



Cokato Residential Development Land Opportunity!

62.38 +/- Acres (\$18,003/acre) | Wright County, MN | \$1,123,000



ADDRESS

820 Johnson Ave
Cokato, MN 55321

LOCATION

+/-20 miles to Hutchinson, MN via
US-12W and MN 15S

+/-36 miles S of St Cloud, MN via Co
Rd 3 and Co Rd 7

+/-49 miles W of downtown
Minneapolis, MN via US 12E

PROPERTY SUMMARY

Attention Builders, Developers, and Investors!

Check out this opportunity for land to develop or invest in. 62.38 acres with 35 acres already within the City of Cokato; the balance in Cokato Township. Cokato is centrally located to several local cities, as well as economic and employment centers such as St Cloud and the Twin Cities. Utilities are at the street along Johnson Avenue. Zoning is R-1 and Transition Area -- see the "Summary Information" under the "Property Documents" tab for zoning, densities, and development that could be considered.

The City is open for discussion on TIF or tax incentives and would consider/review a proposed development that includes townhomes/condos or smaller multi-family with 2-12 units.

This is a great opportunity for development in a community that anticipates growth and currently has little land available for development.

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National Land Realty
1005 Superior Drive
Northfield, MN 55057
Nationalland.com



Terri Jensen
Office: 507-407-3607
Cell: 507-382-0908
Fax: 864-331-1610
tjensen@nationalland.com

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