



real estate & development, inc.

FOR SALE

9.92 Acres

13501 Territorial Rd

Maple Grove, MN

81 & Territorial



Property Highlights

- **9.92 Acres – Guided Medium Density Res.**
- **Easy Access to and from 81**
- **Area Amenities**
 - **Elm Creek Park**
 - **Maple Grove High School**
 - **Fairview Maple Grove Medical Center**
 - **Maple Grove Hospital**
 - **Target, Home Depot**
- **Traffic Counts**
 - **81: 15,000 VPD**
 - **Fernbrook: 5,000 VPD**
- **Potential to be planned with and include 15+ acres of adjoining parcels**

Area Demographics (5 miles):

- **Population: 100,826**
- **Avg. Household Income: \$80,512**

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