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The 1-acre site is one block west of Main Street / State Hwy 15.



Looking north across the 1-acre site.



View of the Crow River from the site.

Summary

Located on the scenic Crow River on the north end of downtown Hutchinson, the City has a **1- acre lot** available for sale. The site is one block west of Main Street and plainly visible from State highways 15 and 7. Within easy walking distance are numerous parks, the Luce Line State Trail, coffee shops, restaurants, a fitness center, a movie theatre and a wide variety of retail shops.

Incentive

For qualifying projects, the City is willing to consider sale of the lot for **\$1**.

Vision

The city would be particularly interested in the following types of redevelopment:

- Multi-story apartment complex
- Commercial / residential development
- Brew pub
- Restaurant
- Sports Bar

Property Description

Owner: City of Hutchinson

Address: 126 Franklin Street NW
Hutchinson, Minnesota

Acreeage: 1-acre of vacant land (≈ 43,555 square feet)

Zoning: Currently Zoned C-3 “Central Commercial”

Will rezone as needed.

NOTE: Site is in the 100-year FEMA floodplain, so the finished floor elevation of any building would have to be built 1-foot above that level.

Utilities: Electric, natural gas, water, sanitary sewer, etc. are all available on site.

Height: No restriction, except that City Council approval would be required for any structure in excess of six stories or 75 feet.

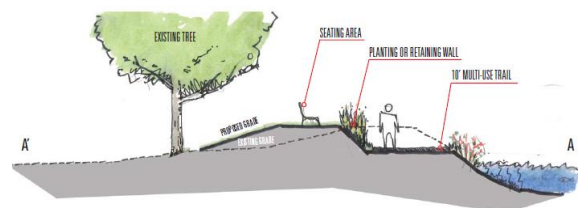
Roads: State Hwy 7 is two blocks north & State Hwy 15 / Main Street is one block east of site.

Trails: The Luce Line State Trail is two blocks north of the site. Several additional paved city trails are within one block of the site.

Parks: Eight separate parks are within three city blocks of the site.



Looking south across the site.



HUTCHINSON TRAIL CONCEPT DEVELOPMENT
CONCEPT 1: RIVER WALK, CLOSEST TO RIVER AND MOST INTERACTIVE