

14 Residential Acres

20th Avenue S, Lino Lakes, MN

FOR SALE



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Parcel Information

- 2040 Comprehensive Plan Proposed Land Use: Guided MDR - Medium Density Residential (4-5.9 units/acre)
- Utilities: Water available to site, sewer ¼ mile south at Red Oak Lane
- Less than 1 mile south of I-35E & Main Street

Property Information		
Lot Size	13.94 acres	
PID #	26-31-22-11-0005	10.01 acres
	26-31-22-11-0009	3.93 acres
	Total	13.94 acres
Property Tax	26-31-22-11-0005	\$264.26
	26-31-22-11-0009	\$104.38
	Total	\$368.64
Zoning	Rural	
2040 Comprehensive Plan Land Use	MDR - Medium Density Residential	
2040 Comprehensive Plan Utility Staging	Stage 1A (2018-2025)	

Traffic Counts

	Vehicles Per Day (VPD)
20th Avenue S	5,808 VPD



Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	4,073	26,689	63,522
Households	1,317	9,993	23,332
Average HH Income	\$178,788	\$156,783	\$155,831
Daytime Population	1,022	5,514	18,717

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20th Ave S

W Cedar St 588 vpd

SITE

5,808 vpd

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Uplands: 12.11 acres
Wetlands: 1.82 acres



20th Ave S

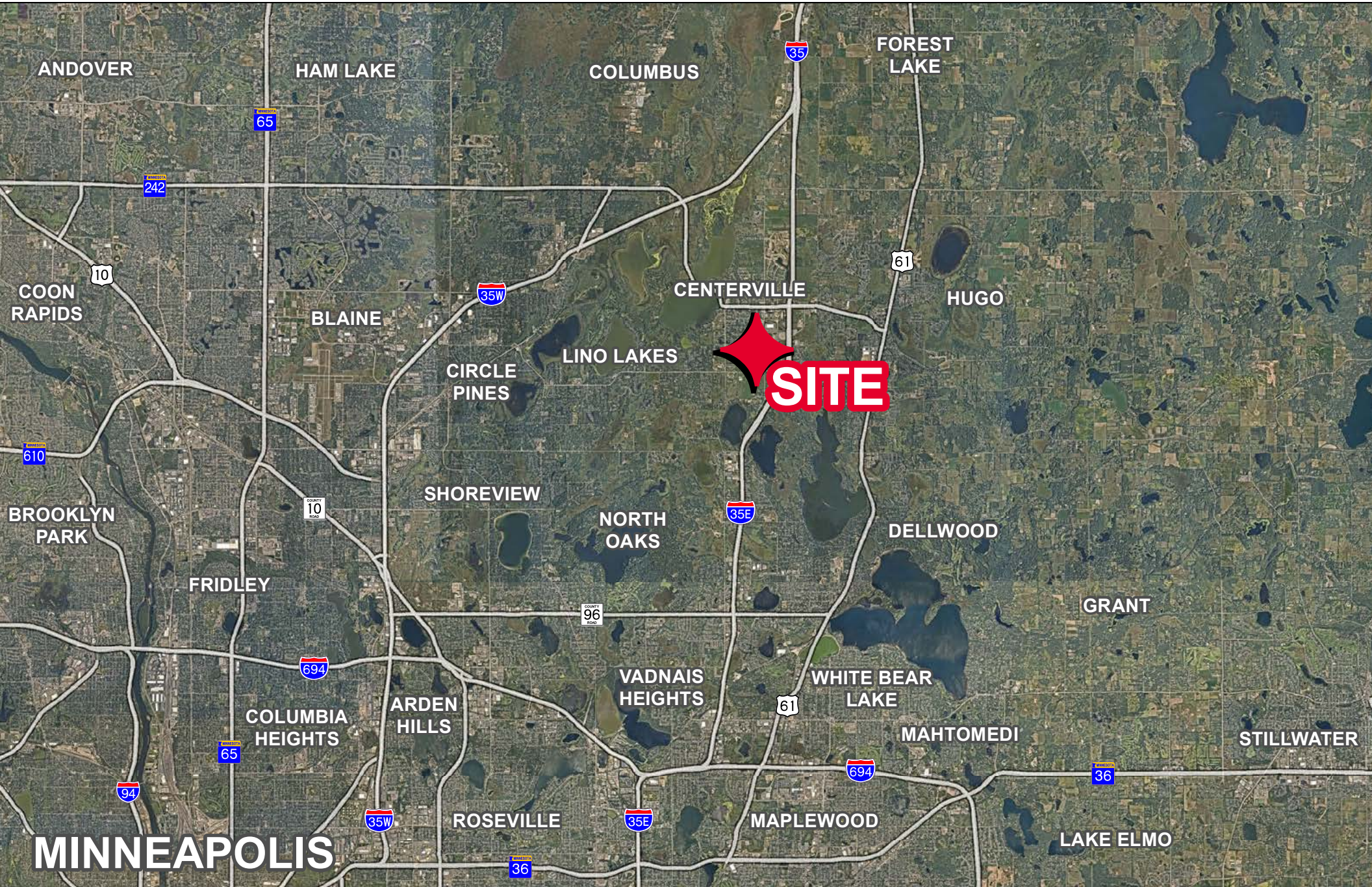
5,808 vpd

W Cedar St 588 vpd

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Survey

FOR PETE NADEAU

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

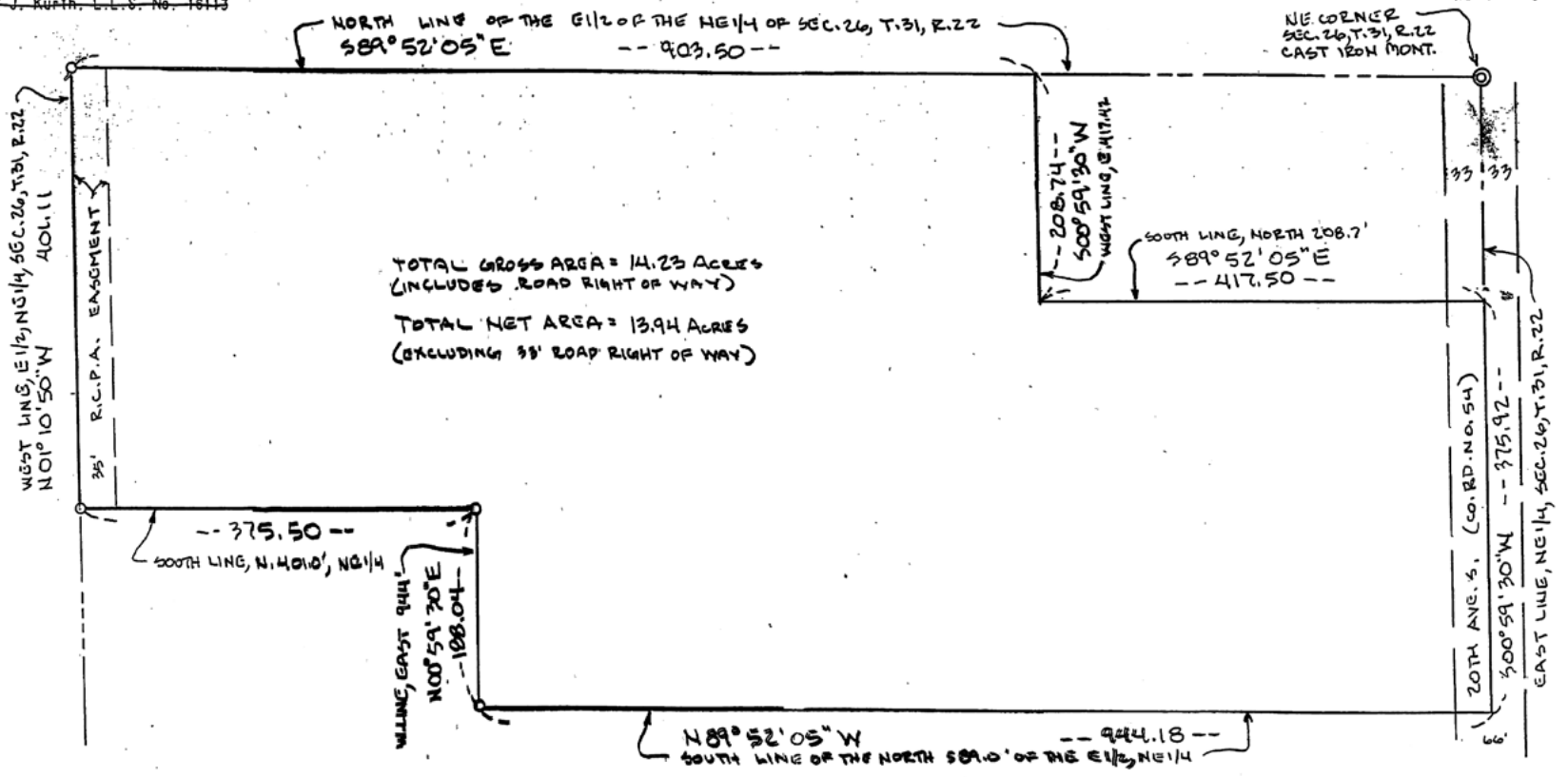
Randy L. Kurth, L.L.S. No. 20270
Russell J. Kurth, L.L.S. No. 16113

CERTIFICATE OF SURVEY (MEASUREMENTS SHOWN IN FEET AND DECIMALS OF A FOOT)



KURTH SURVEYING, INC.
4002 JEFFERSON ST. NE
COLUMBIA HEIGHTS, MN 55421
(612) 788-9789 FAX (612) 788-7802

DATE 3-24-99
O = IRON MONUMENT AND
FENCE POST SET 1991
BEARINGS ASSUMED



TOTAL GROSS AREA = 14.23 ACRES
(INCLUDES ROAD RIGHT OF WAY)
TOTAL NET AREA = 13.94 ACRES
(EXCLUDING 33' ROAD RIGHT OF WAY)

LEGAL DESCRIPTION

That part of the north 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying southerly and westerly of the north 208.70 feet of the east 417.42 feet.
Together with:
The east 944.00 feet of the south 188.00 feet of the north 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota.
Subject to County Road No. 54 on east. Also subject to a R.C.P.A. easement on the west.

[CLICK ON SURVEY FOR PRINTABLE IMAGE](#)

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Wetland Delineation

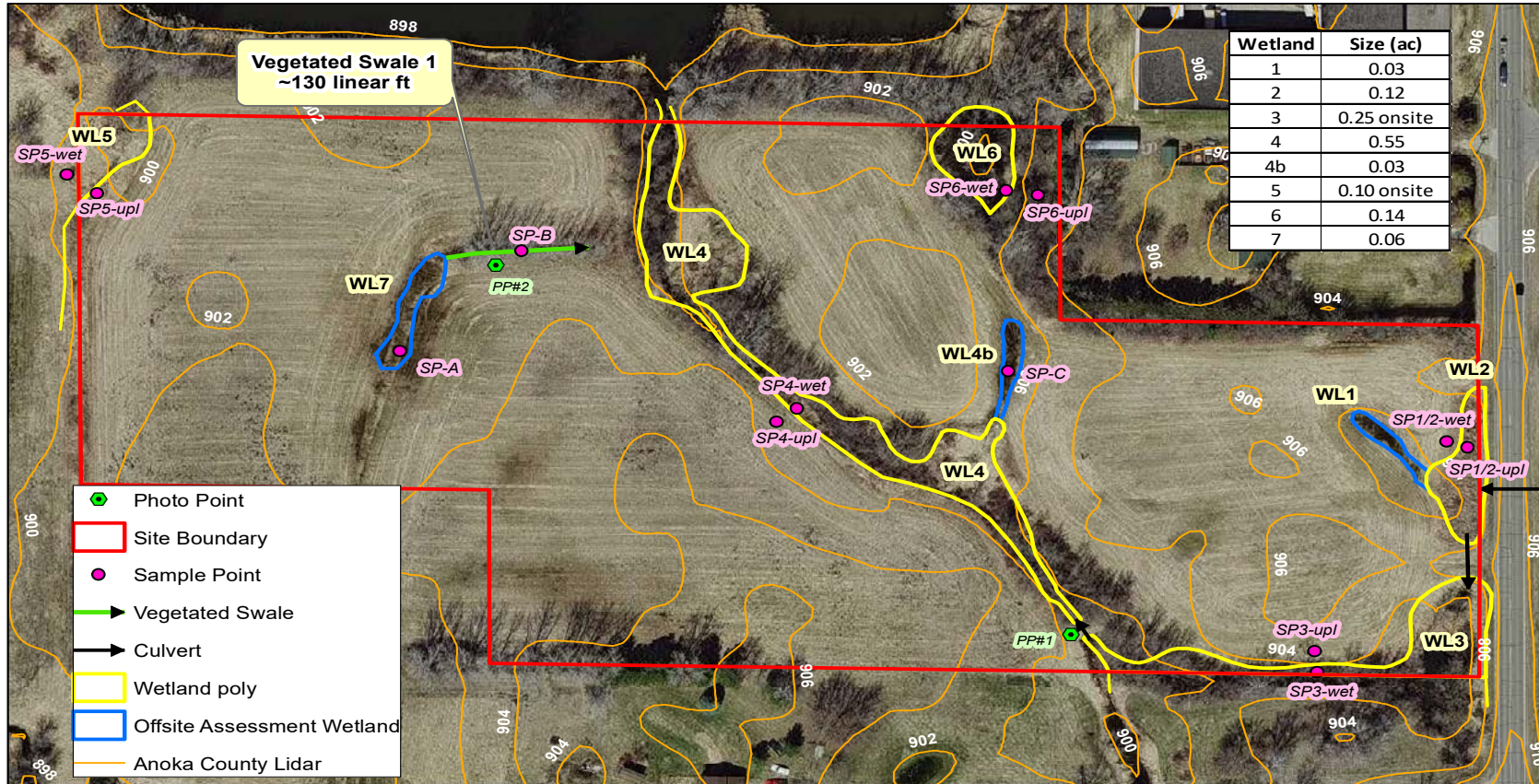


Figure 2 - Existing Conditions (2020 April Metro Photo)

Source: MNGEO Spatial Commons

Rehbein 20th Ave Site (KES 2021-205)
Lino Lakes, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

[CLICK ON MAP FOR PRINTABLE IMAGE](#)

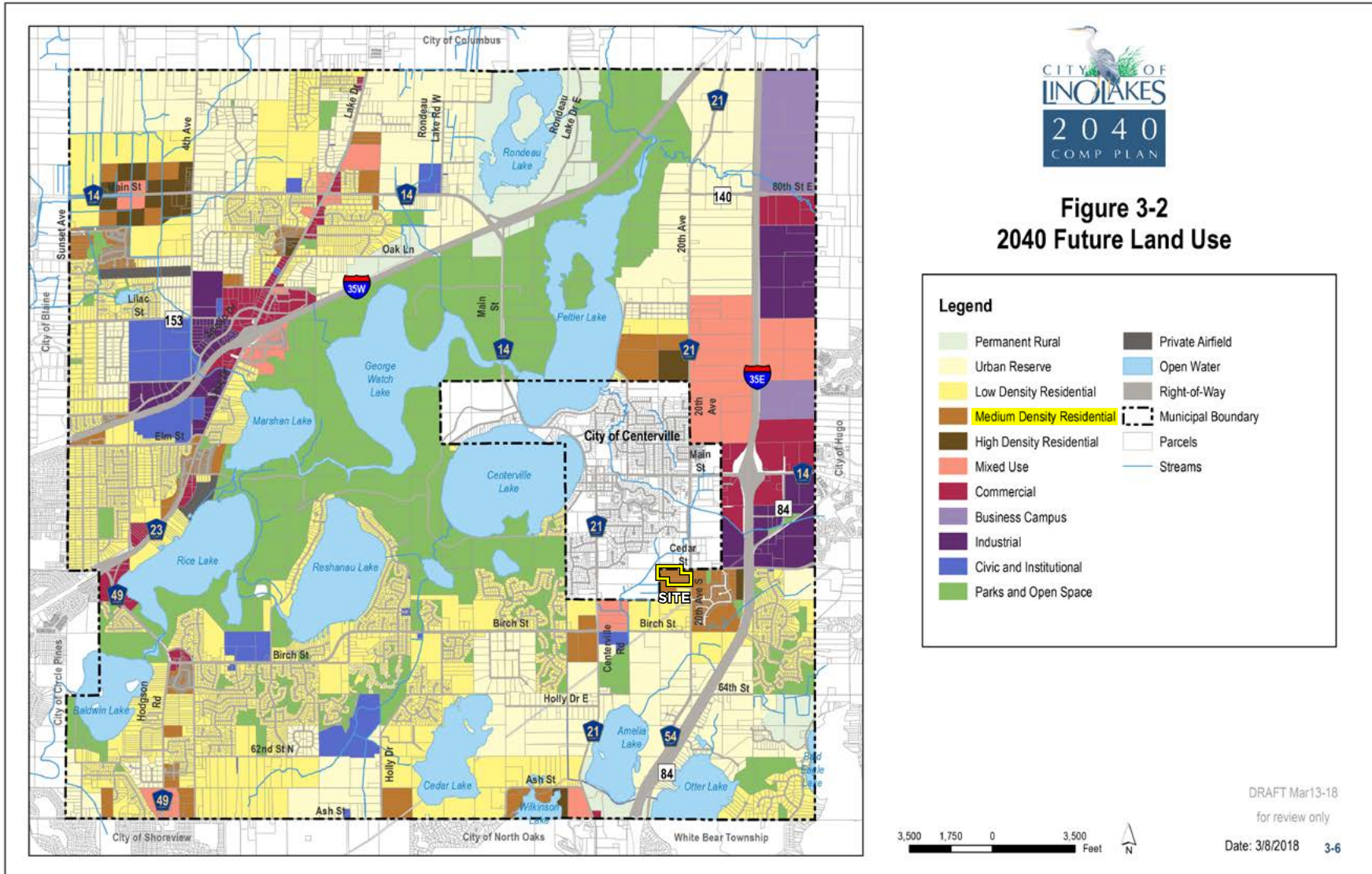
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2040 Future Land Use Plan

Guided Medium Density Residential



[CLICK ON LAND USE PLAN FOR PRINTABLE IMAGE](#)