

**FOR SALE**  
**8 TOTAL ACRES**

**BIG LAKE**

**PRAIRIE ROSE  
DEVELOPMENT**

**SITE**

Northstar Line (commuter rail)

Big Lake  
Station

HWY 10 & 172ND ST NW

# HWY 10 COMMERCIAL SITES

## BIG LAKE, MN 55309

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# HWY 10 & 172ND ST NW

## BIG LAKE, MN 55309

### Property Information

PID #	ACRES
65-121-4305	0.44
65-528-0010	2.90
65-528-0110	2.67
65-528-0115	2.00
<b>Total Acres:</b>	<b>8.01</b>

Site A = 3.34 Acres

Site B = 4.67 Acres

Zoning: B2, Community Business

2040 Land Use: Business

**Permitted Uses:** Animal hospital, animal grooming, artisan studio/ makerspace, auction facility, banks, credit unions and other financial institutions, bed and breakfast establishment, breweries, taproom, brewpubs, catering/commercial kitchen, co-working space/flexible office space, dry cleaning, laundromat, laundry service, event center, funeral homes and mortuaries, grocery, supermarket, health clubs, hospitals and medical campus, hotels and motels, liquor, on-sale or offsale, retail and personal service business, offices, professional/medical, parking ramp, radio and television stations, recreation, commercial, recreation, public, restaurant, shopping center, state licensed residential facility (> 7 or more persons), trade or business schools, transit station, wholesale showrooms, warehousing and indoor storage.

**Conditional Uses:** Auto repair (major/minor), with a retail component, car wash, daycare facility, commercial, manufacturing, compounding, assembly, packaging, treatment of products, motor fuel station, motor vehicle sales, outdoor sales and services, accessory, public, educational and religious buildings, recreation, field, structure, or building.

### TRAFFIC COUNTS

Hwy 10 - 18,784 vpd

### Property Highlights

- Sewer and water to site
- Flexible commercial zoning
- All assessments paid
- Easy access and great visibility to Hwy 10
- Close proximity to retail development
- Growing community at the base of the North Star commuter rail
- +/- 4 miles from I-94; +/- 6.75 miles from Hwy 169



### Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	1,012	12,759	37,262
Households	348	4,542	12,834
Average HH Income	\$143,790	\$123,864	\$122,014
Daytime Population	2,229	5,260	12,576



# HWY 10 & 172ND ST NW

## BIG LAKE, MN 55309

AERIAL





# HWY 10 & 172ND ST NW

## BIG LAKE, MN 55309



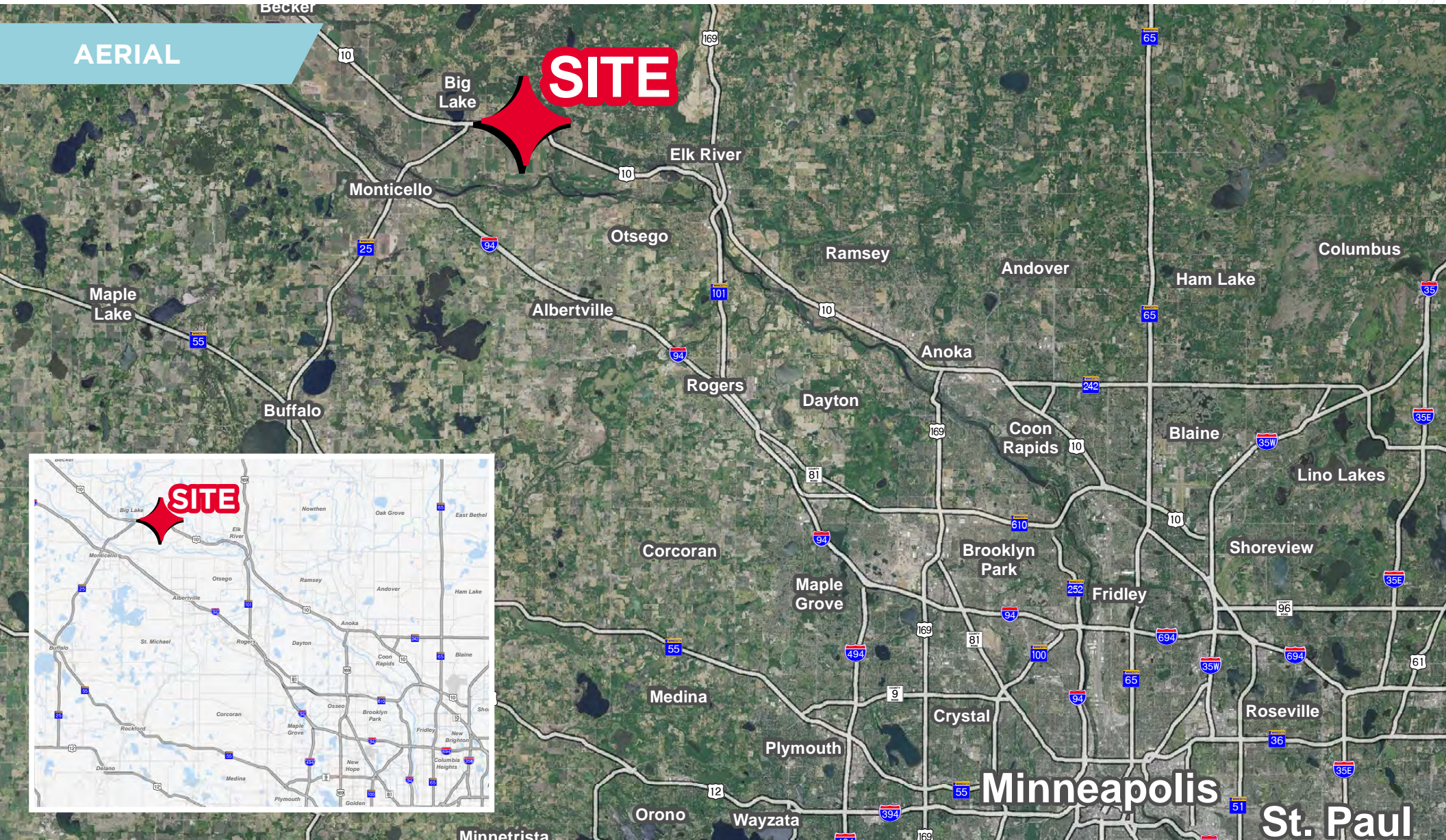
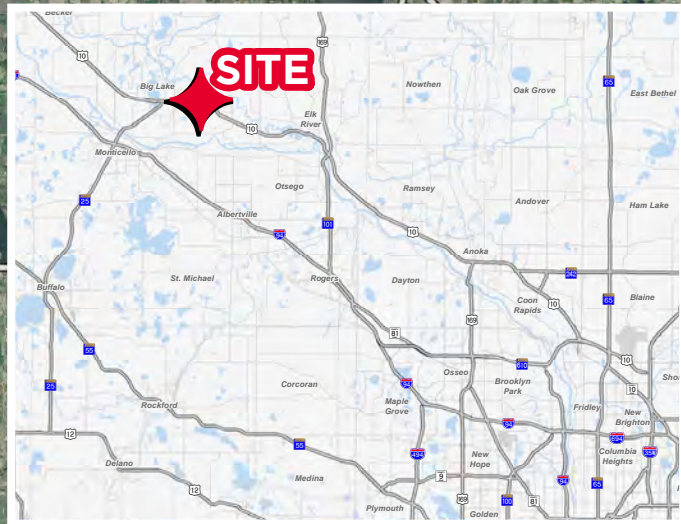


# HWY 10 & 172ND ST NW

## BIG LAKE, MN 55309

AERIAL

**SITE**

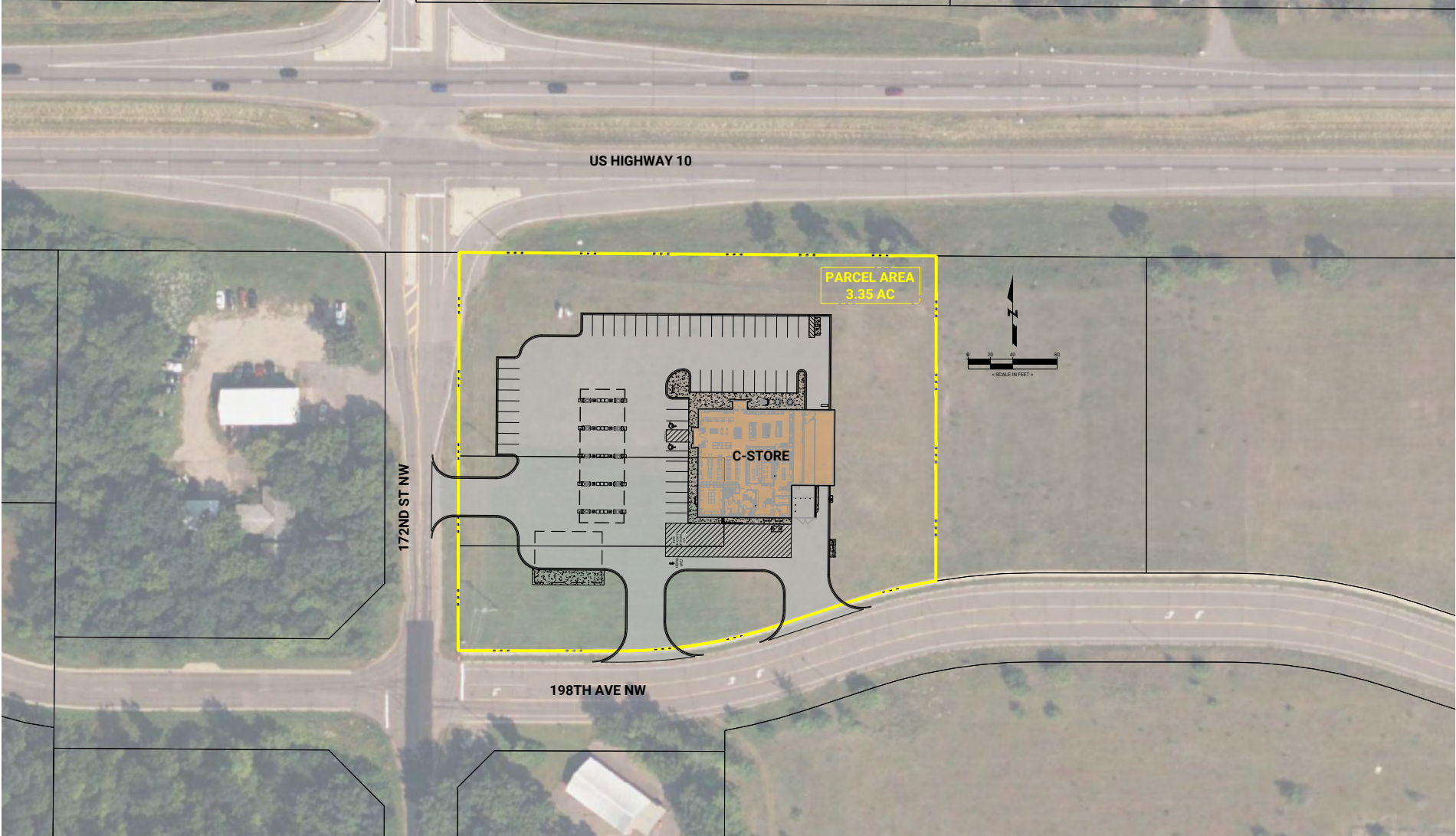




# HWY 10 & 172ND ST NW

## BIG LAKE, MN 55309

### POTENTIAL C-STORE

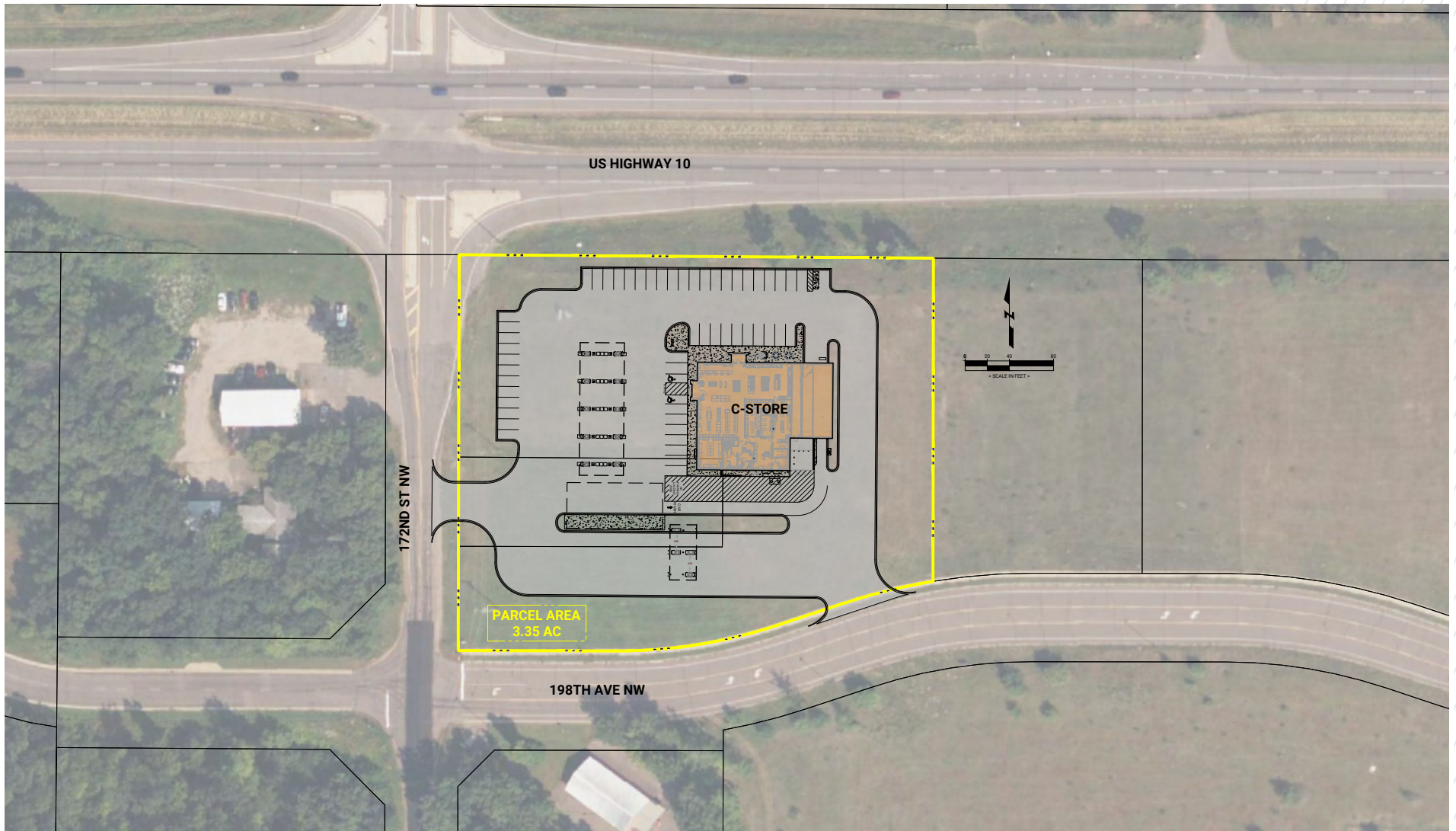


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# HWY 10 & 172ND ST NW

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POTENTIAL C-STORE W/SIDE DIESEL



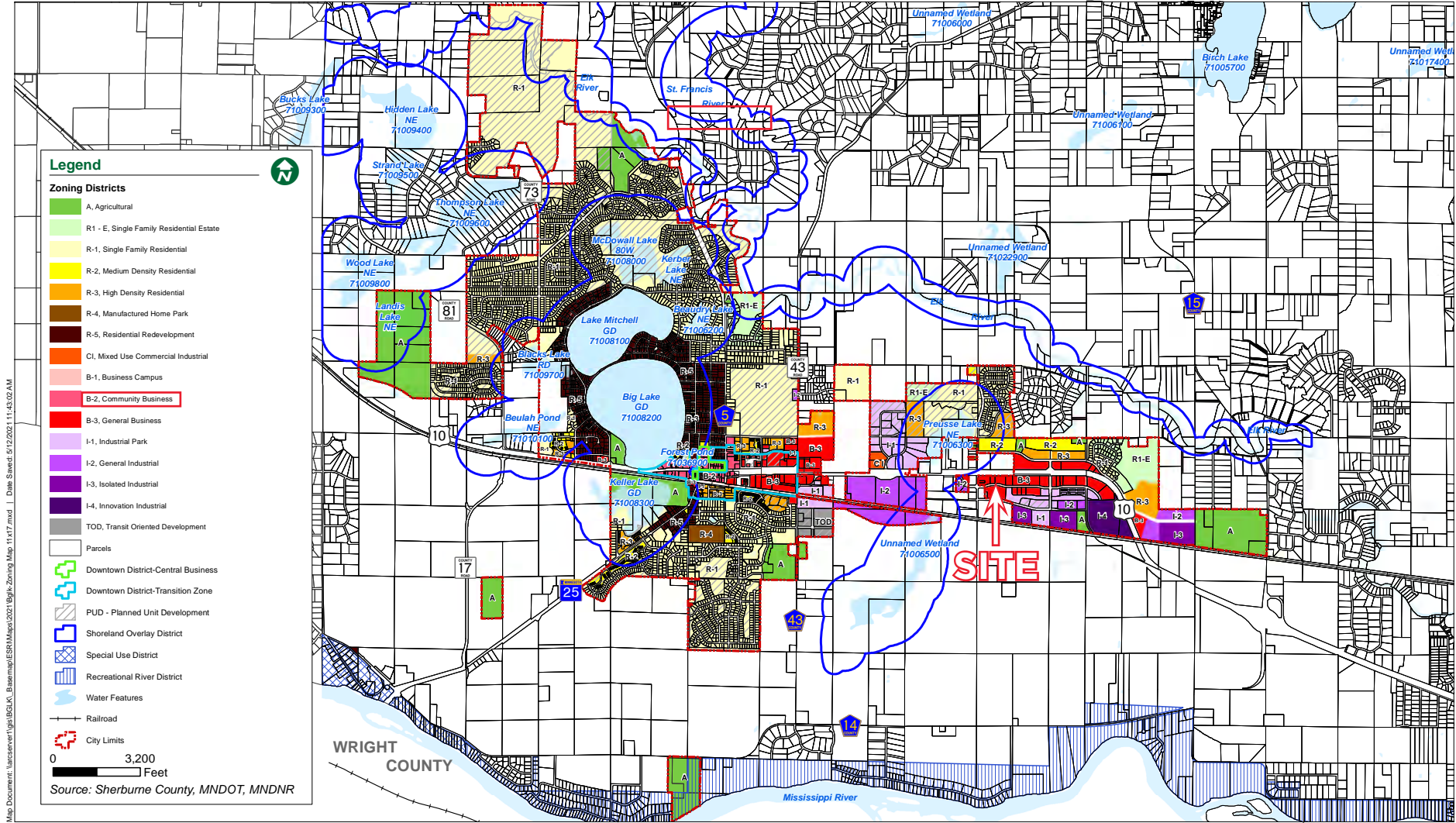
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# HWY 10 & 172ND ST NW

## BIG LAKE, MN 55309

### ZONING MAP



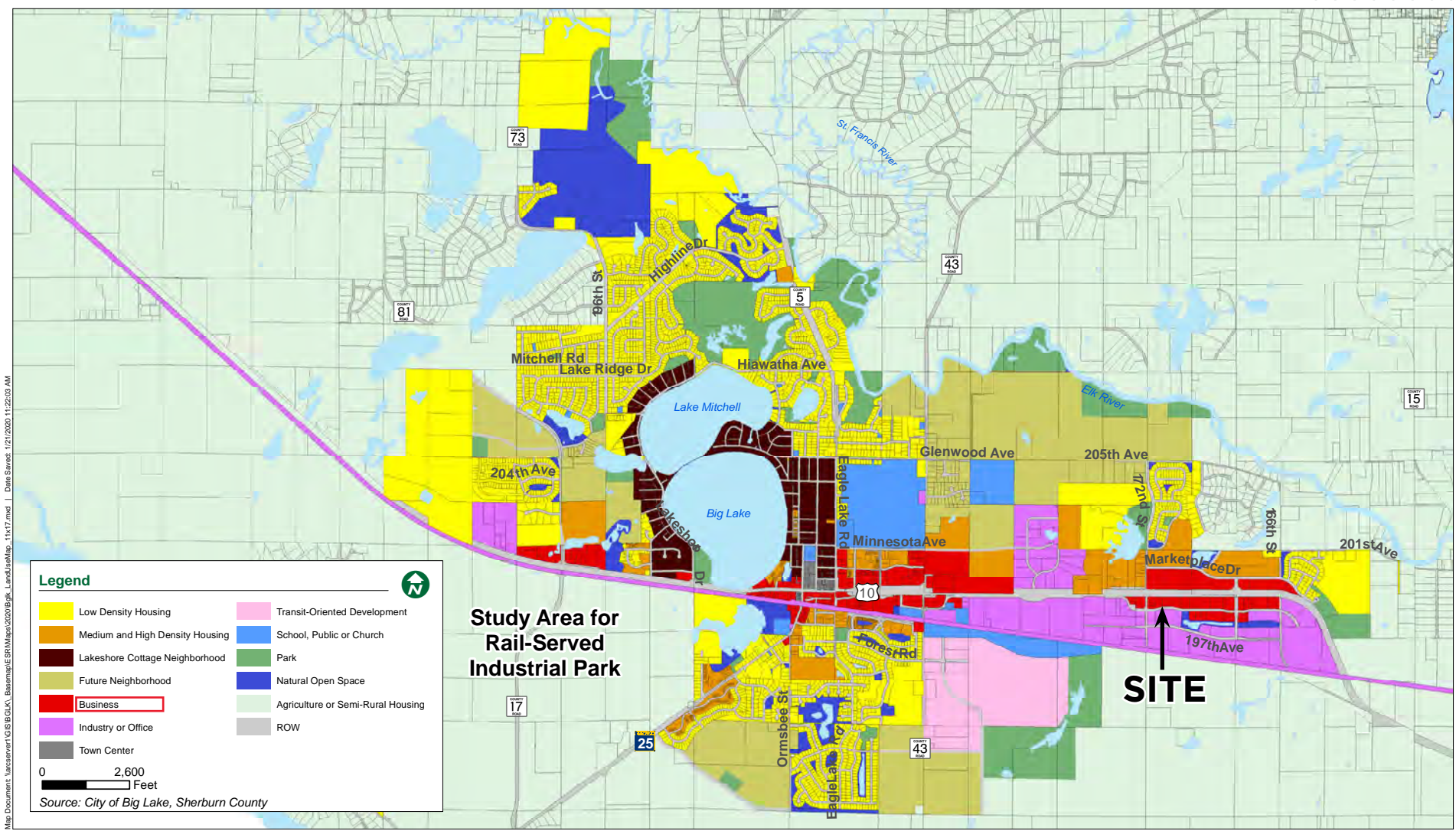
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# HWY 10 & 172ND ST NW

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### LAND USE MAP



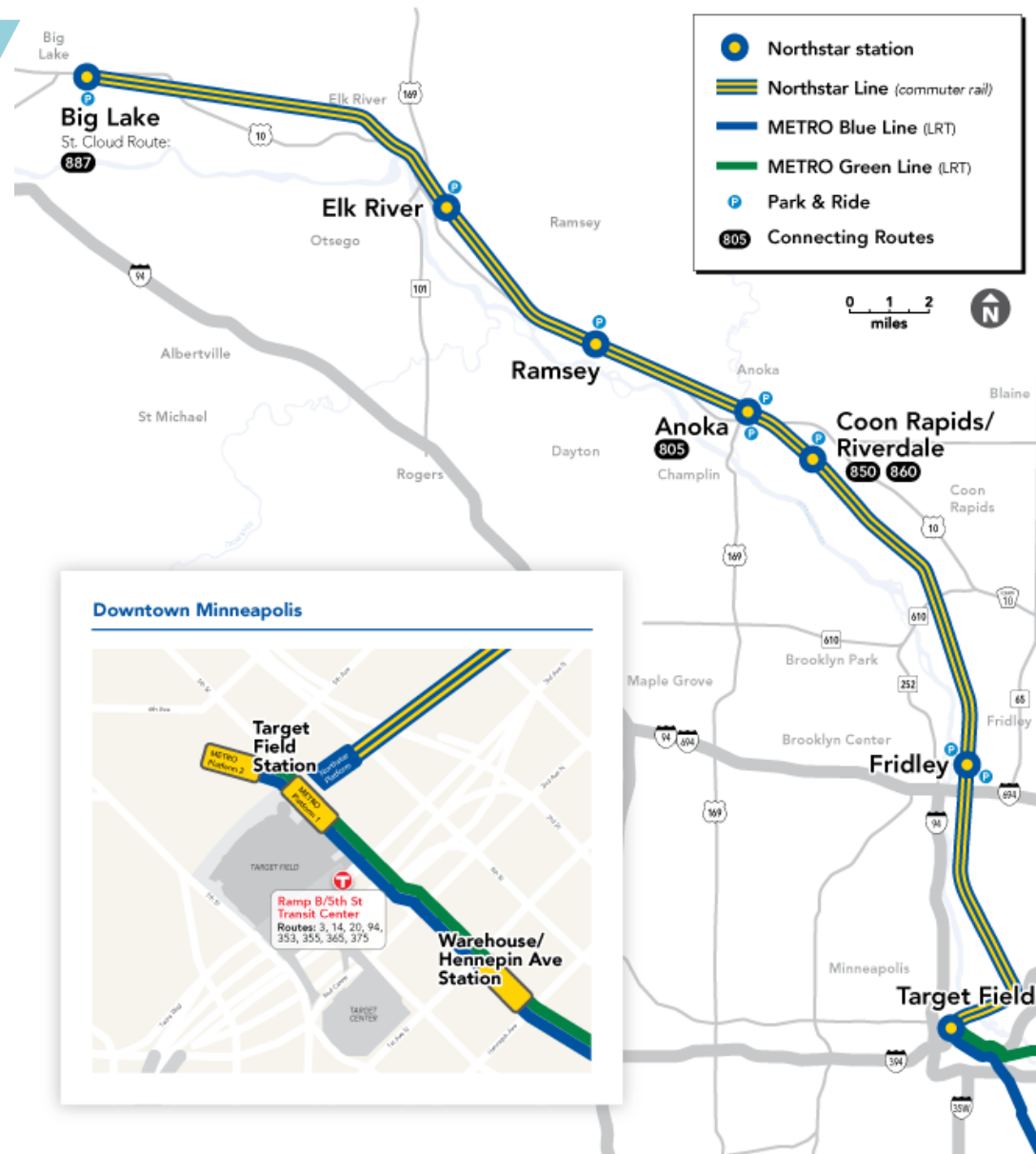
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# HWY 10 & 172ND ST NW

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### NORTHSTAR COMMUTER RAIL LINE MAP







**SITE**

**FOR MORE INFORMATION, CONTACT:**

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