

## Property Overview

**Location:** Career Center Park ( D00328)

**Acreage:** 2.44 Acres

**Zoning:** P1-Parks and Open Space

**Utilities:** Water and sewer in 36<sup>th</sup> Street West

**Access:** No Legal Access

## Description

Relatively flat, obsolete lot layout

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## Recommended Listing Price

As a donation to School District 2, the recommended price is due to the layout and accessibility.

**Recommended Price: \$30,000-\$40,000**

## Pricing Factors

- Best use is for school district 2.
- Location highly desirability, within city limits and surrounding properties



## **Property Overview**

**Location:** Daniels Park (A26224, A24654A)

**Acreage:** 6.064 Acres

**Zoning:** P1-Parks and Open Space

**Utilities:** Water and sewer available for connections

**Access:** City Street access

## **Description**

6 acres well equipped for subdivision development. Neighboring single family residential and undeveloped land.

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## **Recommended Listing Price**

Based on recent land sales, market demand, and unique property characteristics, we recommend:

**Recommended Price: \$200,000-225,000**

## **Pricing Factors**

- Residential development
- Location desirability
- Potential storm water swale running through it



## Property Overview

**Location:** Lampman Park ( C08071)

**Acreage:** 9.405 Acres

**Zoning:** P1-Parks and Open Space

**Utilities:** Water and Sewer available for main extensions or service taps

**Access:** Extension of public right away, with streets/carriage lanes

## Description

Highly desirable development site, surrounded by single residential, patio and multifamily

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## Recommended Listing Price

Based on recent land sales, market demand, and highly desirable property characteristics, we recommend

**Recommended Price: \$600,000-\$625,000 Residential**

**\$800,000 - \$850,000 Multi family/commercial**

## Pricing Factors

- High density for multi development or single residential property
- Future Land Use Mapping – Highest and Best Use
- Location highly desirability, within city limits and surrounding properties



## Property Overview

**Location:** Meadow Lark Lots (**C00408B, C00408C, C00408D, C00408E, C00408F, C00408G, C00409**)

**Acreage:** 10,600-12,000 SQFT Lots

**Zoning:** P1-Parks and Open Space

**Utilities:** Watermain in Covert Lane sewer in alley back of lots. Likely needs services to each lot

**Access:** Public right of way

## Description

Relatively flat, drainage on one parcel, fronts parkland

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## Recommended Listing Price

Based on recent land sales, market demand, and unique property characteristics, we recommend:

**Recommended Price: \$55,000-\$65,000**

## Pricing Factors

- Single residential properties
- Location, Park front
- **C00408D** May be undevelopable or need soil reclamation being in a drainage. This parcel should be kept or significantly discounted



## Property Overview

**Location:** Located on Minnesota Ave between S 27t and S 26<sup>th</sup> St **(A01266A)**

**Acreage:** 0.5958 Acres (25,954 SF)

**Zoning:** CBD

**Utilities:** Water and sewer available for services

**Access:** City Street access

### Description

Fully paved lot with sidewalk, curb and gutter

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### Recommended Listing Price:

Base on recent land sales, market demand, and unique property characteristics, we recommend:

**Recommended Price: \$207,000-260,000**

### Pricing Factors

- On site Improvements
- Location
- Access



## Property Overview

**Location:** Palisades Park (C03184C)

**Acreage:** 4.021 Acres

**Zoning:** P1-Parks and Open Space

**Utilities:** Available – need water and sewer services

**Access:** City Street access, Private Road Easement if not public dedicated ROW

## Description

Four acres of development potential, complemented by one acre reserved for natural drainage and environmental flow

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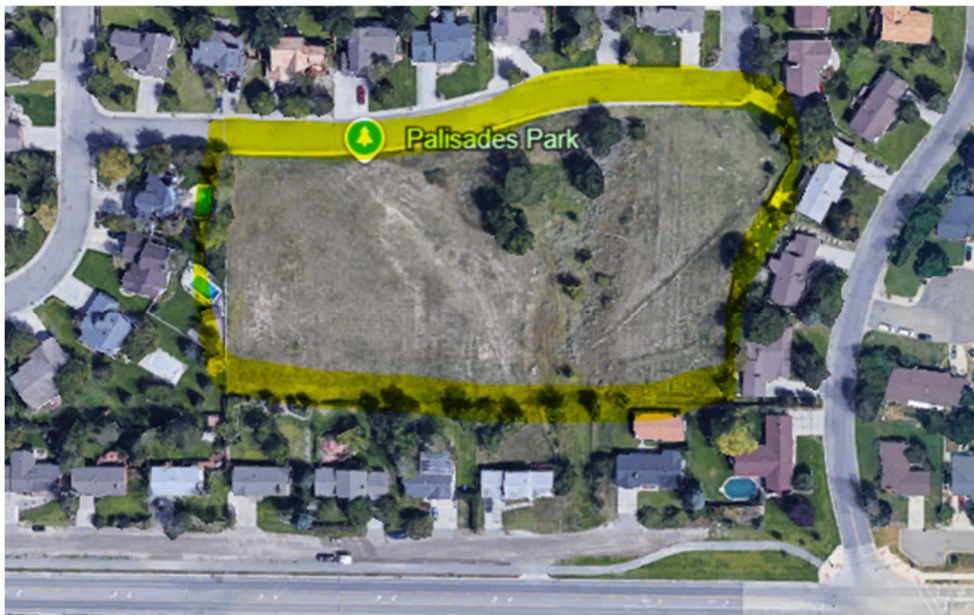
## Recommended Listing Price

Based on recent land sales, market demand, and unique property characteristics, we recommend:

**Recommended Price: \$200,000 - \$220,000**

## Pricing Factors

- Site will be split with West / East capabilities
- Topography may have difficult of the usability of the land and layout
- Location desirability and access



## Property Overview

**Location:** Ramada Park (A20235A)

**Acreage:** 1.102 acres

**Zoning:** P1-Parks and Open Space

**Utilities:** Available – need water and sewer services

**Access:** City Street Access

## Description

A parcel offering a gentle slope, a south ditch, with strong residential development

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## Recommended Listing Price

Based on recent land sales, market demand, and unique property characteristics, we recommend:

**Recommended Price: \$90,000-\$100,000**

## Pricing Factors

- Comparable acreage sales in the area
  - Topography and usability of the land, including the ditch
  - Location desirability and access
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## Property Overview

**Location:** Rush Park (A29814)

**Acreage:** 3.752 Acres

**Zoning:** P1-Parks and Open Space

**Utilities:** Water available in Poly Drive, small sewer extension could be needed for Poly Dr or Hi Line Drive

**Access:** City Street access, Private Road Easement

## Description

Relatively flat, with ditch running through the northwest corner,

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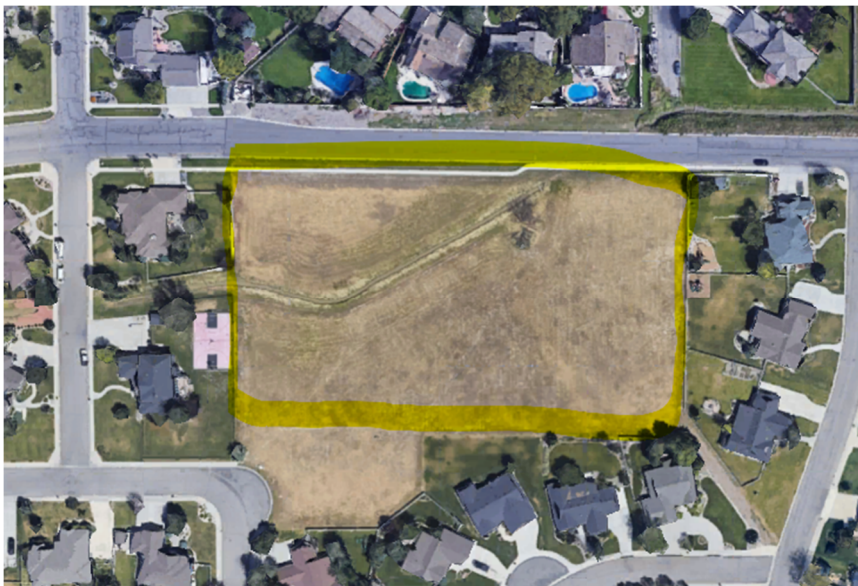
## Recommended Listing Price

Based on recent land sales, market demand, and unique property characteristics, we recommend:

**Recommended Price: \$400,000 - \$450,000**

## Pricing Factors

- Larger building sites, low density for development or single residential property
- Ditch Location, private road ROW
- Location highly desirability, within city limits and surrounding properties



## Property Overview

**Location:** Sandra Subdivison (**A13811A, A13819, A13820**)

**Acreage:** A13811A= 0.228 AC, A13819 = 0.488 AC, A13820=0.488 AC

**Zoning:** P2- Public – Civic & Institutional

**Utilities:** Water available, needs services. Sewer not available

**Access:** Street

## Description

Large lots near the river with great views!

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## Recommended Listing Price

Based on recent land sales, market demand, and unique property characteristics, we recommend:

**Recommended Price: A13811A= 25-30k, A13819 & A13820=40-50k** (recommend selling together because of sewer crossing encumbrance)

## Pricing Factors

- Location
- No sewer available



## **Property Overview**

**Location:** Spring Valley Subdivision (A14536A)

**Acreage:** 11,571 sqft

**Zoning:** N3-Suburban Neighborhood

**Utilities:** Available – need water and sewer services

**Access:** Off City Street

## **Description**

A scenic parcel offering privacy, natural terrain, and development potential for residential build

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## **Recommended Listing Price**

Based on recent land sales, market demand, and unique property characteristics, we recommend:

**Recommended Price: \$65,000-\$70,000**

## **Pricing Factors**

- Comparable acreage sales in the area
- Topography and usability of the land
- Location desirability and accessible

