



COMMERCIAL REALTY SOLUTIONS

# For Sale Residential Development 8300 County Rd 116, Corcoran 55340



## PROPERTY INFORMATION

- \* Sales Price **\$50,000.00/Acre** (Per usable acre)
- \* 204.05 Acres (Appx 124 Usable)
- \* Hennepin County PID's
- \* 241-192-322-0001 (2019 Taxes \$1,254.00)
- \* 241-192-312-0001 (2019 Taxes \$5,571.00)
- \* 241-192-311-0001 (2019 Taxes \$273.00)
- \* 241-192-324-0001 (2019 Taxes \$997.00)
- \* 241-192-313-0001 (2019 Taxes \$144.00)
- \* Zoning Class: Residential, Single Family
- \* Businesses in the area include:  
Napa Auto Parts, St. Thomas Church, The Stanchion,  
A-1 Outdoor Power, Crossroads Marketplace,  
Farmers State Bank of Hamel and more . . .



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**Contact:**  
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## **PROPERTY INFORMATION**

- \* Sewer and water located at CR 10 / CR 116
- \* One mile north of intersection Co Rd 116 & CSAH 10 on right.
- \* Prime Residential Development land adjoining Rush Creek Golf Course

### **TRAFFIC COUNTS - 2017**

- \* County Road 116 - 7,200 VPD
- \* CSAH 10 - 5,000 VPD

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