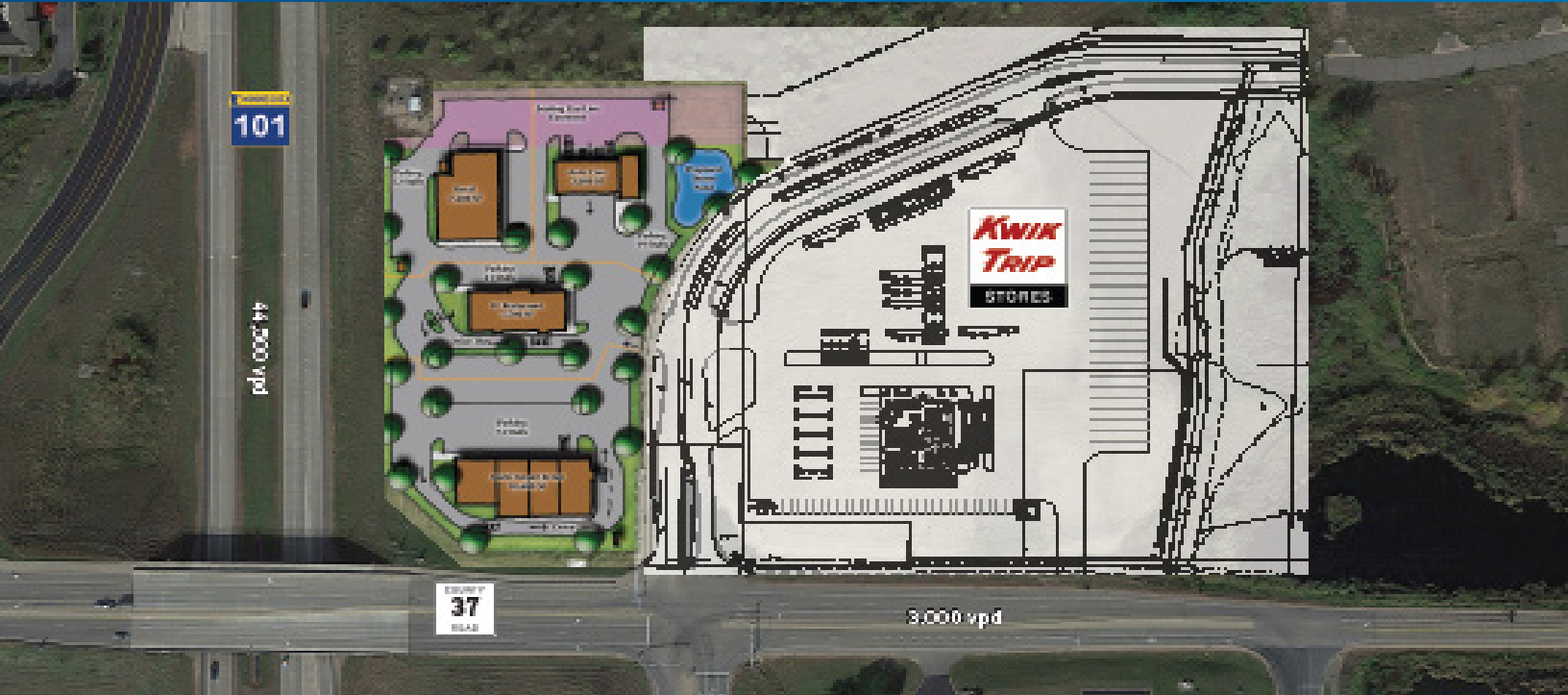


LAND > FOR SALE

# Riverbend Crossings

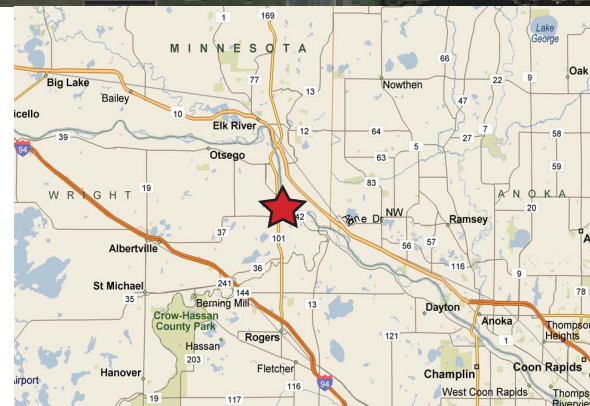


NE Corner CR 37 and Hwy 101, Otsego, MN 55330



## PROPERTY DETAILS

- > Join new Kwik Trip (Now Open)
- > Approximately 1-4.33 acres available
- > Zoned B-3 - General Business District
- > Great highway visibility
- > Easy access to CR 37 and Hwy 101
- > Full signalized access
- > Utilities available
- > Minutes north of Hwy 94
- > Adjacent to Duke's 120 acre Gateway North Business Center
- > Over 1 Million SF of new development including Ruan Transportation's 300,000 SF distribution center and Room & Board's 700,000 SF distribution center
- > Mattamy Boulder Creek Development - 360 homes planned
- > Hans Hagen Boulder Pass Development - 118 homes planned
- > Meridian Land Company Wildflower Meadows Development - 91 homes planned



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## Site Information

- > **Location** NE Corner CR 37 and Hwy 101, Otsego, MN 55330
- > **Description** Approximately 4.33 Acres of Commercial Land
- > **Zoning** B-3 - General Business District
- > **Property IDs** 118-500-263409, 118-500-263408, 118-232-031103

### SALE PRICE:

Contact Broker

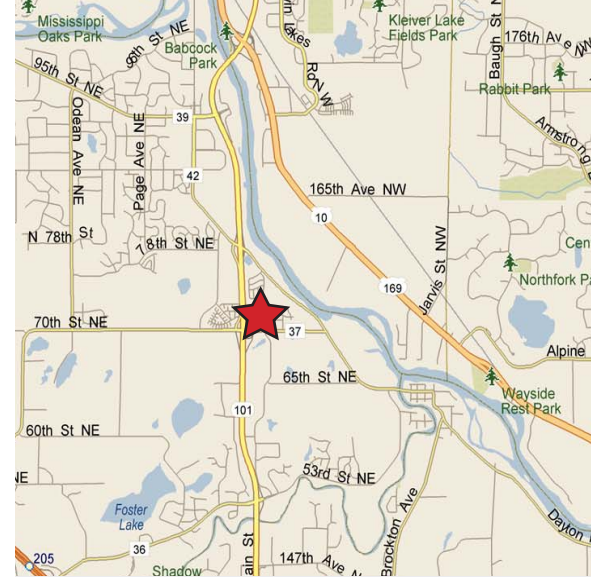
### TRAFFIC COUNTS:

- > Hwy 101: 44,500 vpd
- > CR 37: 3,000 vpd

*\* Source: Minnesota Department of Transportation 2011 Study Averages are per day total cars*

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	1,228	12,763	48,714
Median HH Income	\$69,200	\$80,540	\$78,274
Average HH Income	\$81,907	\$94,756	\$90,964

*\*Source: U.S. Bureau of the Census, Census 2010 file - Esri forecasts for 2013*



## Contact Us

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