

HIGH DENSITY RESIDENTIAL LAND SITE

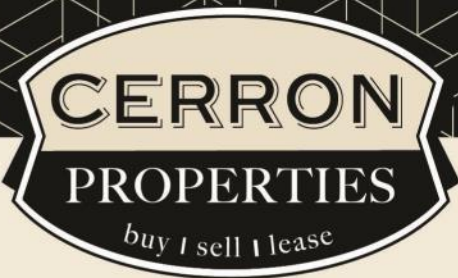
CR-91 (NATCHEZ AVE) AND CR-2 (260TH ST E), ELKO NEW MARKET, MN 55020



FOR SALE | LAND SITE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM



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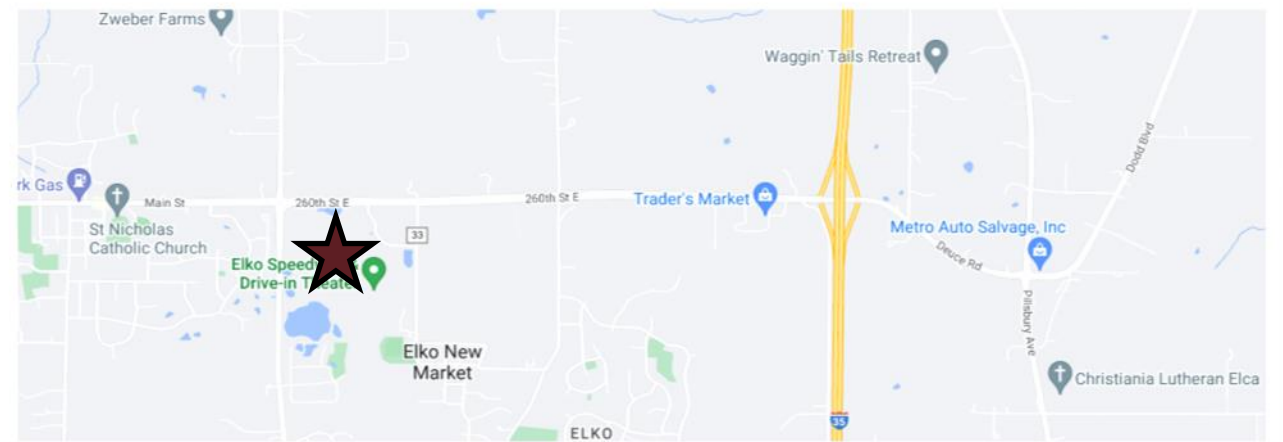
■ PROPERTY HIGHLIGHTS

- Approx. 10 acre site with approx. 4.65 acres net buildable
- Access to be allowed at the southwest corner of the site off of CSAH 91 (with turn lanes to be required by Scott County)
- Wetland delineation report available upon request
- Zoned R-4, High Density Residential
- Permitted uses include: apartments, park & rec uses with directly related buildings, and townhomes & condos (see zoning code for additional info.)
- Scott Co. Proposed Property Tax (2023): \$7,136.00 (excludes special assessments)
- PID# 239270062
- Listing price: \$750,000

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DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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AERIAL VIEW



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let's get started!

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