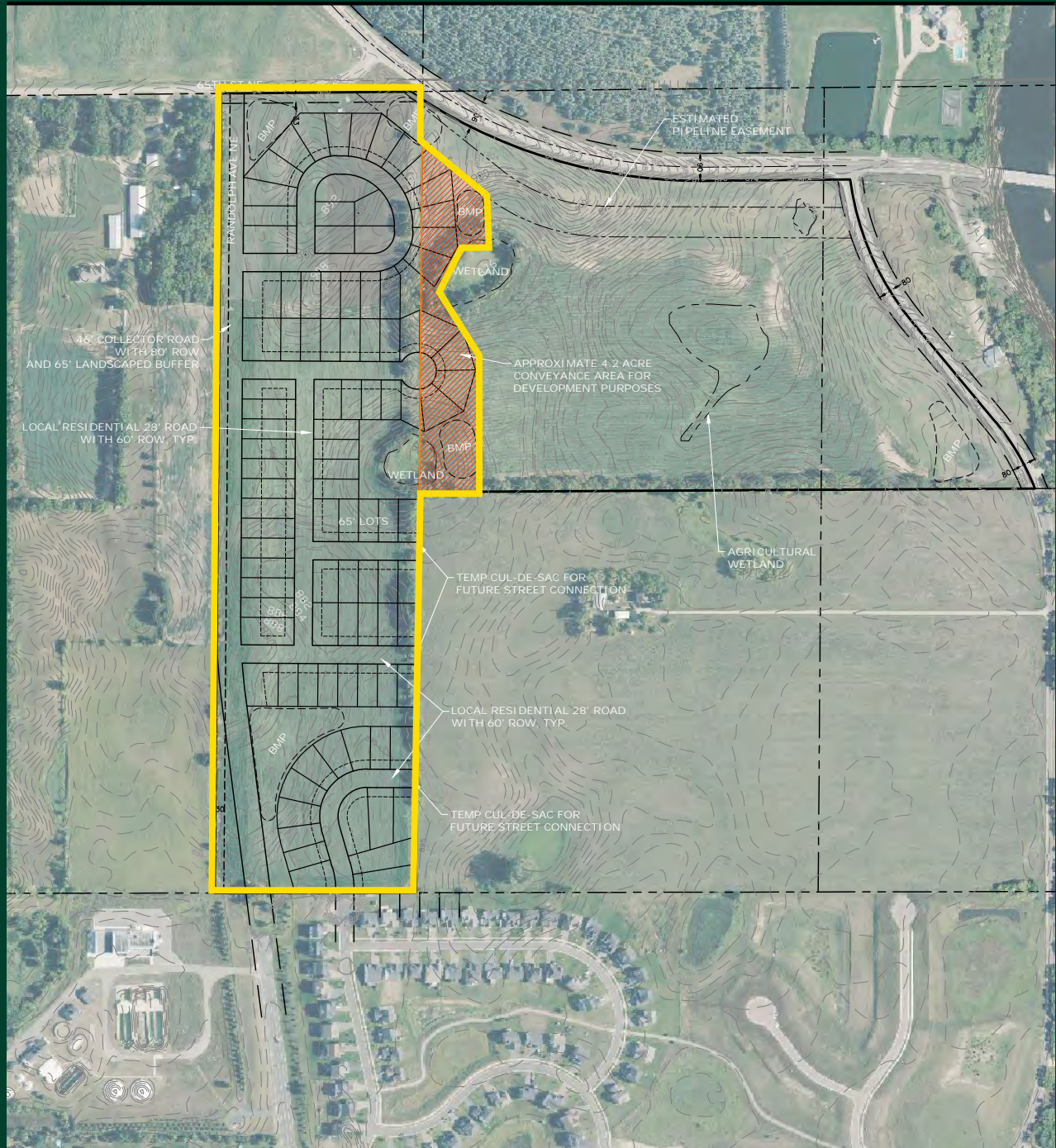
- Residential development that allows product variety including single-family, villa, townhome, and small lot single family
- Zoned A-1 Agricultural Service Area with a future use of MHD (Medium & High Density) Residential
- Access to 70th St. NE & 53rd St. NE, providing quick access to Highway 101
- Close proximity to Mississippi and Crow River providing nearby public amenities
- Located in Elk River School District #728
- Developer will provide site with entitlements for either paper lots or fully developed lots



Traffic Counts	
River Rd. NE/Cnty Rd. 42	4,592 VPD
Queen Ave. NE.	2,071 VPD
Rawlings Ave./Cnty. Rd. 36	1,235 VPD
Highway 101	52,320 VPD

PID	Zoning	Future Land Use	Acres	2024 Taxes
118500364200 (4.2 Acre Portion)	Rural Residential	R-6 Residential Medium Density District	± 41.33 Acres	
118500363100	Rural Residential	R-6 Residential Medium Density District	± 39.67 Acres	\$1,774.00

Proposed Site Plans



Total Area : +/-41.28 Acres

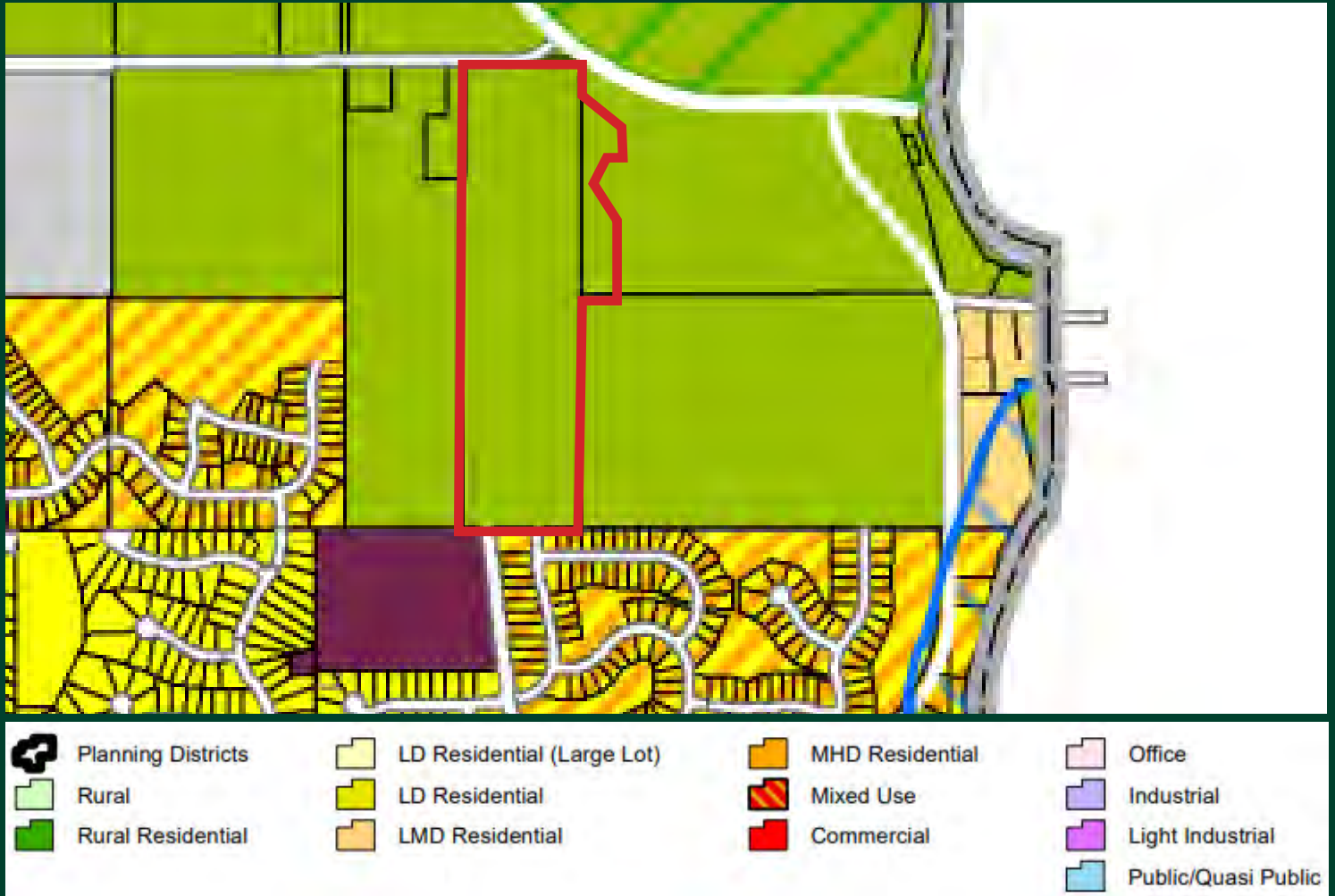
Proposed 65' Lots: +/-100 Lots

Overall Net Density: +/-3.28 Units/Acre

Area Map



Zoning



Rural Residential

The purpose of the R-C District is to implement the goals and policies with regard to the rural residential preserve area as defined within the Comprehensive Plan. Residential development within the rural residential preserve is encouraged to be clustered in a pattern which satisfies the following planning objectives:

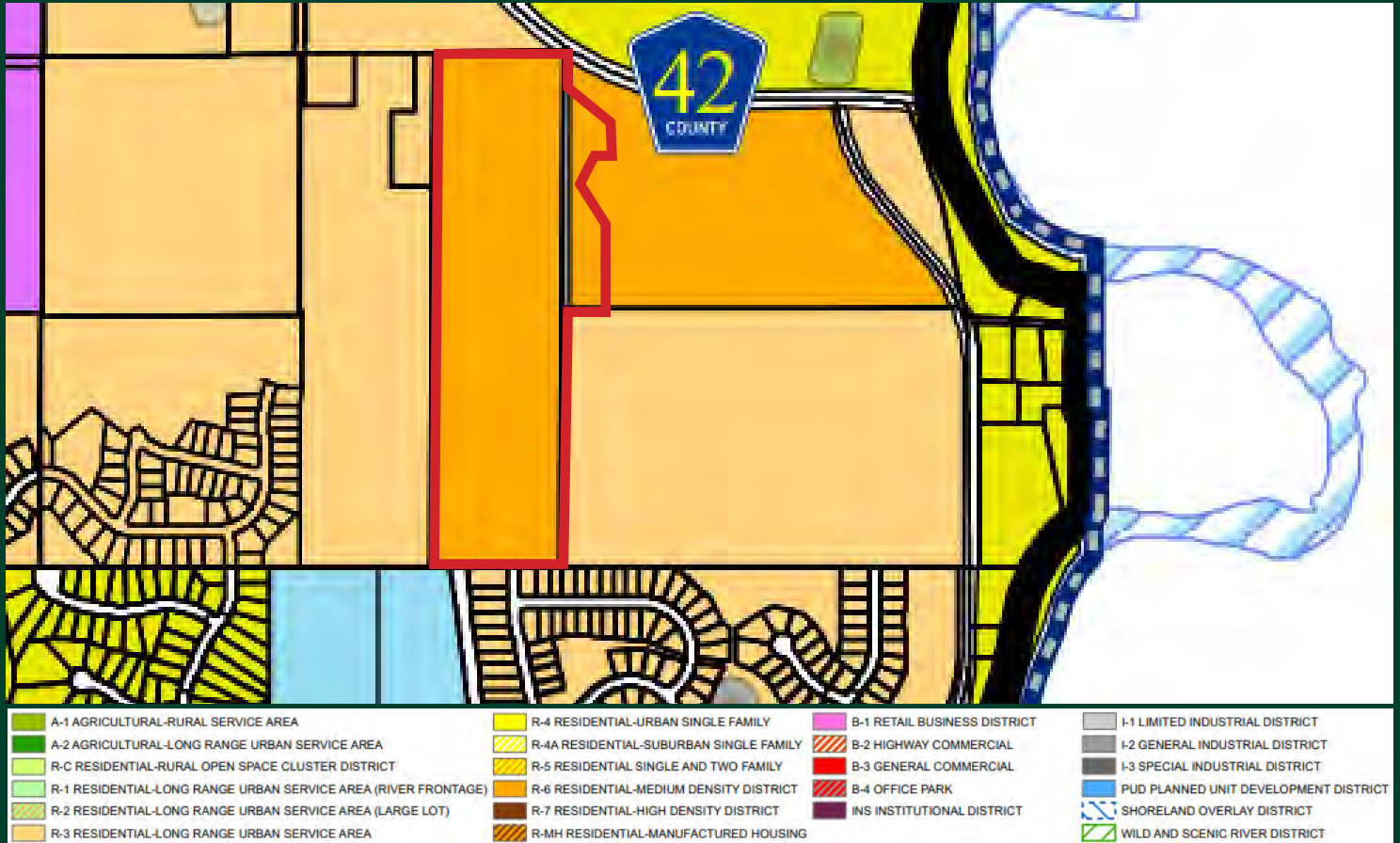
- Preservation of contiguous common open spaces for scenic enjoyment, recreational use, and rural identity.
- Creation of cohesive neighborhoods in order to establish local identity and community interaction.
- Physical integration of neighborhoods, open spaces, and places of destination in order to establish Municipal identity and community interaction.
- The diagrams are provided to demonstrate graphically the purpose of the R-C District, its performance standards and strategies by which the internal development pattern described in this chapter may be achieved.
- Creative application of this chapter is encouraged while preserving its purpose and intent. (Prior Code § 20-60-1)

Subject to applicable provisions of this title, the following are permitted uses in the R-C District:

- Essential services.
- Farm wineries with tasting rooms.
- Farms, farmsteads, farming and agricultural related buildings and structures subject to Minnesota Pollution Control Standards, but not including animal feedlots or other commercial operations.
- Forestry, nurseries, greenhouses, and tree farms excluding retail sales.
- Personal wireless service antennas located upon a public structure, as regulated by chapter 33 of this title.
- Public parks, playgrounds, recreational uses, wildlife areas and game refuges.
- Residential care facilities serving six (6) or fewer persons.
- Single-family detached dwellings. (Prior Code § 20-60-2)

For additional information on zoning, please select this [link](#).

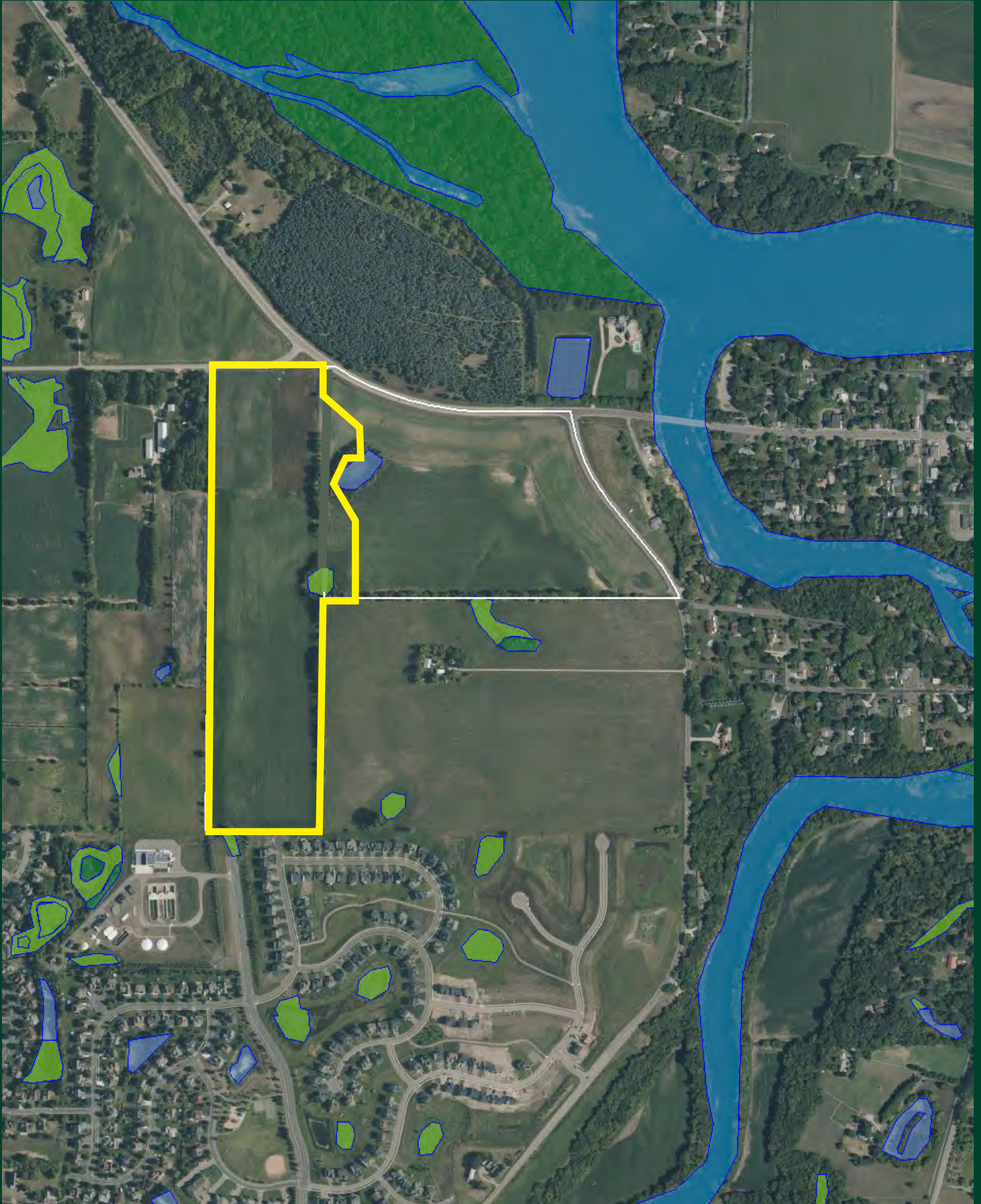
Comprehensive Land Use Plan

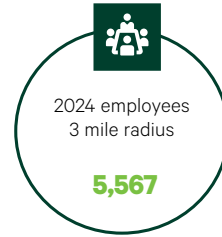
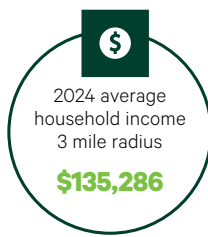
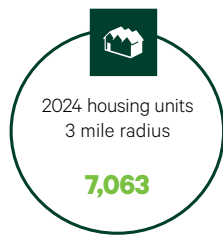
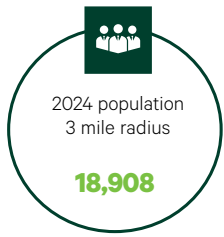


R-6 Residential-Medium Density District

Medium and high density residential- Medium Density Residential land uses typically consists of townhouses with three to eight dwellings per building ranging in density from four to eight dwelling units per acre. High density land uses, defined as eight to 22 dwelling units units per acre, includes multiple family dwellings and more dense townhouse development, including structures with more than two common walls. As market considerations greatly influence the demand for medium and high density housing, only a generalized category including both types of uses have been designated on the Future Land Use Plan map.

Wetlands Map





POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	1,978	18,908	59,904
2029 Population - Five Year Projection	2,160	20,276	63,157
2020 Population - Census	1,487	15,549	53,278
2010 Population - Census	1,053	12,046	43,533
2020-2024 Annual Population Growth Rate	6.94%	4.71%	2.80%
2024-2029 Annual Population Growth Rate	1.78%	1.41%	1.06%



HOUSEHOLDS

2024 Households - Current Year Estimate	659	7,063	21,558
2029 Households - Five Year Projection	725	7,668	23,011
2010 Households - Census	368	4,443	15,127
2020 Households - Census	509 80.3%	5,812 92.1%	18,849 95.6%
2020-2024 Compound Annual Household Growth Rate	6.27%	4.69%	3.21%
2024-2029 Annual Household Growth Rate	1.93%	1.66%	1.31%
2024 Average Household Size	3.00	2.66	2.77



HOUSEHOLD INCOME

2024 Average Household Income	\$156,235	\$135,286	\$137,354
2029 Average Household Income	\$174,811	\$153,923	\$156,501
2024 Median Household Income	\$126,721	\$109,195	\$112,501
2029 Median Household Income	\$142,714	\$121,028	\$127,024
2024 Per Capita Income	\$53,543	\$49,338	\$49,390
2029 Per Capita Income	\$60,639	\$56,835	\$56,966



HOUSING UNITS

2024 Housing Units	768	7,619	22,778
2024 Vacant Housing Units	109 14.2%	556 7.3%	1,220 5.4%
2024 Occupied Housing Units	659 85.8%	7,063 92.7%	21,558 94.6%
2024 Owner Occupied Housing Units	611 79.6%	5,761 75.6%	18,145 79.7%
2024 Renter Occupied Housing Units	48 6.3%	1,302 17.1%	3,413 15.0%



EDUCATION

2024 Population 25 and Over	1,243	12,275	39,102
HS and Associates Degrees	685 55.1%	7,388 60.2%	23,195 59.3%
Bachelor's Degree or Higher	525 42.2%	4,500 36.7%	14,518 37.1%



PLACE OF WORK

2024 Businesses	69	453	1,835
2024 Employees	894	5,567	25,663



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