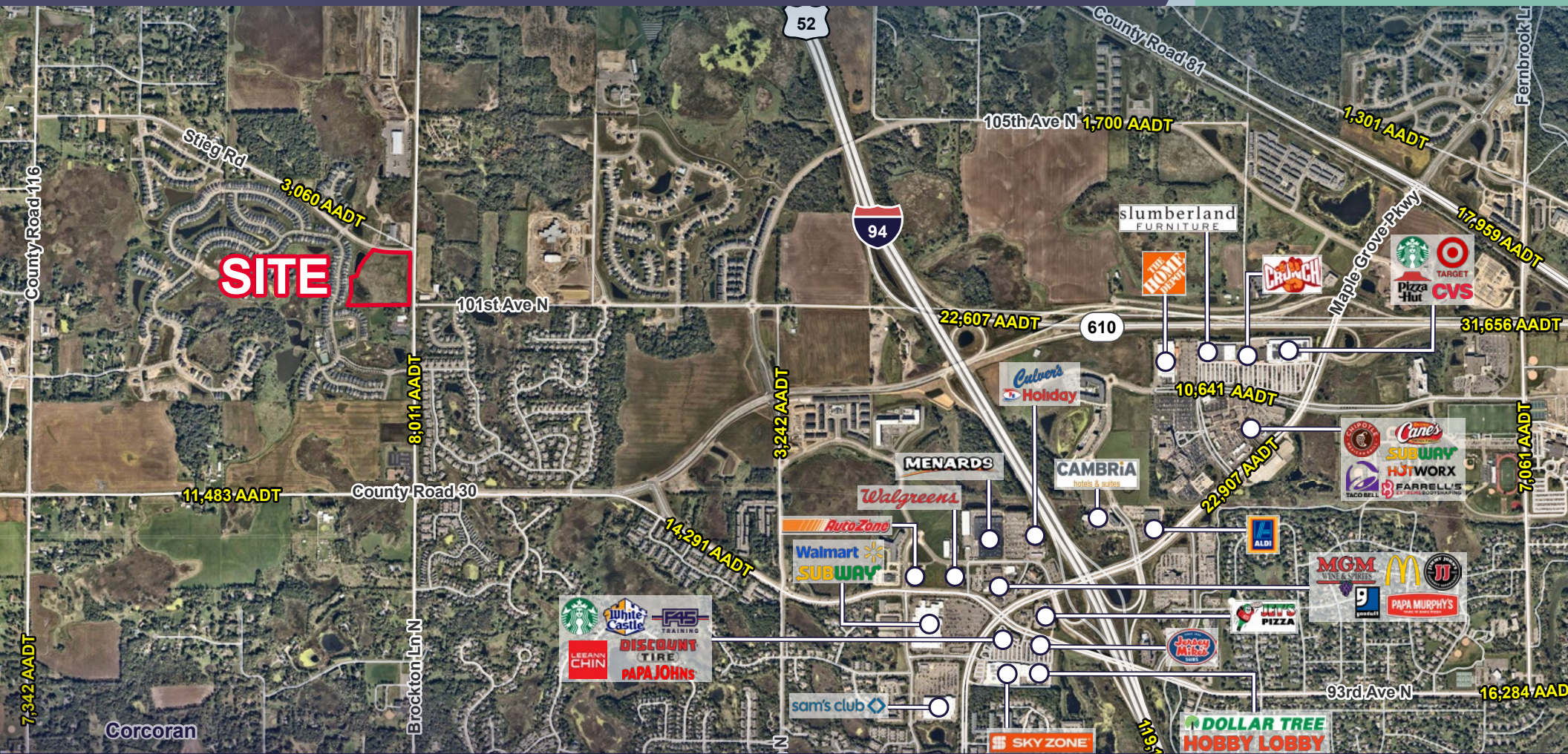


12.76 COMMERCIAL ACRES FOR SALE

STIEG RD & BROCKTON LN N, CORCORAN, MN



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CUSHMAN & WAKEFIELD

12.76 ACRES FOR SALE CORCORAN, MN



PROPERTY HIGHLIGHTS

- Prime commercial location in fast-growing Corcoran, MN
- Excellent visibility and access from Brockton Lane, a key north-south corridor
- Flexible zoning for a variety of commercial uses
- High-traffic area near expanding residential neighborhoods and future growth corridors
- Newly opened Brockton Lane/I-94 interchange/overpass provides seamless connectivity to the I-94 corridor and the upcoming Hwy 610 extension

PROPERTY INFORMATION

PID #:	0111923440046
Gross Acres:	12.76
Developable Acres:	10.51
Zoning:	C-2, Community Commercial
Future Land Use:	Commercial
Zoning Information	HERE

DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
Population	2,765	24,271	74,212
Households	1,100	8,923	27,161
Average HH Income	\$165,875	\$177,021	\$187,926
Daytime Population	323	9,038	30,643

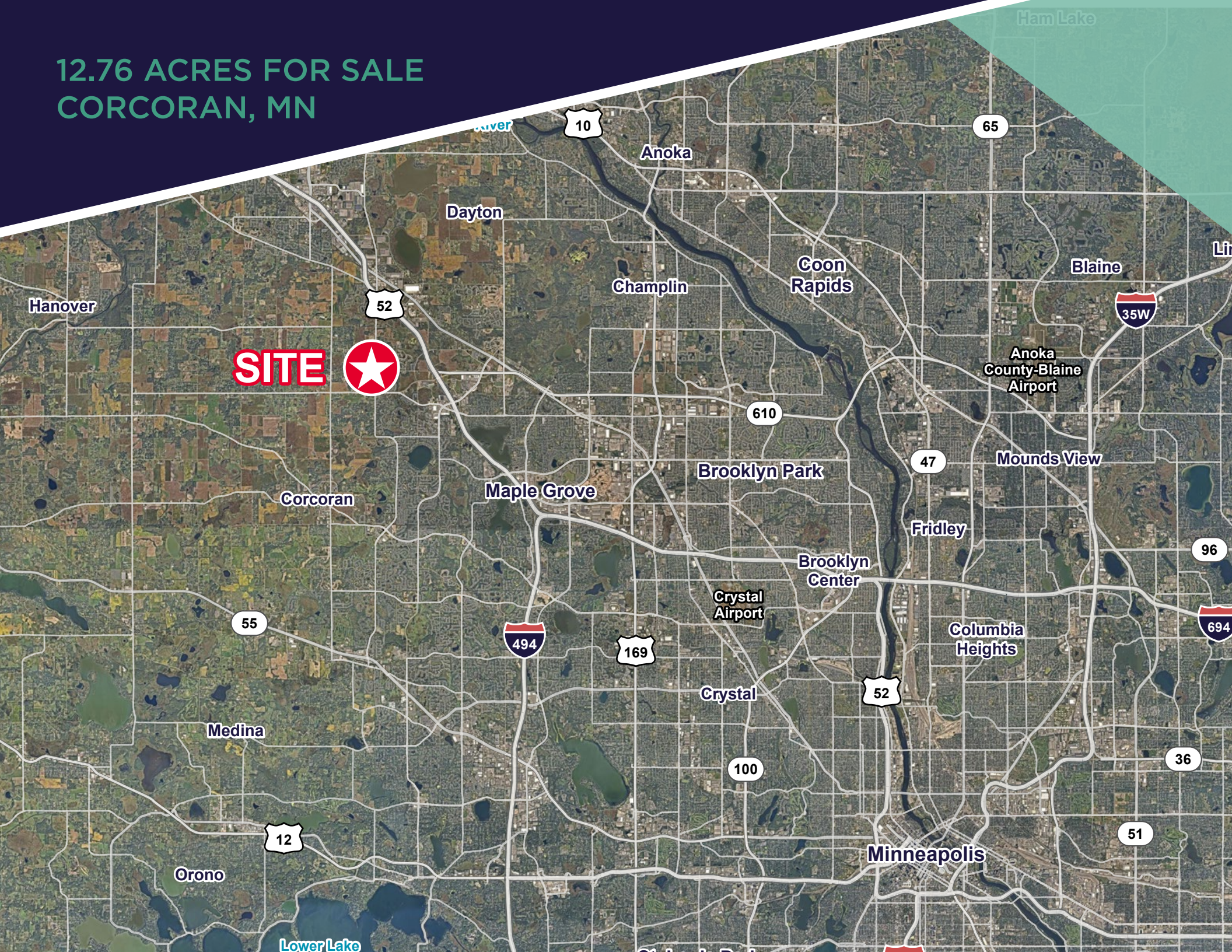
12.76 ACRES FOR SALE
CORCORAN, MN



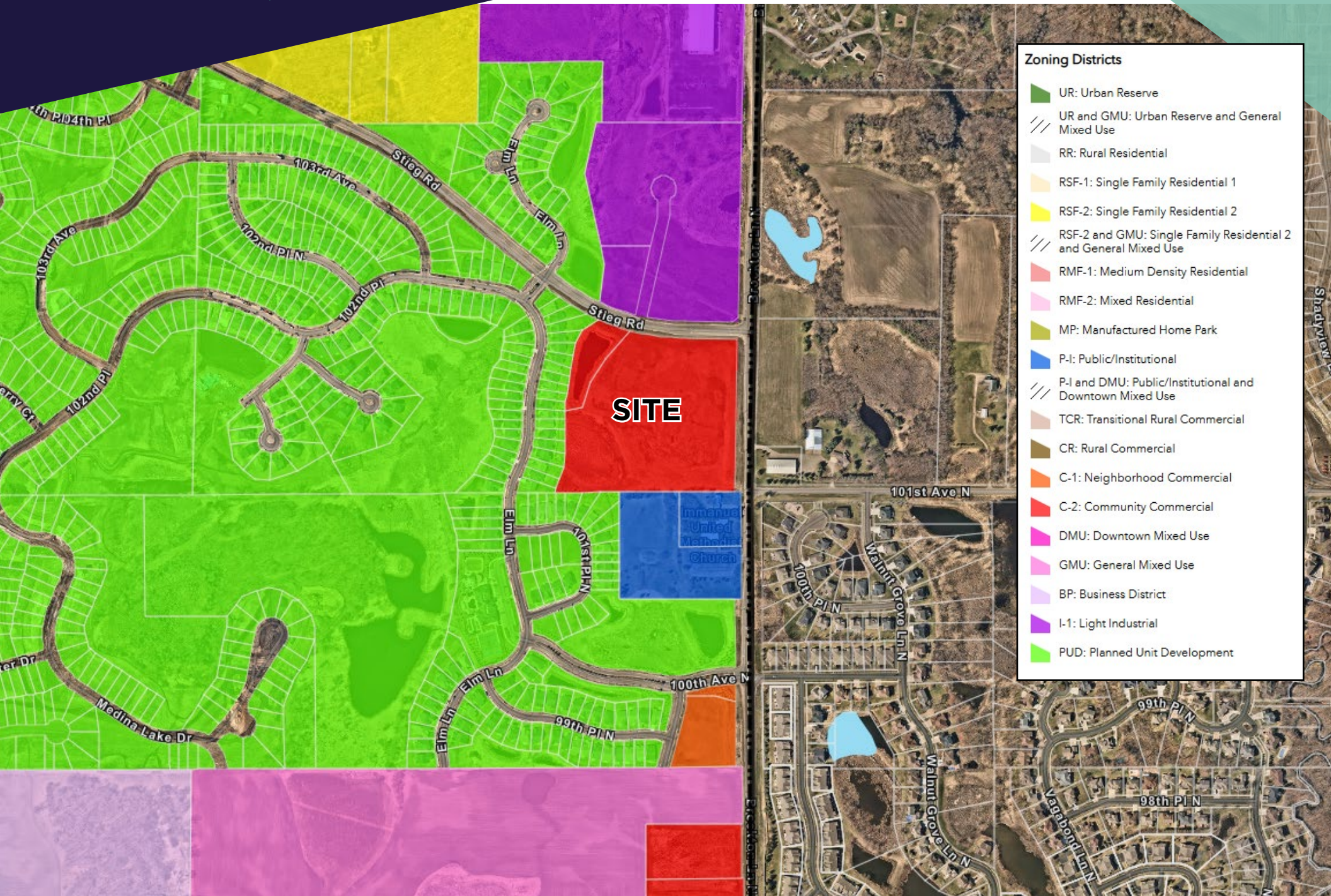
12.76 ACRES FOR SALE
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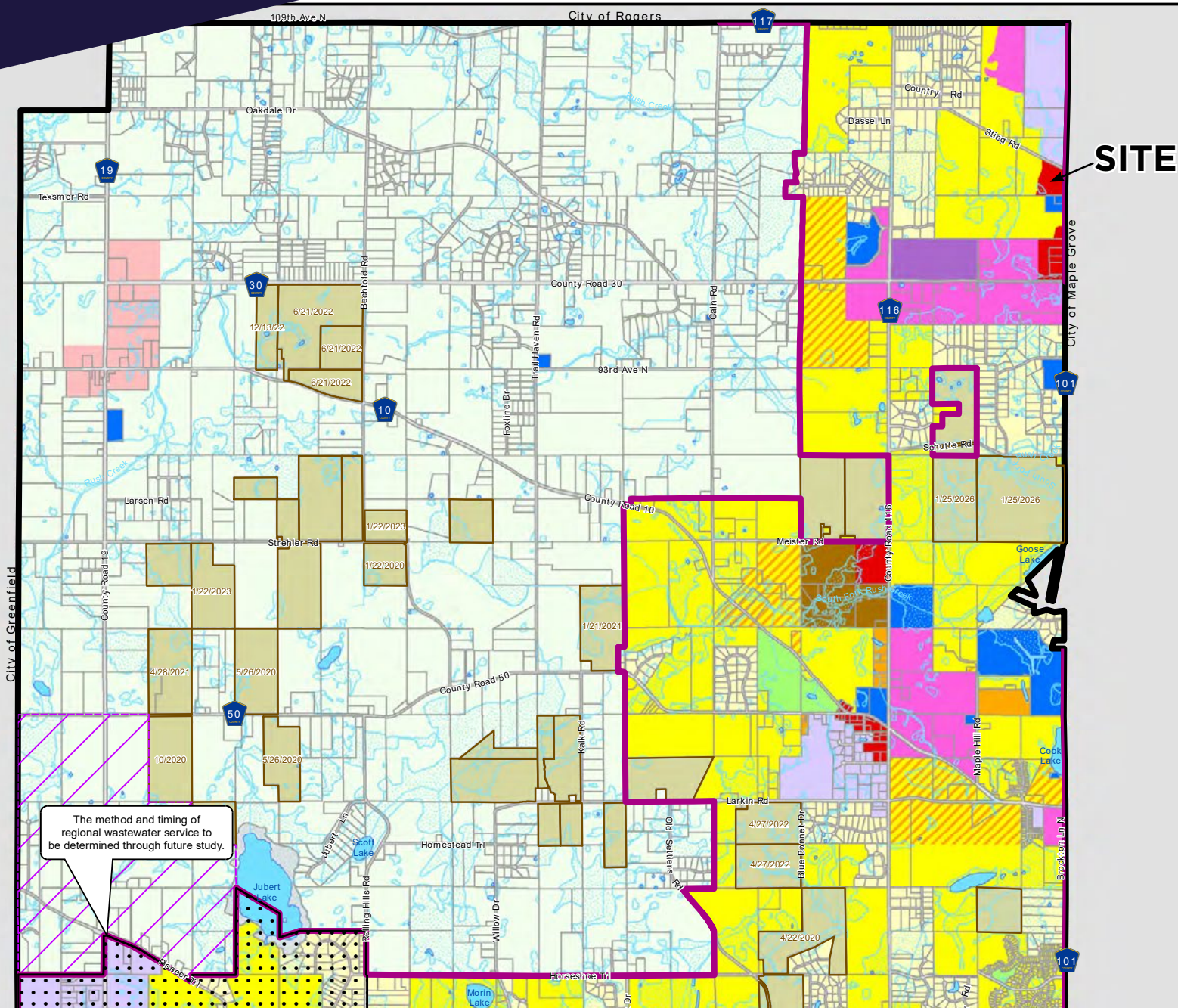
12.76 ACRES FOR SALE
CORCORAN, MN



12.76 ACRES FOR SALE CORCORAN, MN



12.76 ACRES FOR SALE CORCORAN, MN



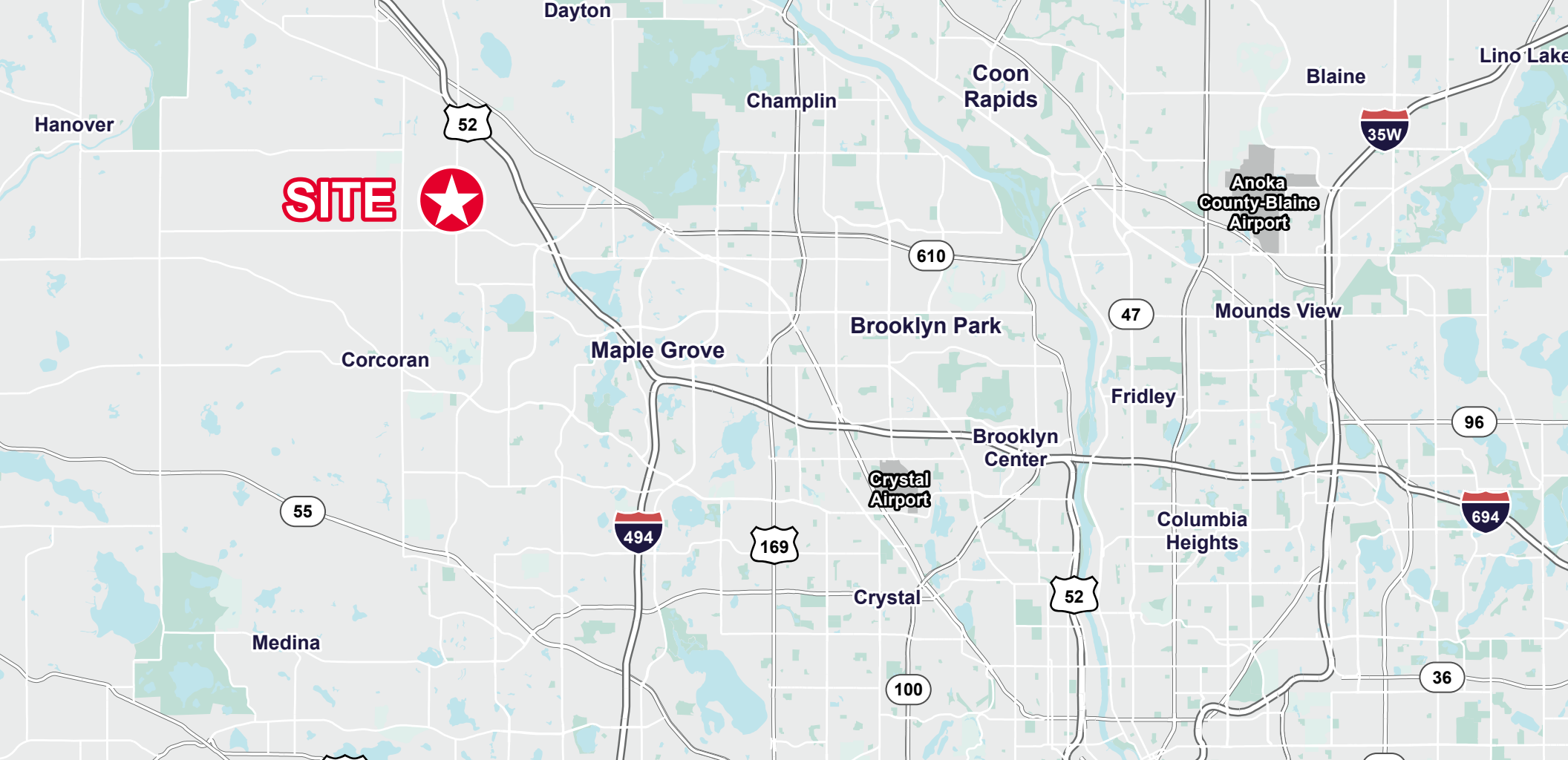
CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-1 2040 Future Land Use

- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date of Expiration)
- Open Water
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Future Study Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)



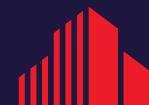
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