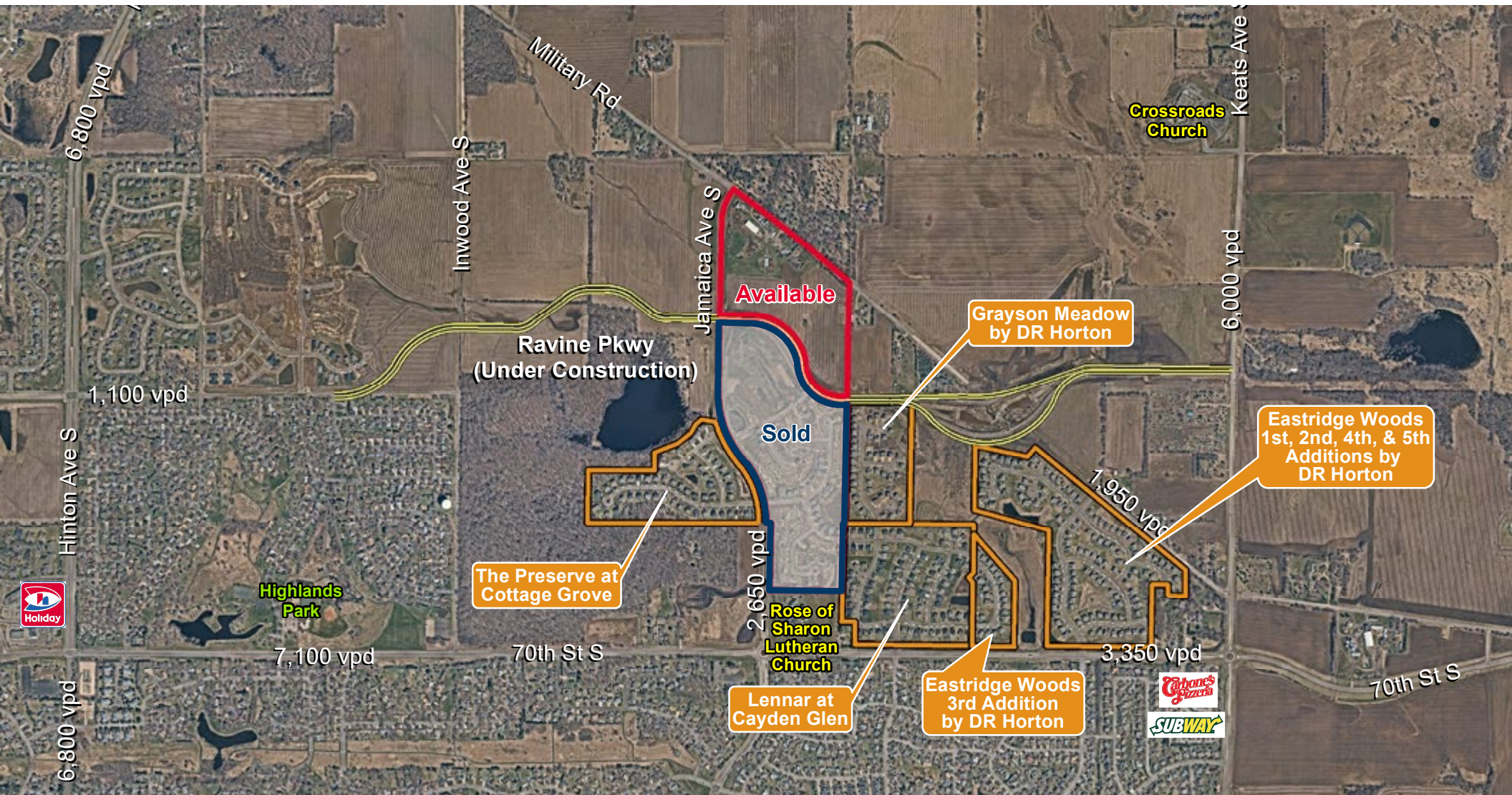


34 Acres Land

9119 Military Road, Cottage Grove, MN

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For more information, please contact:

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visit us at: landmnwi.com

34 Acres Land

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Property Highlights

- Future Ravine Park located on watershed land to the east
- Numerous trail systems planned for the area
- Military Road to become bike/running path
- Guided for low density residential
- Sewer/water available at property
- Easy access from Hwy 61, I-494 and I-94
- District 833 schools (located within East Ridge High School Boundary)
- Excellent proximity to parks and open space
- Geotechnical Evaluation complete
- Boring Reports, Environmental Reports available (clean site)

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 3,222 | 35,537 | 94,601 |
| Households | 1,063 | 11,873 | 33,310 |
| Average HH Income | \$109,985 | \$117,608 | \$115,234 |
| Daytime Population | 199 | 5,882 | 21,063 |

Traffic Counts

| Street | Vehicles Per Day (VPD) |
|---------------|------------------------|
| Military Rd | 4,400 VPD |
| Jamaica Ave S | 2,450 VPD |

Site Information

| | |
|----------------|---------------------------------------|
| Location | 9119 Military Rd Cottage Grove, MN |
| PID # | 03.027.21.23.0003 |
| Lot Size | 34.26 Available Acres |
| Property Tax | \$4,022.00 |
| Current Zoning | Guided Low Density Residential |
| Sale Price | Negotiable |

Property Information

The subject property lies on the northernmost boundary of the City of Cottage Grove. Convenient access from Highway 61, I-494 and I-94 make the property highly desirable for residential development. The parcel falls within the new East Ridge High School boundaries (District 833) and all utilities are to the site.

The property is located in the Upper East Ravine area of the City. The City of Cottage Grove has spent a great deal of time working with the County and Watershed to “master plan” the area. A large portion of the neighboring parcels are owned by the watershed resulting in a development situation that will incorporate parks, trails and open space. Future plans call for Military Road to be converted into a trailway with many water/open space features on both sides of the trail.

The City land use plans calls for low density residential with future road upgrades running through the property. This realignment will result in a unique opportunity to create beautiful lots surrounded by many area amenities.

34 Acres Land

9119 Military Road, Cottage Grove, MN

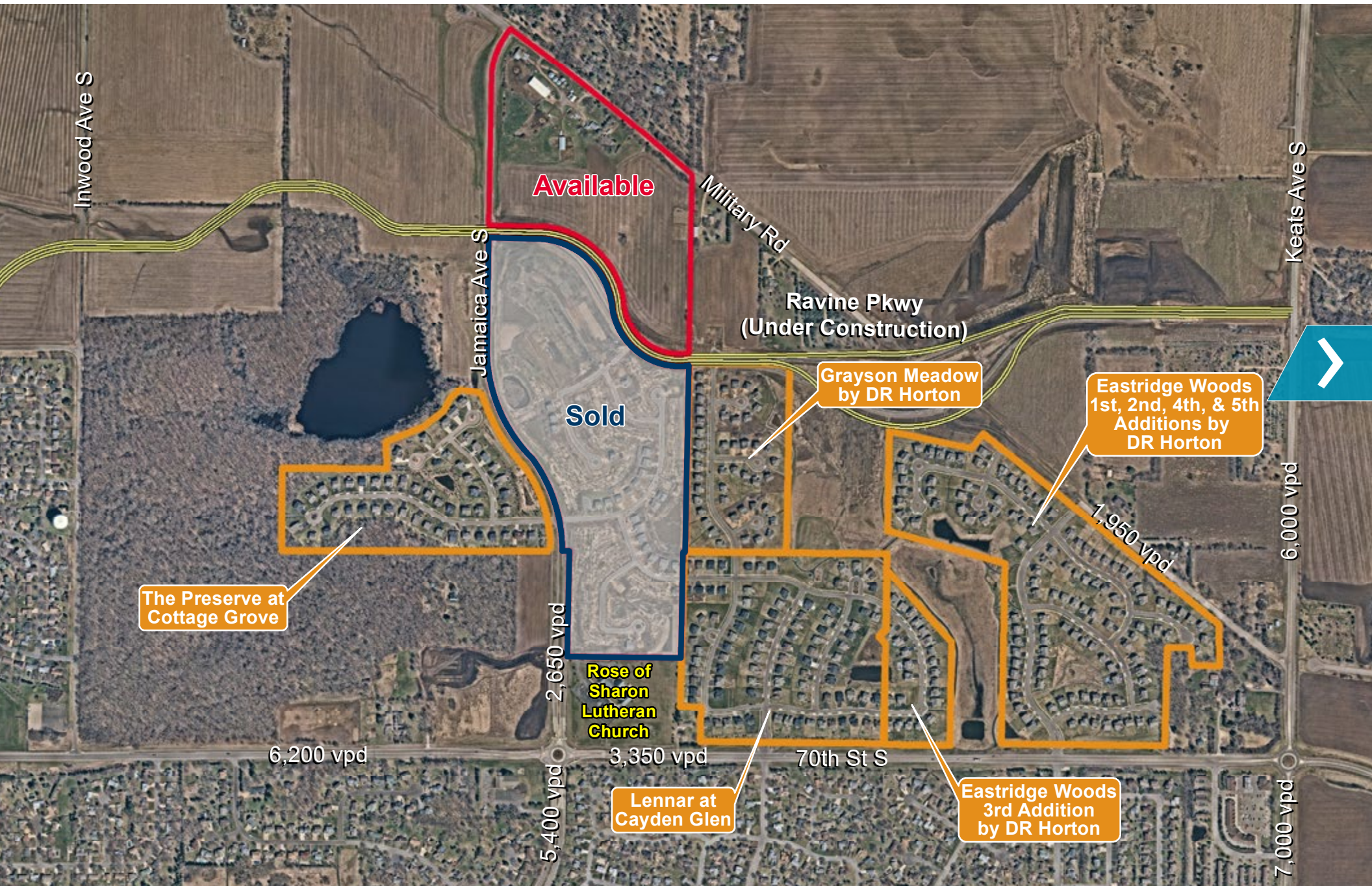
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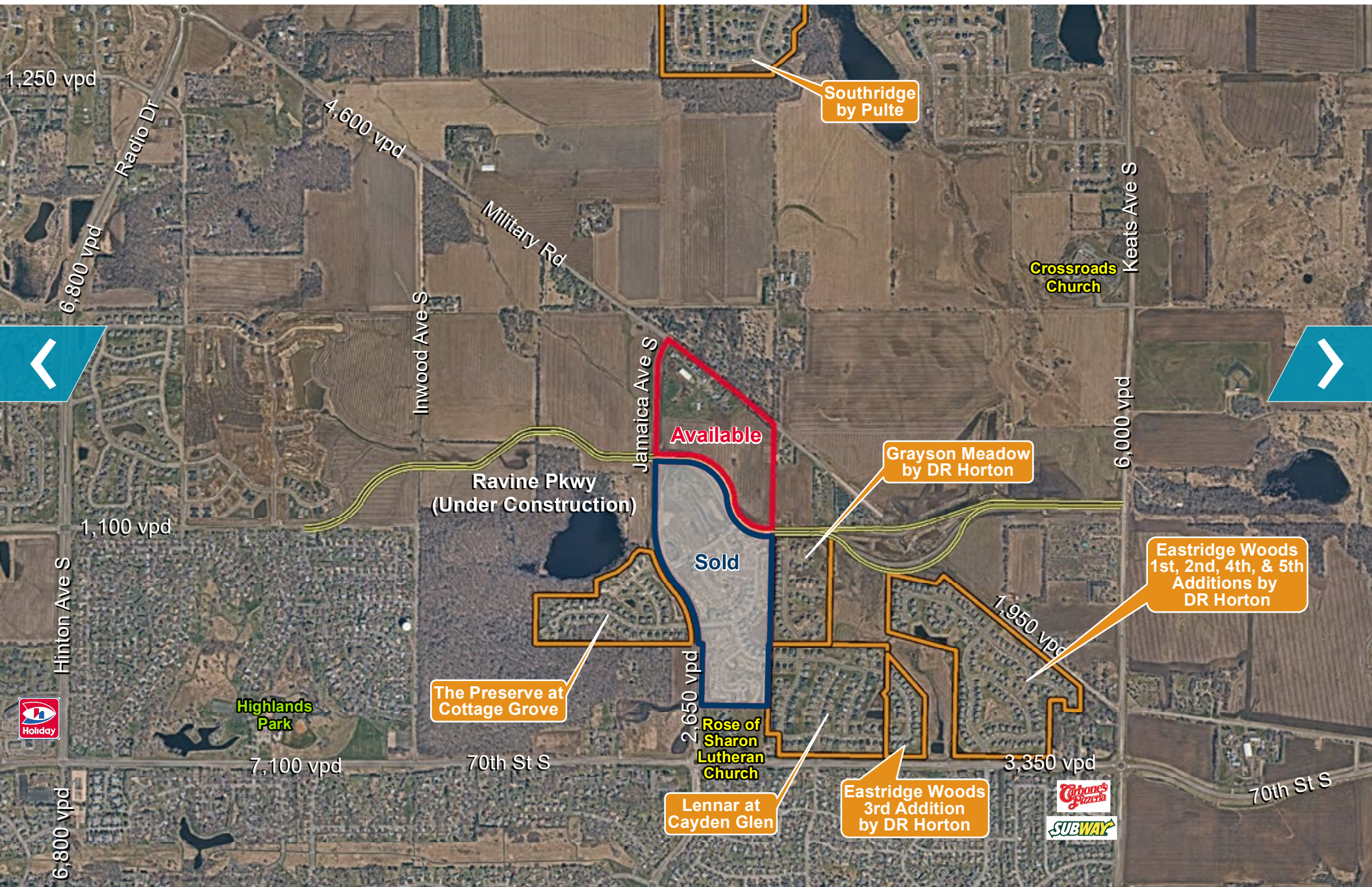
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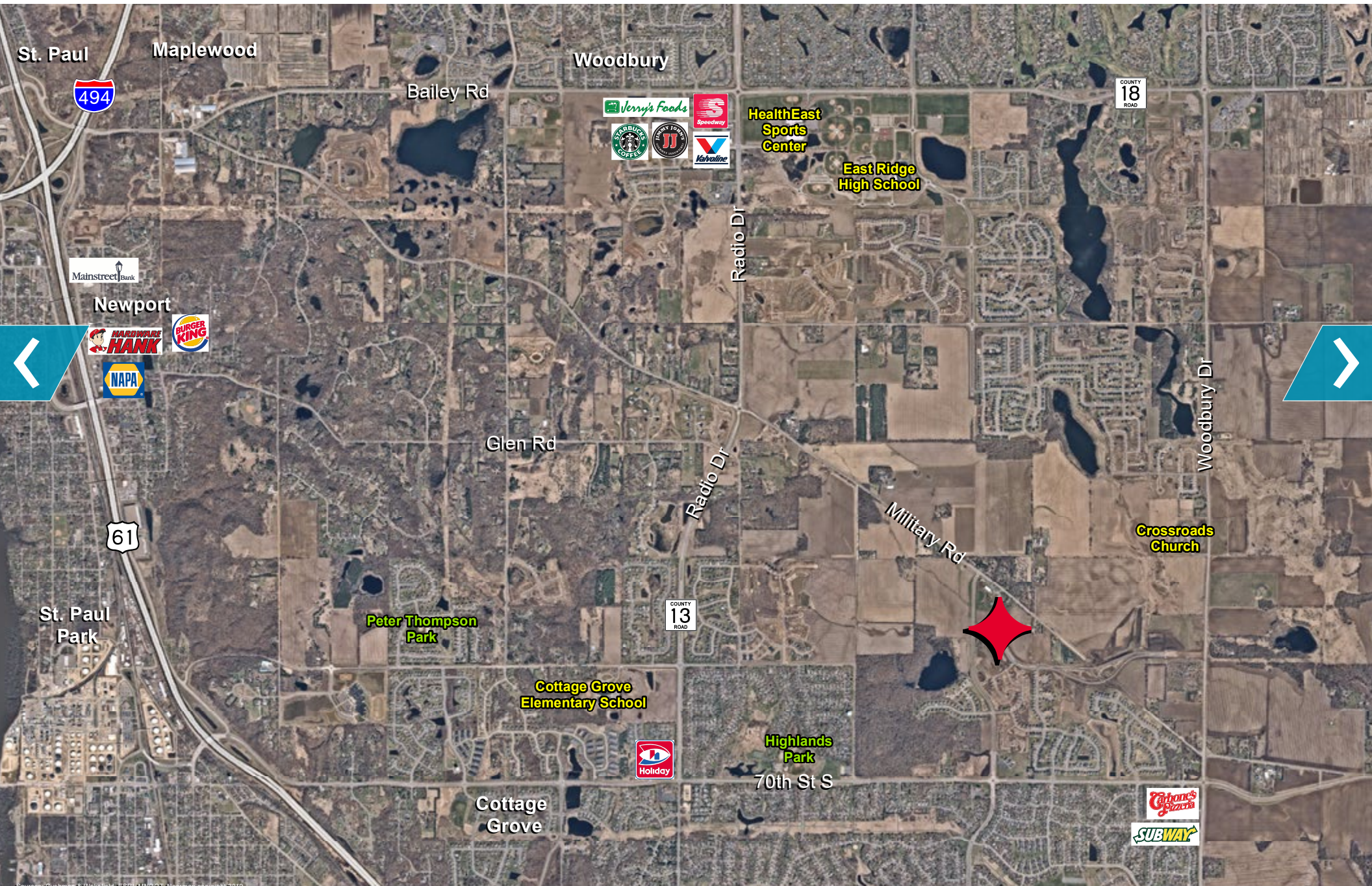
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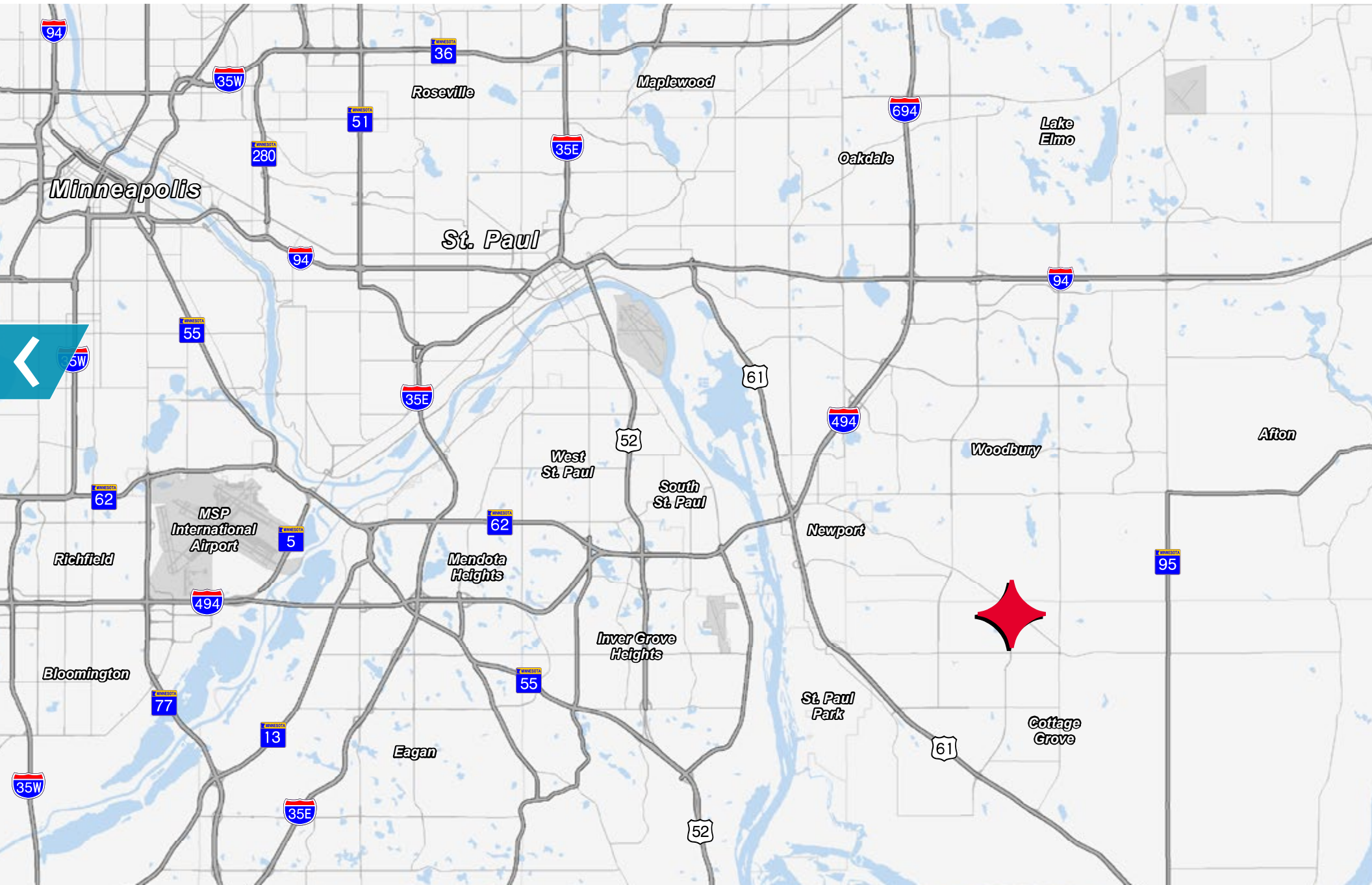
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34 Acres Land

9119 Military Road, Cottage Grove, MN

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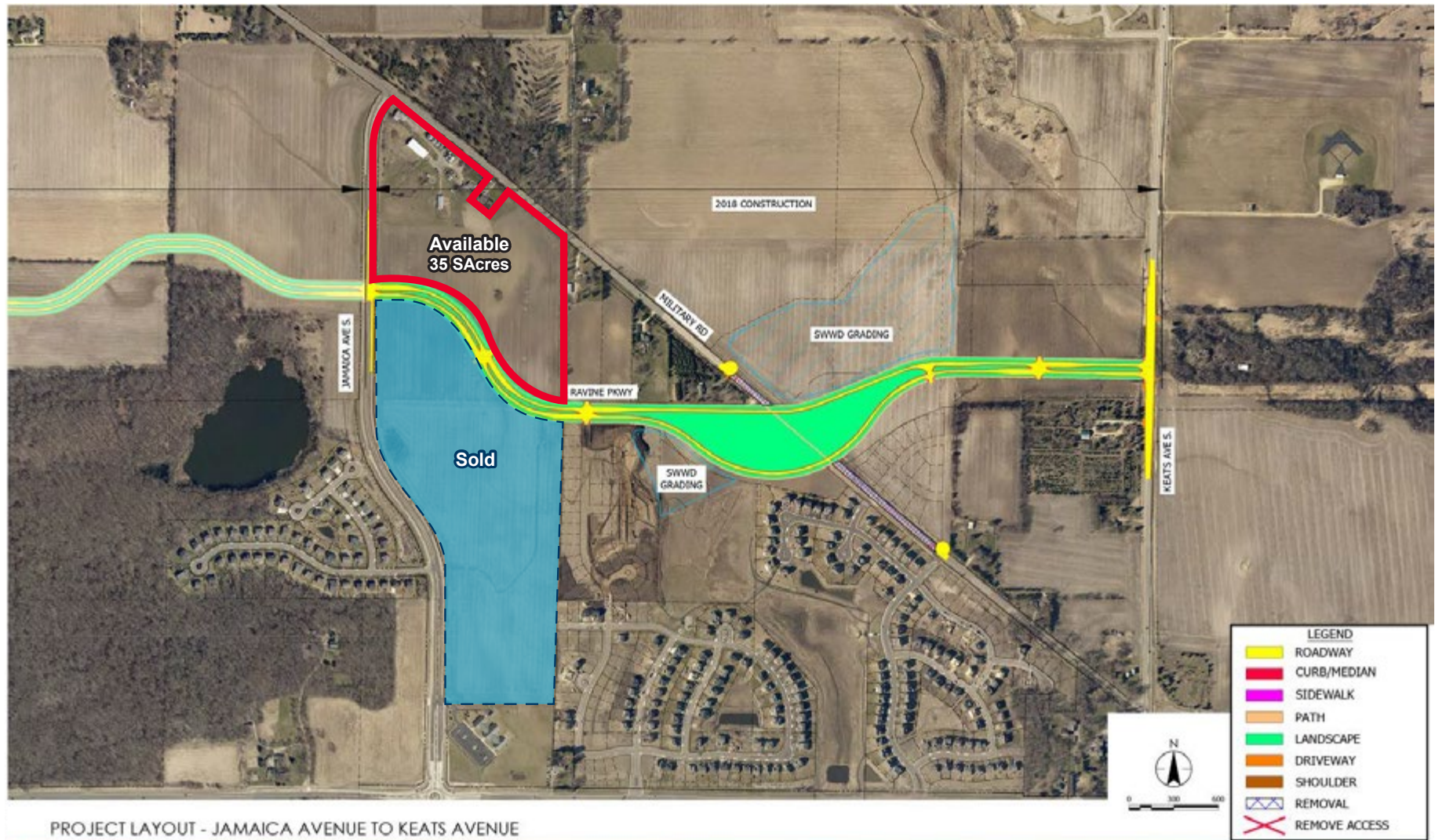
PROPERTY INFO

AERIALS

PLANS

CITY WEBSITE

New Road Alignment Plan



PROJECT LAYOUT - JAMAICA AVENUE TO KEATS AVENUE

CITY OF COTTAGE GROVE
RAVINE PARKWAY

FIGURE 2