

**For Sale**

Vacant Land – 1.36 Acres  
7781 Hardwood Avenue Cottage Grove, MN 55106



## PROPERTY DETAILS

- Zoned B-2
- Triangular shaped property; level, should accommodate up to a 7,000 SF building
- Neat 1.36 acres tucked into heavy retail including Kohl's, Cub Foods, Menard's with many banks and fast food establishments including Culver's and Ruby Tuesday.

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**CROSSROADS**  
**PROPERTIES**

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## ADDITIONAL PROPERTY DETAILS

**Parcel:** Triangular shaped 1.36 acres  
**Address:** 7781 Hardwood Ave, Cottage Grove, MN 55016  
**PID#:** 08 027 21 33 0048  
**Price:** Negotiable  
**Owners:** Three individuals with a divided interest.

**Legal Description:** Lot 1, Block 1, Gateway North First Edition

**Location:** Located in the fast growing City of Cottage Grove adjacent to Kohls Department store, next to a very successful neighborhood shopping center and down the street from Ruby Tuesdays and Culvers Restaurant. To the North is undeveloped property zoned for residential and/or multi-family development and land to the West is slated for commercial development. You will find that the Officials at the City of Cottage Grove are very cooperative and will assist you as best they can to make your development work.

**Zoning:** B-2 General Business and incorporates all permitted of B-1 except for mortuaries and funeral homes. There is a very broad definition of permitted uses, incorporating retail, office and medical properties.

**Property Taxes:** Assessed as vacant land with an assessed value of \$355,500. 2015 taxes are \$12,280.

**Site Condition:** Graded and level. Utilities and other services have been brought to the property line.

**Setbacks:** Because of the triangular shape of the property and adjacent uses, the setback requirements will need to be reviewed by the City Planning Department and the final resolution will depend on the proposed use of the property and size of the structure proposed.

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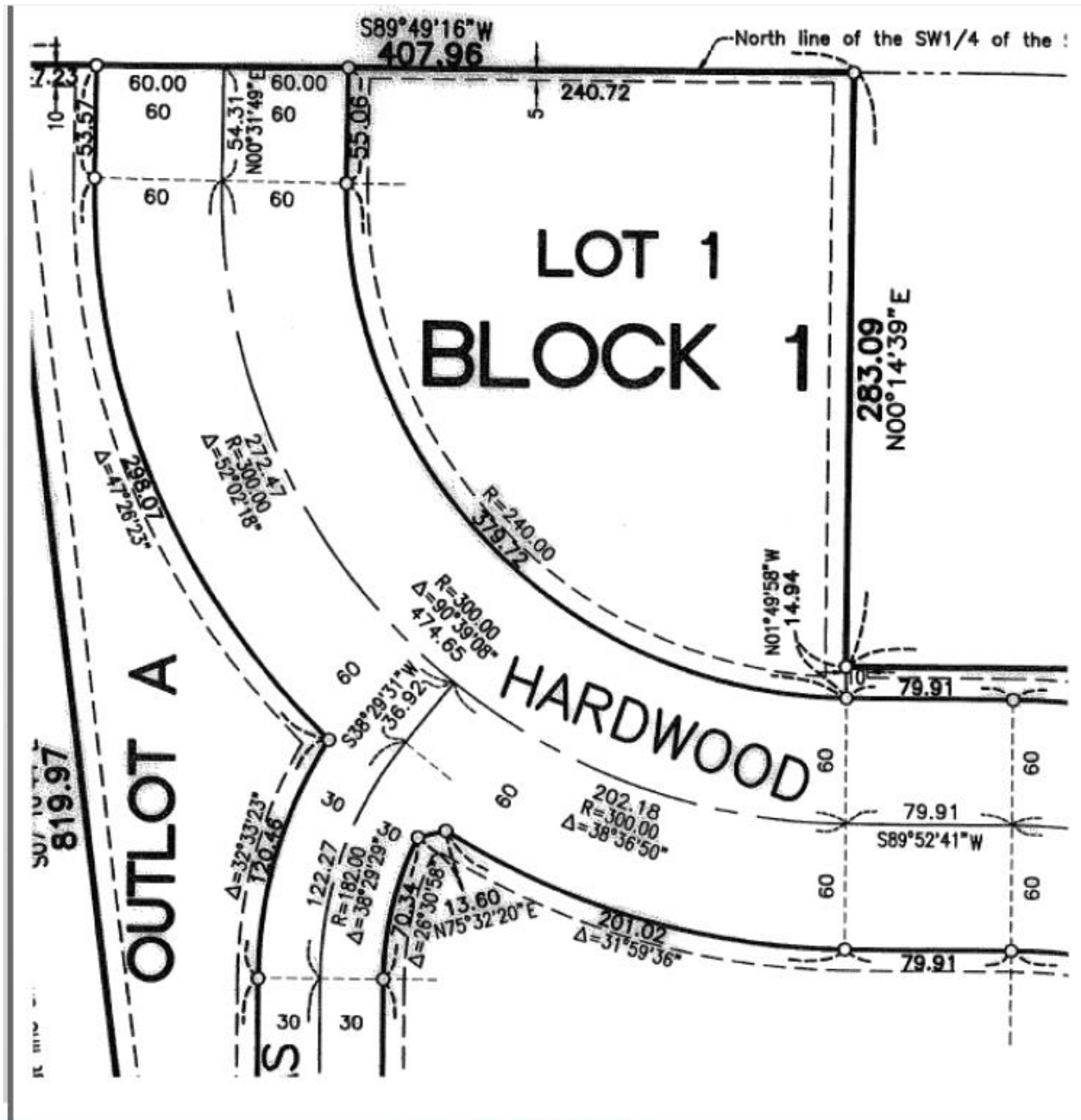
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**SITE PLAN**



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## ADDITIONAL INFORMATION

### Traffic Counts: From MNDOT

<u>Street/Hwy</u>	<u>Year</u>	<u>ADT</u>
Hardwood Ave	2007	7,400
80 <sup>th</sup> St	2007	23,200
Hwy 61	2006	32,500

### Basic Demographics:

	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
2016 Projected Population	11,840	49,642	104,502
2008 Projected Households	3,880	16,203	35,343

### City Contact Information:

City of Cottage Grove  
128000 Ravine Parkway South  
Cottage Grove, MN 55016

Jennifer Levitt  
City Engineer  
Community Development Department  
651-458-2890  
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Mr. John M. Burbank AICP  
Senior Planner  
Community Development Department  
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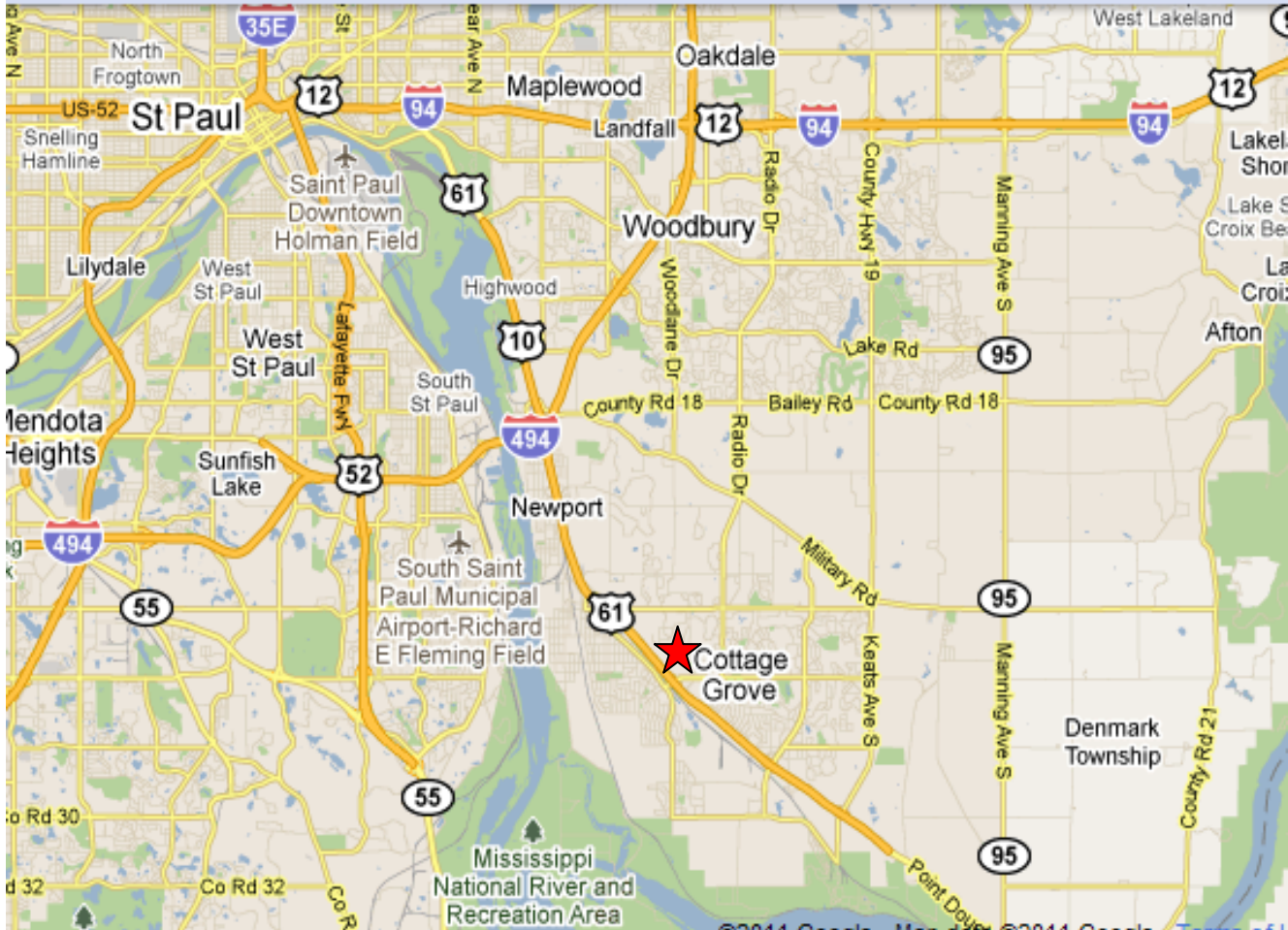
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