



HWY 212 & JONATHAN CARVER PKWY

CARVER COMMONS LAND

CARVER, MN

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Property Highlights

- SWQ of Highway 212 and Jonathan Carver Parkway
- Direct access to Highway 212
- Zoning - Commercial
- Fleet Farm is across Highway 212
- Extensive residential development surrounding site

Property Information

PID #	20.0970070
Location	SWQ Hwy 212 & Jonathan Carver Parkway
Net Acres	15.79



Traffic Counts

Street	Vehicles Per Day (VPD)
Hwy 212	14,200
Jonathan Carver Pkwy	13,400

Demographics (2022)

	1 Mile	3 Miles	5 Miles
Population	2,947	17,877	44,508
Households	1,009	6,262	16,091
Average HH Income	\$156,558	\$133,939	\$137,459
Daytime Population	245	6,585	16,480

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AERIAL



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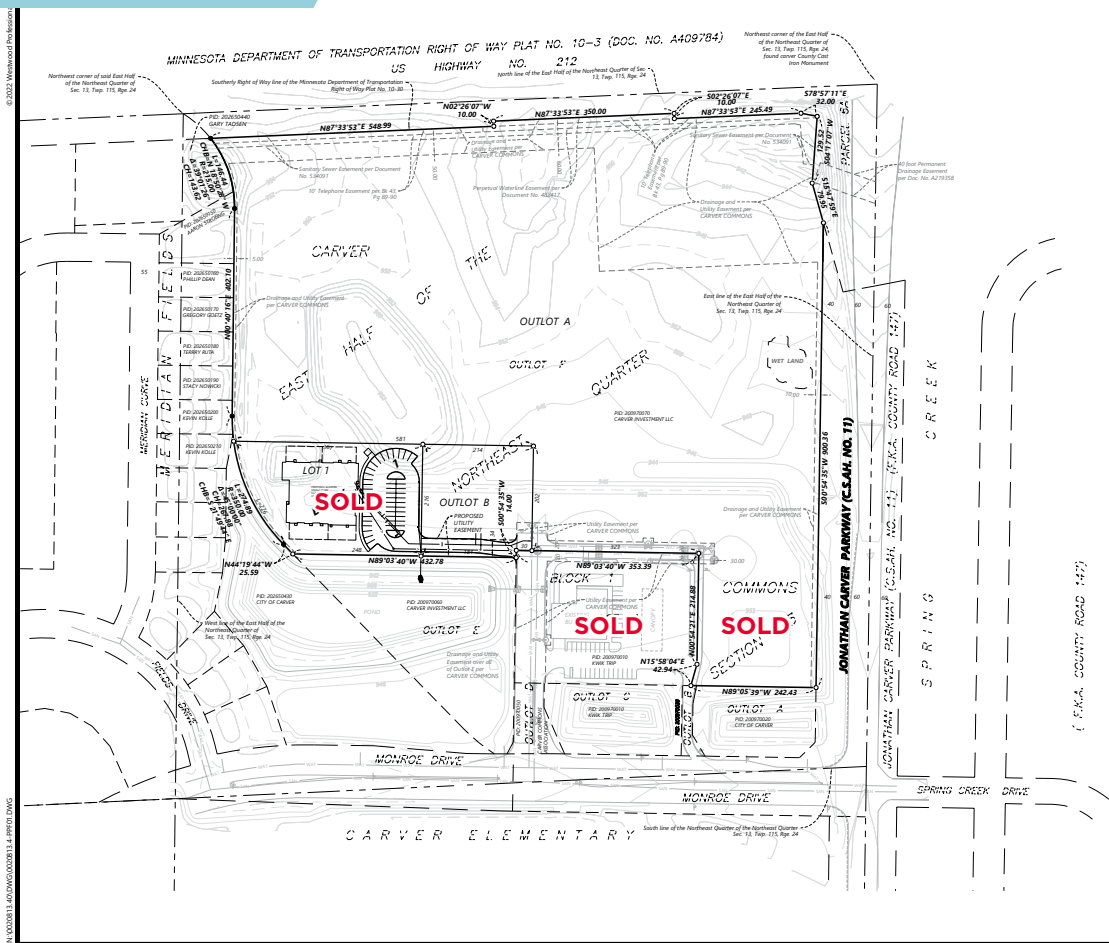
AERIAL



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SURVEY



LOT AREA CHART	
LEGAL DESCRIPTION	LOT AREA (ACRES)
LOT 1	1.81 AC
OUTLOT A	25.38 AC
OUTLOT B	1.06 AC
TOTAL	22.95 AC

DEVELOPER:
United Properties
611 Maple Hill Road
Minneapolis, MN 55402

SURVEYOR/ENGINEER:
Westwood Professional Services, Inc.
2701 12th Street North, Suite 208
St. Cloud, Minnesota 56303

LEGAL DESCRIPTION

OUTLOT F, CARVER COMMONS, CARVER COUNTY, MINNESOTA

SURVEYOR'S NOTES

- This survey was prepared without the benefit of a title commitment.
- The address of the surveyed property is not been assigned.
- Subject property contains 198,477 sq. ft. or 2.346 acres.
- According to the City of Carver, the subject property is currently zoned FPCD (Freeway Commercial / Planned Commercial District).
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does warrant that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Readings based on the Carver County coordinate system (NAD 83 - 1988 Adjustment).

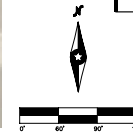
LEGEND

BOUNDARY LINE	○	SANITARY MANHOLE	—	SANITARY SEWER
BOUNDARY LINE	●	STORM MANHOLE	—	STORM SEWER
RIGHT-OF-WAY LINE	□	CATCH BASIN	—	WATERMAIN
PROPOSED LOT LINE	◇	HYDRANT	●	FOUND MONUMENT
EASEMENT LINE	+	GATE VALVE	○	SET 1/2" BORN PIPE (155542)
SECTION LINE	+	SEW		



DESIGNED: _____	DATE: 01/20/2022	PREPARED FOR: _____	PROJECT: _____	DATE: 01/20/22	PROJECT: _____	DATE: 01/20/2022
CHECKED: _____	REVISION: _____	UNITED PROPERTIES	CARVER COMMONS 2ND ADDITION	CARVER, MN	PRELIMINARY PLAT	1 OF 1
APPROVED: _____	DATE: _____	Christopher R. Foley	DATE: 01/20/22	PROJECT: _____	PROJECT: _____	PROJECT: _____
VERTICAL SCALE: _____	_____	DATE: 01/20/22	PROJECT: _____	PROJECT: _____	PROJECT: _____	PROJECT: _____

PROPOSED LAYOUT



**UNITED
PROPERTIES**

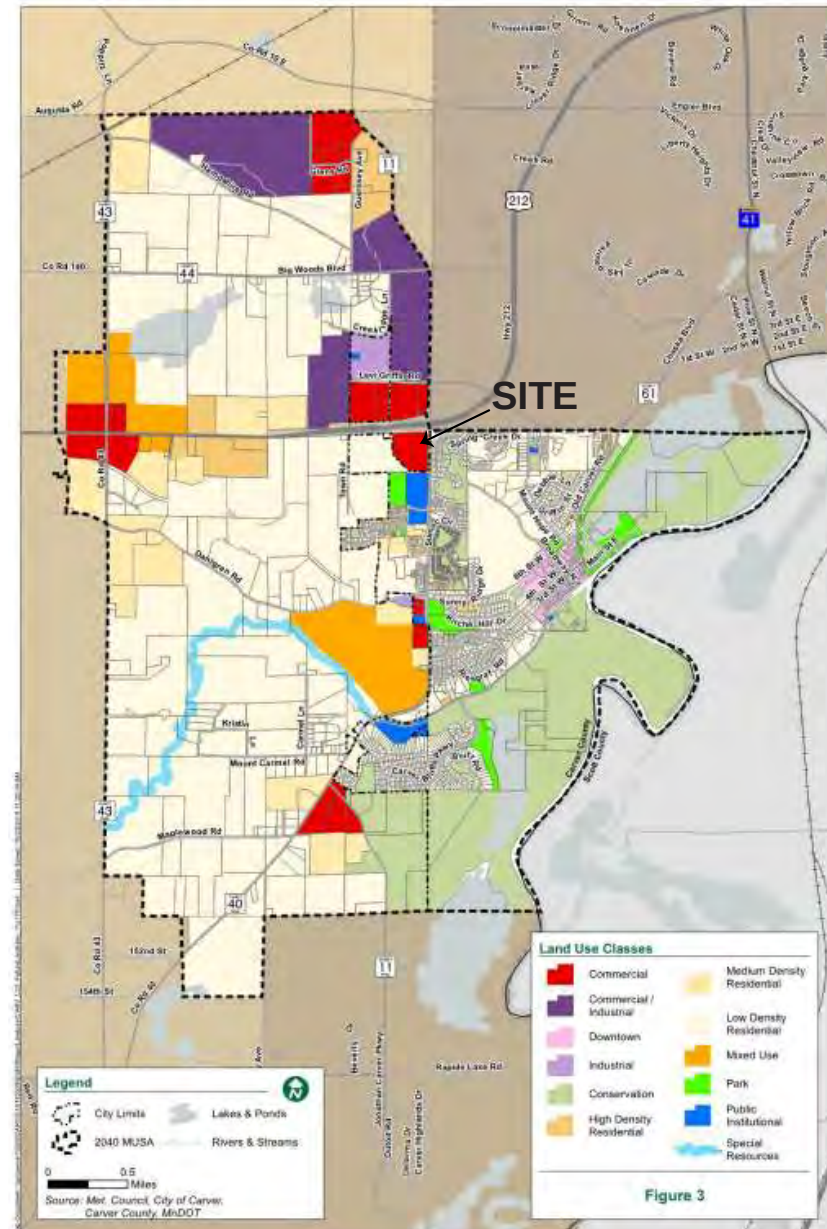
400 BRICCOLLET MALL, SUITE 400
MINNEAPOLIS, MN 55408

**ANNEXATION
CONCEPT PLAN**

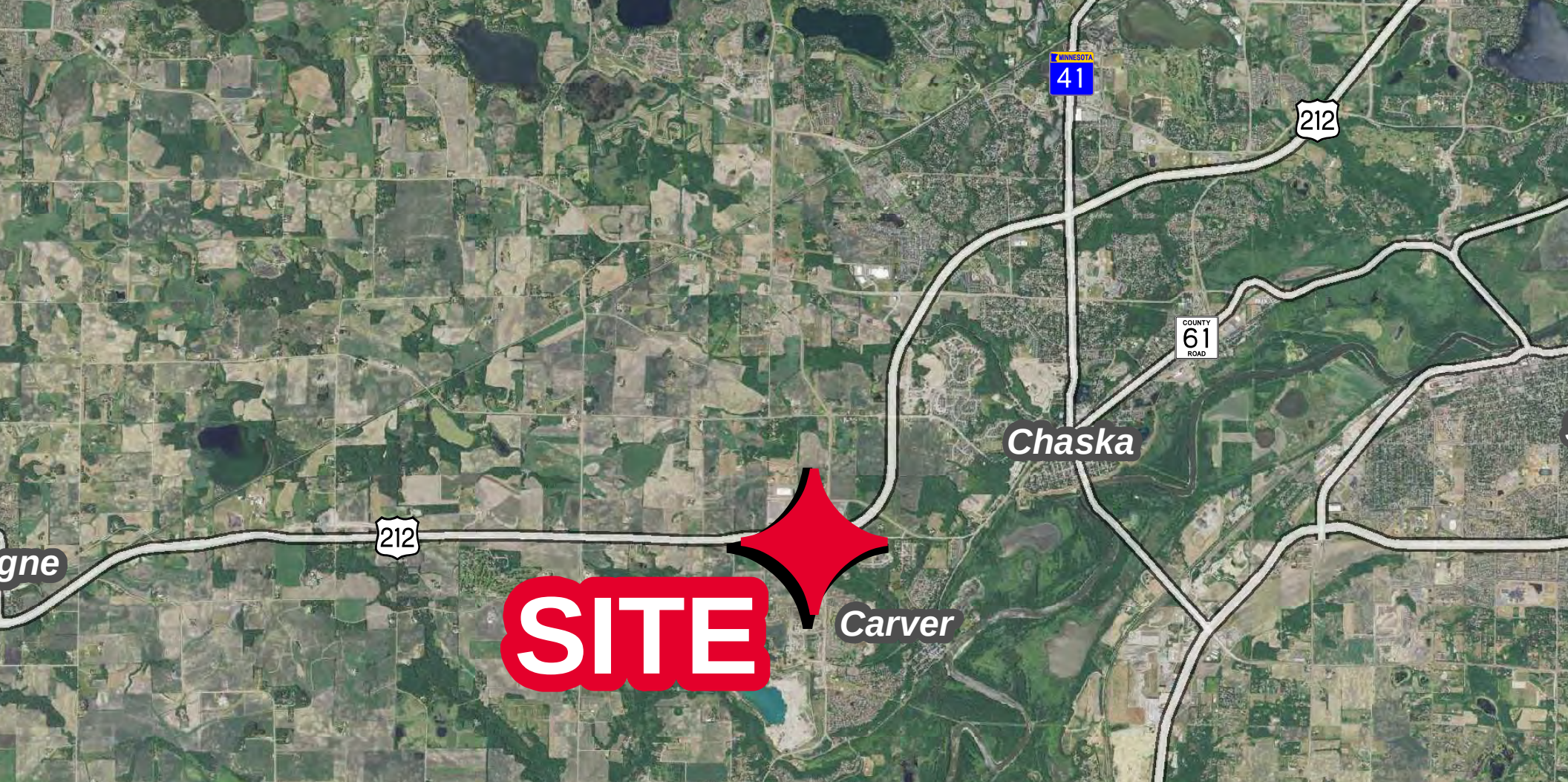
Date 11/29/2005
Sheet 1 of 1

HWY 212 & JONATHAN CARVER PKWY CARVER, MN

2040 LAND USE PLAN



[CLICK ON PLAN FOR PRINTABLE IMAGE](#)



FOR MORE INFORMATION, CONTACT:

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