



**FOR SALE**

9770 MILITARY RD  
COTTAGE GROVE, MN 55106

**Results**  
COMMERCIAL  
RE/MAX RESULTS



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**9770 MILITARY RD**  
COTTAGE GROVE, MN 55106

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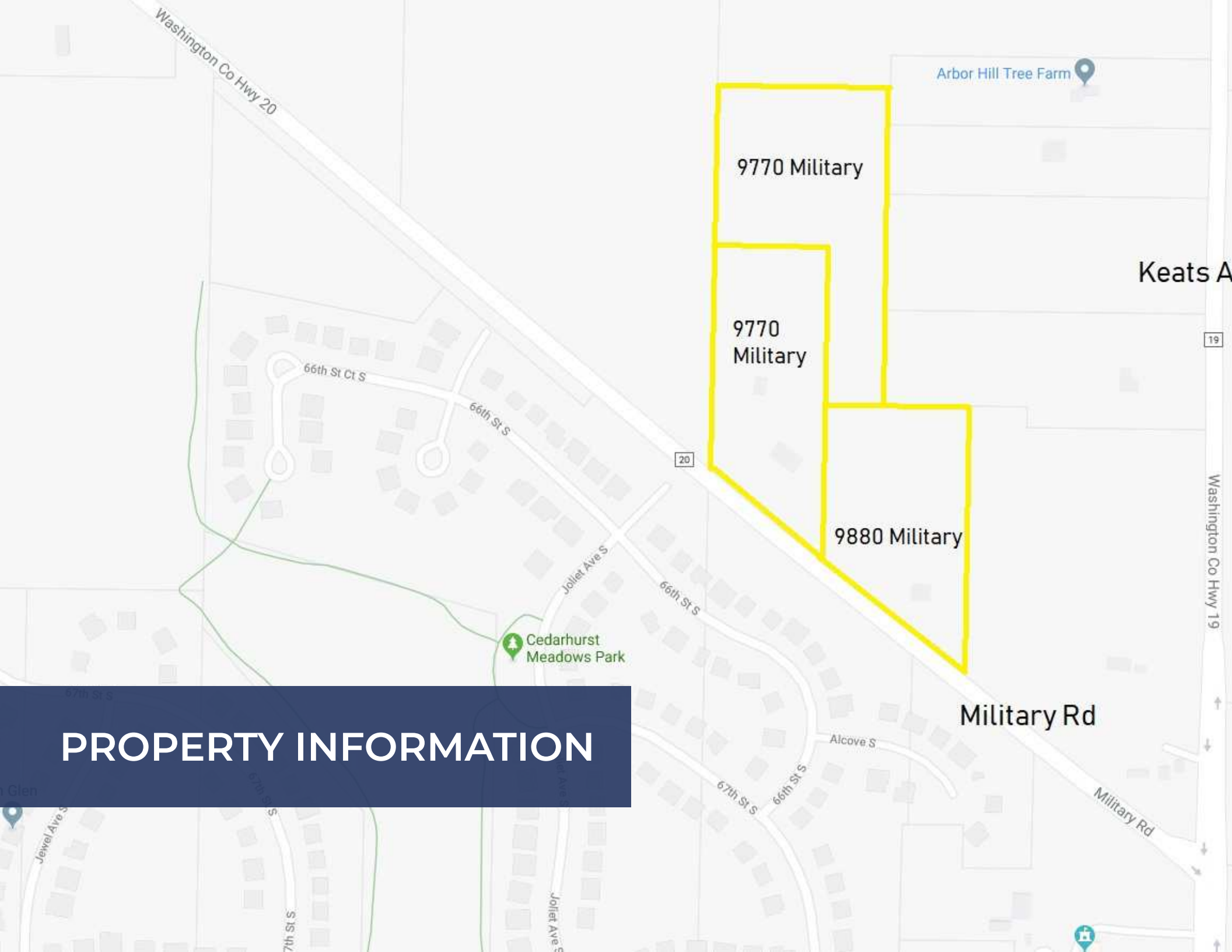
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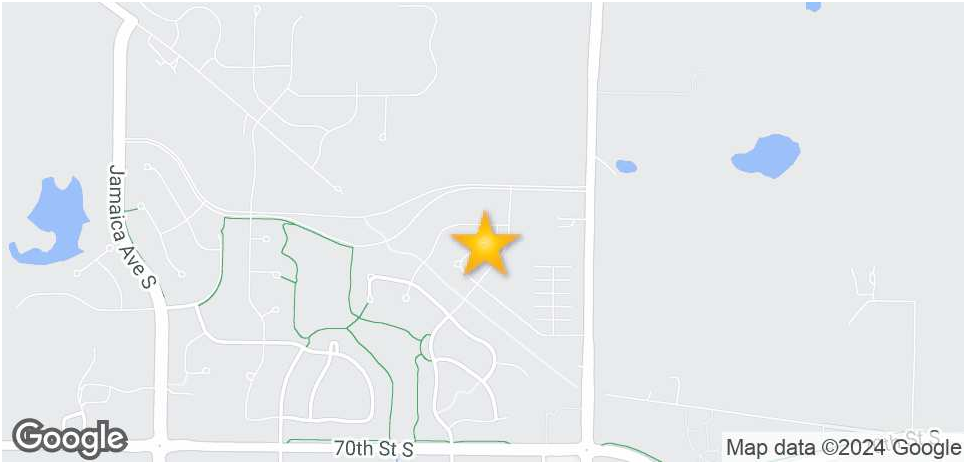


## PROPERTY INFORMATION

# EXECUTIVE SUMMARY

**9770 MILITARY RD**  
COTTAGE GROVE, MN 55106

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## OFFERING SUMMARY

Sale Price:	\$825,000
Available SF:	
Lot Size:	10.72 Acres
Zoning:	AG-1
Price / SF:	\$1.77

## PROPERTY OVERVIEW

Ready for Development! 10.72 Acres available (up to 15.72 Acres Contiguous available) for Prime Residential or potentially Mixed-Use Development off of Keats Ave S/Woodbury Drive & Military Rd. City Planners are very receptive to development concepts. Medium to High Density possible. Bring your ideas! Neighboring parcel at 9880 Military Rd (5 Acres) also for sale by us allowing up to 15.72 Acres of contiguous development land between 9770 & 9880 Military Rd. These sites are surrounded by recently developed Residential communities. The neighboring corner parcel on the NW Corner of Keats & Military is being developed into 66 townhomes. Current home on site that was previously rented out, but will be demolished for development. Spring 2018 the Upper Ravine Parkway Plan construction began. New Future Community Park to the immediate north of the site (see OM and accompanying PDF documents). This project includes bike and walking paths for the local neighborhoods. Military Rd will likely be disconnected once parcels sell and access to the sites will come from either Keats Ave to the East or Jollet Ave South from 70th St South to the South of the sites. Utilities are all very accessible – see plans in OM. Past survey, wetland delineation, and tree count survey available. Sellers are motivated & will review all offers.

## PROPERTY HIGHLIGHTS

- 10.72 Acres available (up to 15.72 Acres Contiguous available)

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# PROPERTY DETAILS

9770 MILITARY RD  
COTTAGE GROVE, MN 55106

SALE PRICE \$825,000

### LOCATION INFORMATION

Property Name	9770 Military Rd
Street Address	9770 Military Rd
City, State, Zip	Cottage Grove, MN 55106
County/Township	Washington/027
Range	021
Section	03
Road Type	Paved
Nearest Highway	Highway 61
Nearest Airport	MSP

### LAND

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Flat
Utilities	Available & easily accessible

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Residential
Zoning	AG-1
Lot Size	10.72 Acres
Contiguous Acres	Up to 15.72 Acres
Neighboring Parcel	9880 Military Rd also for sale with us (5 acres)
APN#	0302721410007 & 0302721410006
Taxes	\$4,744.00
Reports	Past survey, wetland delineation, and tree count survey available
Development	66 townhomes being developed on next door corner

### PARKING & TRANSPORTATION

Street Parking	Yes
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### UTILITIES & AMENITIES

Power	Yes
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**9770 Military Rd**  
**10.72 Acres**

**Up to 15.72**  
**Contiguous Acres**

**9880 Military Rd**  
**5 Acres**

**PROPERTY PHOTOS**



# PHOTOS

**9770 MILITARY RD**  
COTTAGE GROVE, MN 55106

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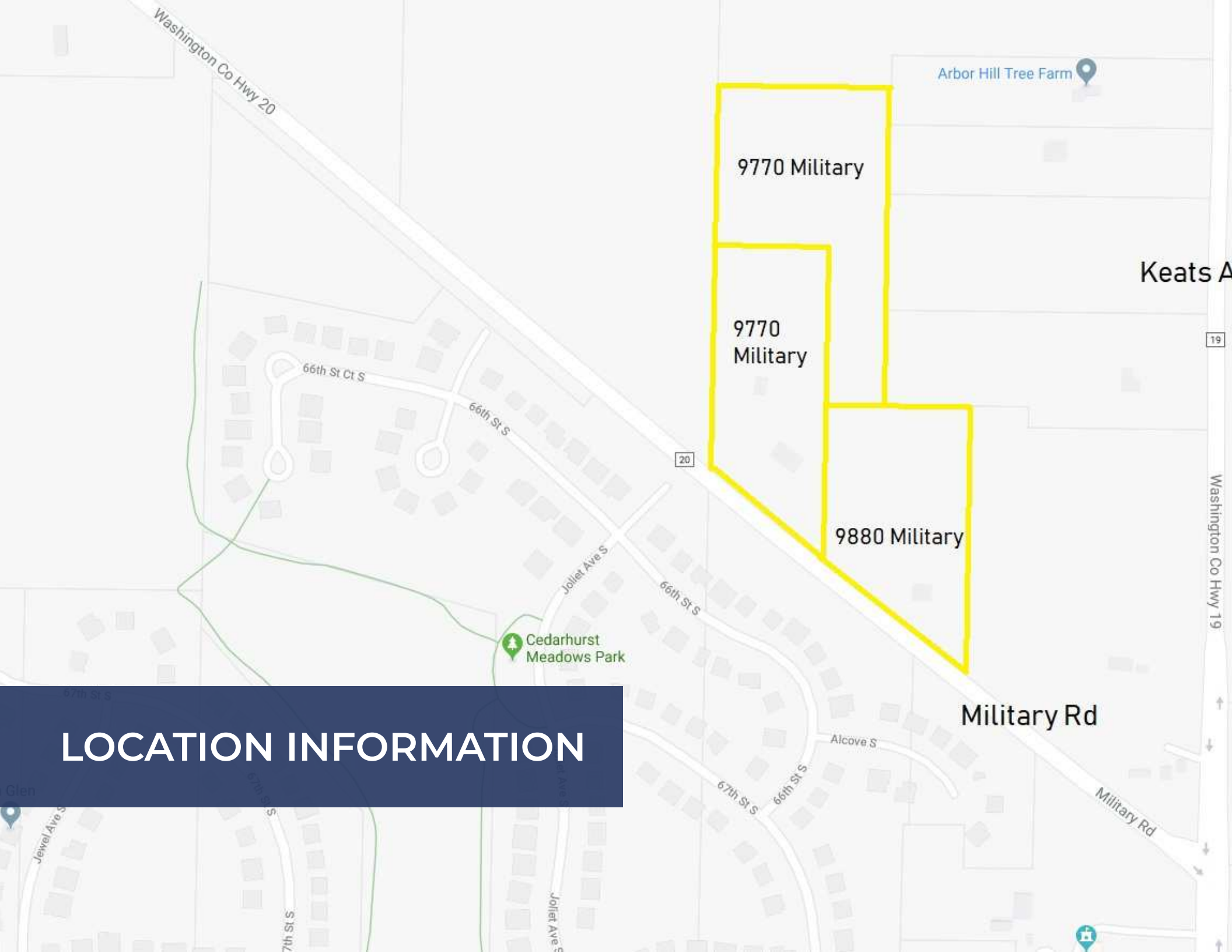


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## LOCATION INFORMATION



# ZONING INFORMATION

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## **AG-1 - AGRICULTURAL PRESERVATION DISTRICT**

This District is established for those areas where it is necessary and desirable because of the high quality of soils, availability of water and/or highly productive agricultural capability to preserve, promote, maintain and enhance the use of the land for long-term agricultural purposes, and to protect such land from encroachment by the premature conversion to non-agricultural uses. This District represents areas where services required for urban development will not be available within at least 10 years.

### **PLEASE NOTE:**

Per the City's current plan, this particular area of Military Road is up for development and City Planners are very receptive to development concepts. Medium to High Density possible.

**For more information please visit the City of Cottage Grove Website:**

[https://www.sterlingcodifiers.com/codebook/index.php?book\\_id=500](https://www.sterlingcodifiers.com/codebook/index.php?book_id=500)

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# RETAILER MAP

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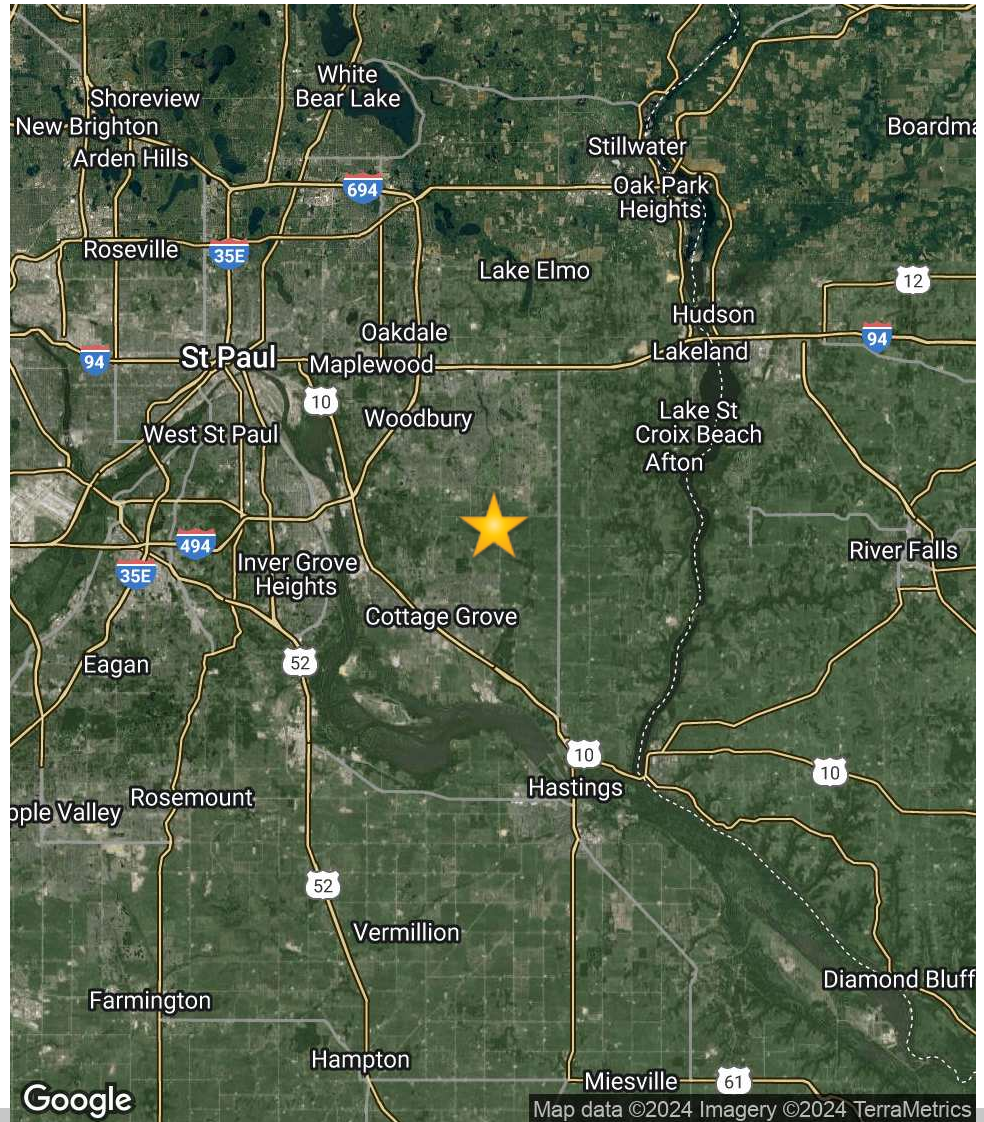
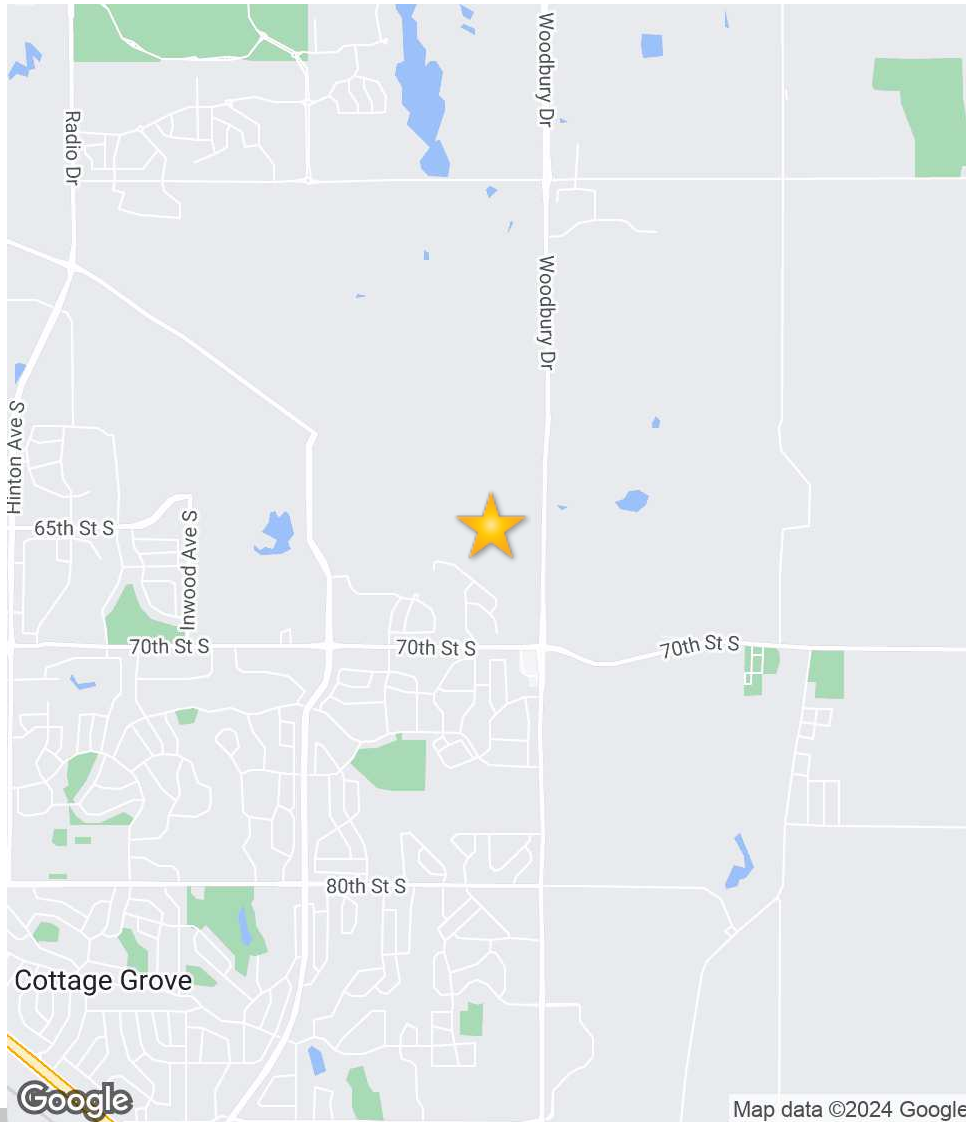


# LOCATION MAPS

## 9770 MILITARY RD

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# ABOUT THE CITY OF COTTAGE GROVE



# CITY OF COTTAGE GROVE

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## CITY OF COTTAGE GROVE

Looking to move to Cottage Grove , MN? We've got everything you want to know about the key factors that could make this the best place for you, including Cottage Grove , MN real estate. Let's start with the basics: Cottage Grove , MN is located in Washington County . It has a population of 35,405, What about cost of living in Cottage Grove , MN. The median income in Cottage Grove , MN is \$83,181 and the median home value is \$207,400, which should give you a pretty good idea of its affordability. Cottage Grove is also the perfect place to break in your new shoes, due to its WalkScore ® of 13.5526.

Cottage Grove's annual Strawberry Fest draws thousands of residents together to celebrate. This event is held at Kingston Park usually in the second week of June. A parade occurs the Saturday of the festival, in which many organizations or businesses can have a float, throw out candy, and advertise their organization. On the Saturday of the festival, usually after the parade, there are booths of organizations or businesses that advertise in the soccer fields of Kingston Park. They hand out free things and talk to the residents of Cottage Grove about their businesses. There are fireworks on the Saturday of the festival which occur around ten pm.

There are many carnival games, rides, and food. Every night of the festival, excluding Sunday night, many types of bands play in the Kingston parking lot. Alcohol is allowed but only in a designated area.

Cottage Grove has an 18-hole disc golf course located at Oak Wood park located near its retail area. The course contains a variety of different length holes and also has women's tees, so it is perfect for people of all skill and age types. Cottage Grove had one of the two remaining drive-in theaters in operation in the Twin Cities area, the Cottage View Drive-In. It was located near the Innovation Road exit of Highway 61. The drive-in closed after the 2012 season, and was torn down. The land has now been occupied by a Wal-Mart, which opened in March 2014.

Link to the Chamber of Commerce - <https://www.cottagegrovechamber.org/>

Link to the City Of Cottage Grove - <https://www.cottagegrovemn.gov/>

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COTTAGE GROVE ICE ARENA

DEMOGRAPHICS

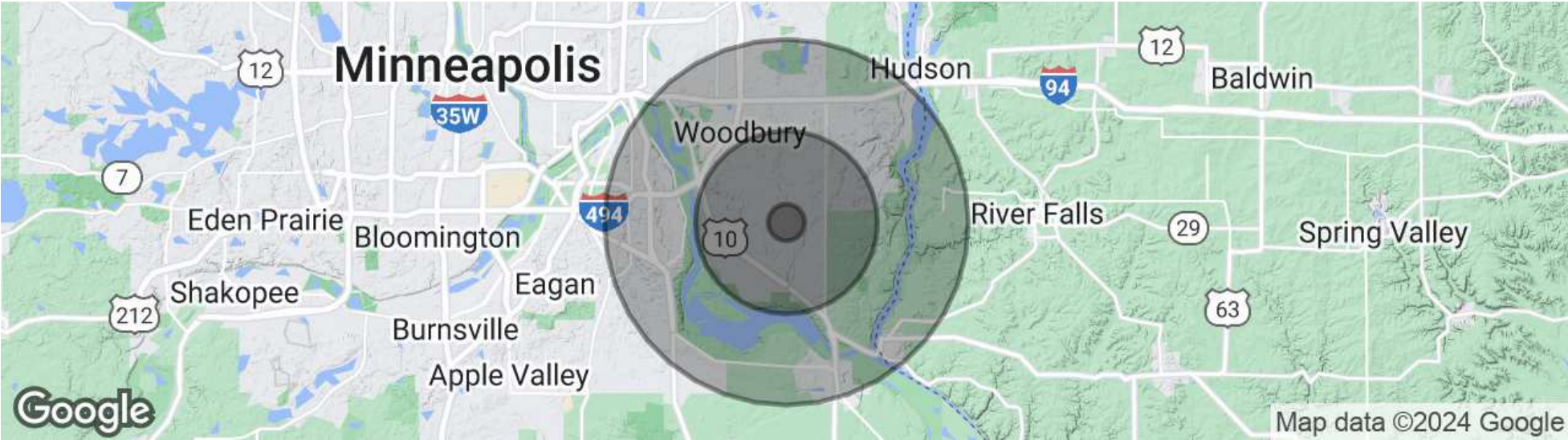


# DEMOGRAPHICS MAP & REPORT

## 9770 MILITARY RD

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### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,864	84,125	269,062
Median age	35.5	34.7	36.1
Median age (Male)	33.3	34.4	35.2
Median age (Female)	37.5	34.9	36.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	608	28,349	100,592
# of persons per HH	3.1	3.0	2.7
Average HH income	\$100,922	\$109,560	\$89,322
Average house value	\$263,228	\$284,844	\$273,405

\* Demographic data derived from 2020 ACS - US Census

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