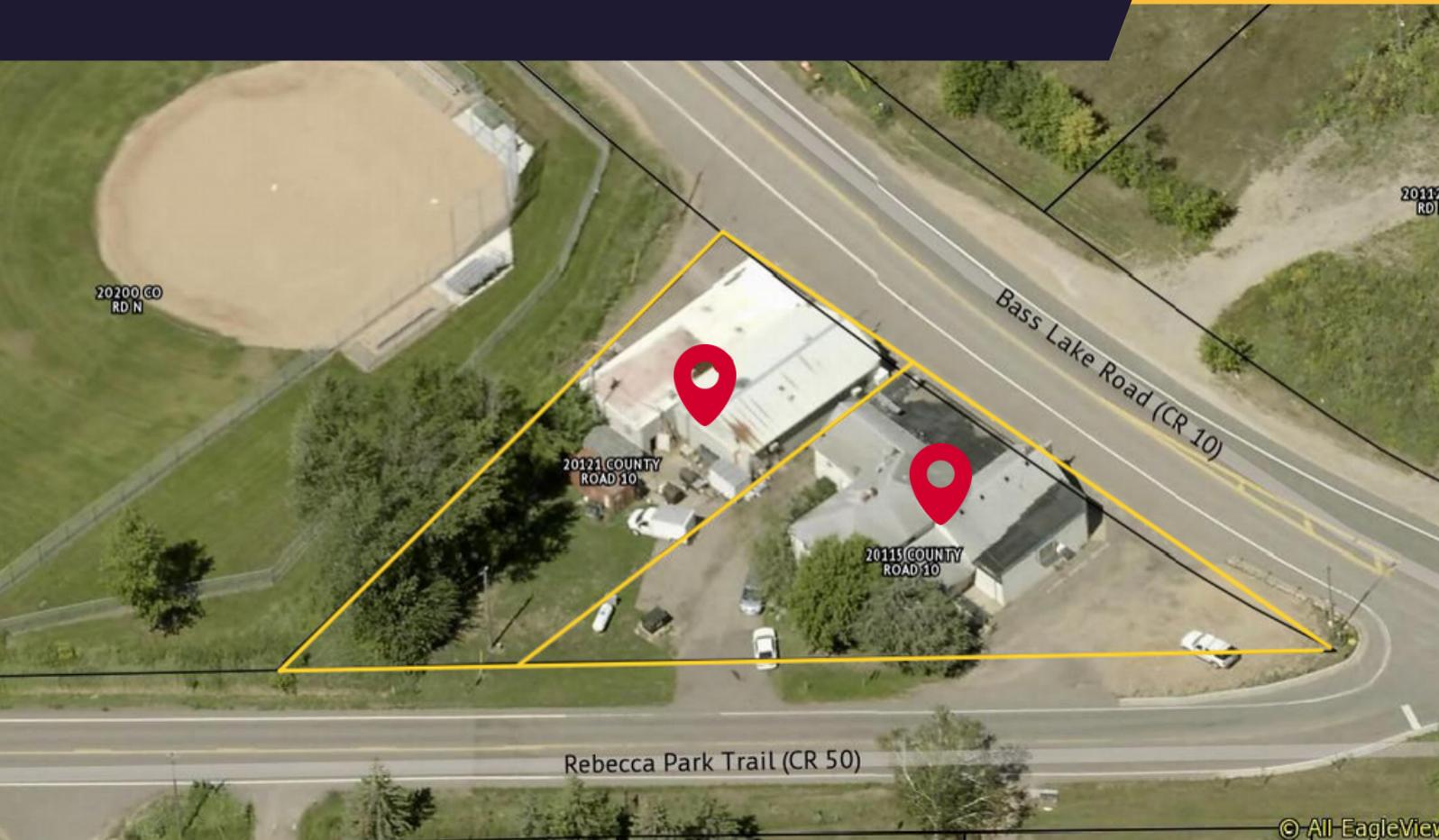


# COMMERCIAL LAND FOR SALE



20115–20121 County Rd 10, Corcoran, MN 56340

**RICK GUNTZEL**  
ASSOCIATE BROKER  
612-889-8100  
RICK@HSCBROKERS.COM



# BUSINESS OVERVIEW

## HIGHLIGHTS

Welcome to a once-in-a-lifetime investment opportunity in the heart of a thriving community! We proudly present an extraordinary piece of commercial land, perfectly positioned in a high-traffic area and adjacent to a serene city park.



Corcoran is on the rise, attracting residents, businesses, and investors alike. The demand for commercial space is soaring, and this land offers a rare chance to be part of this flourishing environment. Situated in a bustling high-traffic area, your business will enjoy maximum visibility and foot traffic. This location is a magnet for potential customers, ensuring the success of your venture.

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<b>Asking Price</b>	\$250,000 (PRICE INCLUDES BOTH PARCELS)
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<b>Zoning</b>	C-1 (NEIGHBORHOOD COMMERCIAL)
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<b>Acres</b>	0.52
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<b>Square Feet</b>	22,655
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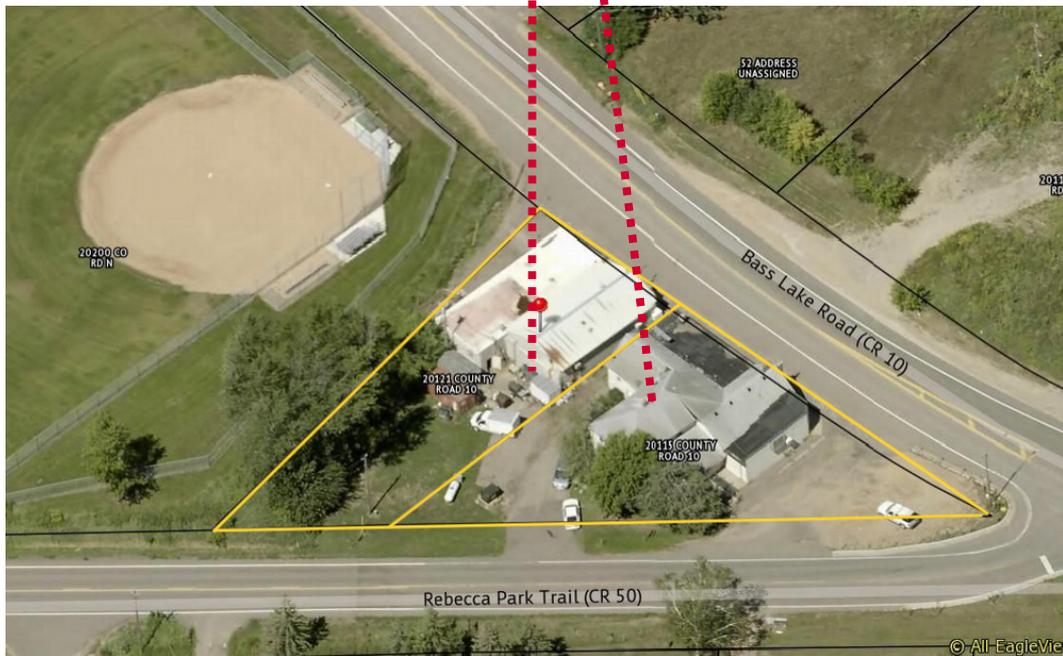
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<b>City Water/City Sewer</b>	NOT CONNECTED
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Address, City, State

# LOCATION HIGHLIGHTS



20115-20121 County Rd 10, Corcoran, MN 56340



100 Bridge Avenue East, PO Box 739, Delano, MN 55328  
763-972-9077 | [www.hscbrokers.com](http://www.hscbrokers.com)

# DEMOGRAPHICS

Figures prepared from esri



**TRAFFIC COUNT:** 6000 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	937	27,503	73,128
<b>Median Age</b>	45.7	37.3	39.3
<b>College or Advanced Degree</b>	49.5%	75.1%	73.7%
<b>Median Household Income</b>	\$109,190	\$163,775	\$152,082
<b>Average Household Income</b>	\$150,209	\$200,770	\$188,377
<b>Owner Occupied</b>	88.4%	88.7%	85.3%
<b>Projected Population Growth 2022-2027</b>	4.02%	0.95%	0.88%

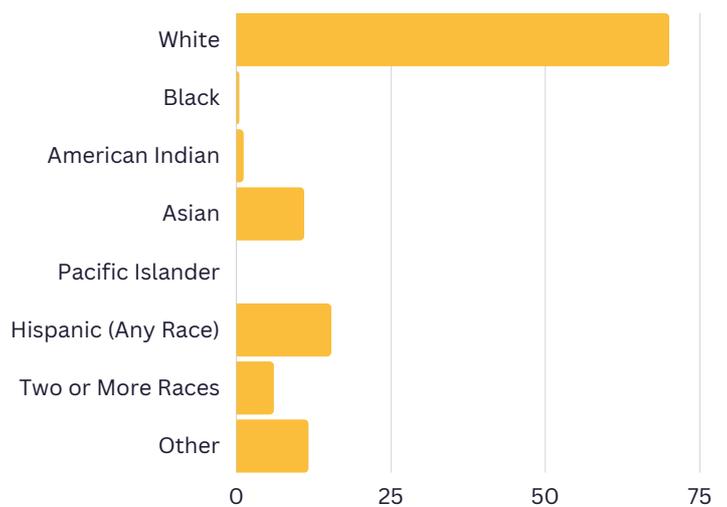


## AREA BUSINESSES

Stanchion  
 Shamrock Golf Course  
 Concrete Science  
 Westside Tire  
 Farmers State Bank of Hamel  
 Rush Creek Golf Course  
 Corcoran Pet Care Center  
 Growhaus  
 Pro-Tech Auto Repair  
 Brothers Mini Storage  
 Sunram Construction  
 Lawn King



## 2022 RACE AND ETHNICITY



20115-20121 County Rd 10, Corcoran, MN 56340

# PARCEL CONDITIONS

- REMOVE STRUCTURES FROM BOTH PROPERTIES
- TWO VARIANCES WILL BE REQUIRED FOR DEVELOPMENT OF THIS PROPERTY;
  1. MINIMUM SIZE VARIANCE (JUST SHORT OF THE HALF ACRE REQUIRED FOR ONE TENANT)
  2. SET-BACK VARIANCE (DOESN'T MEET THE REQUIRED SET-BACK FROM EITHER CO. RD)
- A SURVEY WITH NEW LEGALS DESCRIPTIONS WILL BE REQUIRED TO CONSOLIDATE BOTH PARCELS. THE CITY OF CORCORAN WILL ASSIST IN HANDLING THIS ADMINISTRATIVELY WITH HENNEPIN COUNTY.
- A PLAN WILL NEED TO BE SUBMITTED TO THE MET COUNCIL FOR THE SAC/WAC DETERMINATION FEE (WATER & SEWER HOOKUP). NEITHER OF THE PARCELS HAVE CITY WATER/CITY SEWER.

NOTWITHSTANDING ANY LICENSES OR BUILDING PERMITS THAT MUST BE OBTAINED THROUGH THE CITY OF CORCORAN.

#### **Disclaimer:**

The following list of requirements and considerations is provided for informational purposes only and is not intended to be exhaustive. While we have made every effort to include a comprehensive set of guidelines, it is essential to recognize that specific circumstances and individual projects may warrant additional requirements or considerations that are not covered in this document.

Users are encouraged to conduct thorough research and seek professional advice as needed to ensure that all relevant factors are taken into account when making decisions. This list serves as a general guide and should not be considered a substitute for independent judgment or professional consultation.

The absence of a particular requirement or consideration from this list does not diminish its importance or relevance to a specific situation. It is the responsibility of the user to adapt and expand upon these guidelines to address the unique aspects of their project or circumstances.

By using this information, you acknowledge and agree that it is provided on an "as-is" basis, without warranties or guarantees of any kind, and that you assume full responsibility for the use of this information and any decisions made based on it.

This disclaimer is intended to clarify that the list is not all-encompassing and that users should exercise their judgment and seek additional information or advice as necessary.

Address, City, State

# ZONING INFORMATION

## CITY OF CORCORAN

## MUNICIPAL CODE

Current as of December 31, 2022 (through Ord. 476)

Address, City, State



100 Bridge Avenue East, PO Box 739, Delano, MN 55328  
763-972-9077 | [www.hscbrokers.com](http://www.hscbrokers.com)

# ZONING INFORMATION

## 1040.100 – C-1 (NEIGHBORHOOD COMMERCIAL)

- Subd. 1. Purpose. The purpose of the Neighborhood Commercial (C-1) District is to allow single and multi-use commercial buildings containing convenience retail and service commercial uses at major intersections on small neighborhood scale sites where public sewer is available and sites are designated in the 2030 Comprehensive Plan. The district is intended to accommodate the basic needs of neighborhoods that would not otherwise have convenient access to retail areas in the City. Due to the proximity to residential neighborhoods new buildings shall appear to have similar scale and design elements as the neighboring buildings. Businesses requiring exterior storage for processing retail sales or wholesale activities are not permitted in this district. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.
- Subd. 2. Permitted Uses.
- A. Bakery, retail
  - B. Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.
  - C. Barbers, Beauty Shops and similar personal service uses.
  - D. Civic Buildings, such as City Hall, libraries, fire stations, etc..
  - E. Copy/print shop
  - F. Day Care Facilities, State licensed, as defined by statute.
  - G. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.
  - H. Offices, medical and professional.
  - I. Public and Private Clubs and Lodges.
  - J. Restaurants and cafes (without drive-through).
  - K. Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through and not to exceed 50,000 square feet).
  - L. Taverns

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# ZONING INFORMATION

Subd. 3. Accessory Uses.

- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
- B. Accessory uses incidental and customary to uses allowed in this Section.
- C. Day Care Facilities, County licensed, 12 or fewer individuals.
- D. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.

Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

- A. Automobile Retail (tires, batteries, etc. No body work or repair work).
- B. Car Washes.
  - 1. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
  - 2. The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.
  - 3. Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m. daily.
- C. Commercial Kennel, subject to Chapter 81 of the City Code.
- D. Commercial recreation and entertainment.
- E. Drive-through businesses, subject to the standards outlined in Section 1060.060, Subd. 12.
- F. Greenhouses and Nurseries, subject to the following:
  - 1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
  - 2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.

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# ZONING INFORMATION

3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
  4. Adequate parking, loading and maneuvering areas shall be provided.
  5. Loading areas are fully screened from adjacent residential uses.
  6. Not more than 30 percent of the site area shall contain outdoor storage of plants, accessory items and landscaping materials. All other sales and product storage areas must be within an approved building or structure. .
  7. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
  8. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
  9. The site complies with the minimum lot area standards for the district.
  10. Sale of accessory items shall be permitted for the business as long as they cover no more than 10 percent of the outside site area.
  11. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.
- G. Health clubs and fitness centers less than 5,000 square feet in size.
- H. Hospitals, nursing home and similar care facilities.
- I. Hotel, inns and bed and breakfast establishments
- J. Motor Fuel Stations.
1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.
  2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and

Address, City, State

# ZONING INFORMATION

shall not cause conflicts with customer vehicles and pedestrian movements.

3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
  4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.
  5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
  6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.
- K. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.
- L. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.
- Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:
- A. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
- Subd. 6. Uses by Administrative Permit.
- A. Essential Services, as allowed by Section 1030.090.
  - B. Seasonal Outdoor Retail Sales.
    1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an

Address, City, State

# ZONING INFORMATION

area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.

2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.

C. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Area Requirements. The following minimum requirements shall be met in the C-1 district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area:	
Single-tenant building	25,000 square feet
Multi-tenant building	1 acre
Minimum lot width	100 feet
Minimum lot depth	200 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	25 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	35 feet
Maximum Building Size	50,000 square feet
Maximum Impervious Surface Coverage	80%

\*Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.

(Ord 348, passed 05-25-17, Ord. 365, passed 06-28-18, Ord. 389, passed 02-28-19)

Address, City, State

# AGENCY DISCLOSURE

Minnesota law requires that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire (1). The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation, you must enter into a written contract according to state law (a listing contract or a buyer representation contract). Until such time as you choose to enter into a written contract for representation of assistance, you will be treated as a customer of the broker or salesperson and not represented by the brokerage. The buyer or salesperson would then be acting as a Seller's Broker (See paragraph I below). Or as a non-agent (see paragraph IV below).

- I. Seller's Broker: A broker who lists a property, or a salesperson who is licensed to the listing broker, Represents the Seller and acts on behalf of the Seller. A broker or salesperson working with a Buyer may also act as a subagent of the Seller, in which case the Buyer is the broker's customer and is not represented by the broker. A Seller's broker owes in the Seller the fiduciary duties described below (2). The broker must also disclose to the Buyer any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or she must act in the Seller(s) interest and must tell the Seller(s) any information disclosed to him/her. In that case, the Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.
- II. Buyer's Broker: A broker may enter into an agreement for the broker or salesperson to represent and Act on behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if s/he is being paid in whole or in part by the Seller. A buyer's broker owes to the Buyer the fiduciary duties described below (2). The broker must disclose to the Buyer any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.
- III. Dual Agency. Broker Representing both Seller and Buyer: Dual agency occurs when one broker or Salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller and the Buyer. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other (3) within the limitations described above, dual agents owe to both Seller and Buyer the fiduciary duties described below that Dual agents must disclose to Buyers any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.
- IV. Non-agent: A broker or salesperson may perform services for either party as a non-agent if that party signs a non-agency services agreement. As a non-agent the broker or salesperson facilitates the transaction, but does not act on behalf of either party. THE NON-AGENT BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, UNLESS THOSE DUTIES ARE INCLUDED IN THE WRITTEN NON-AGENCY SERVICES AGREEMENT. The non-agent broker or salesperson owes only those duties required by law or contained in the written non-agency agreement.

ACKNOWLEDGMENT: I/We acknowledge the I/We have been presented with the above described options. I/We understand that Buyers who have not signed a Buyer representation contract or non-agency services agreement are not represented by the broker/salesperson and information given to the broker/salesperson will be disclosed to the seller. I/We understand that written consent is required for a dual agency relationship. This is a disclosure only, NOT a contract for representation.

_____ Seller	_____ Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date

(1) This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

(2) The fiduciary duties mentioned above are listed below and have the following meanings

Loyalty - Broker/salesperson will act only in client(s) best interests.

Obedience - Broker/salesperson will carry out all client(s) lawful instructions.

Disclosure - Broker/salesperson will disclose to client(s) all material facts of which Broker/salesperson has knowledge which might reasonably affect the client's rights and interests.

Confidentiality - Broker/salesperson will keep client(s) confidences unless required by law to disclose specific information (Such as disclosure of material facts to Buyers).

Reasonable Care - Broker/salesperson will use reasonable care in performing duties as an agent.

Accounting - Broker/salesperson will account to client(s) for all clients(s) money and property received as agent.

(3) If the Seller(s) decides not to agree to a dual agency relationship. Seller(s) may give up the opportunity to sell the property to Buyers represented by the broker/salesperson. If Buyer(s) decides not to agree to a Dual agency relationship, Buyer(s) may give up the opportunity to purchase properties listed by the broker.