

HEART OF THE GOOD LIFE DEVELOPMENT

Hwy 371, Pequot Lakes, MN 56472

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

Table of Contents

Page

3-5	Features
6-7	Site Plan
8	Renderings
9	Aerial Photo
10	Section Aerial
11	Section Map
12	Zoning Map
13-17	Zoning Description
18-21	Fee Schedule
22	Traffic Counts
23	Location Map
24-25	Demographics
26	Thank You
27	Agency Disclosure
28	Contact

Heart of the Good Life.

The Pequot Lakes Heart of the Good Life Development is an 85 acres parcel located in the City of Pequot Lakes, adjacent to four-lane Hwy 371 and the Paul Bunyan State Trail. The City's vision for this development is to support and facilitate public or private development of this area by creating recreational, commercial and industrial opportunities to enhance the value and quality of life within the community.



Address: Hwy 371, Pequot Lakes, MN 56472

Directions: From the stoplight intersection in Pequot Lakes (Patriot Ave/ CR 11) - South on Patriot Ave - East on Derksen Rd - Property is to the South

Parcel Size: 85 Acres Total
Planned Parcels range from 1.5 to 7.1 acres and can be joined/split to serve your needs

Purchase Price: \$65,000/Acre

Purchase Guidelines:

- Price Structure is \$65,000/Acre
- Shovel Ready Certified
- Developer must create living wage jobs
- Business shall be of a nature to enhance the value & quality of life
- Developer must landscape and maintain their property in accordance with a development agreement and/or landscaping covenants that may apply
- State & local incentives are available (if applicable)
- Closing costs are the responsibility of the developer
- Developer must begin site preparation and construction within one year of acquiring property or the property reverts back to the City of Pequot Lakes and all fees are forfeited

Continued on next page.

Process:

1. Gather information by contacting the City of Pequot Lakes.
 - Nancy Malecha, City Administrator
4638 Main Street, Pequot Lakes, MN 56472
218-568-2352
nmalecha@pequotlakes-mn.gov
2. A meeting will be coordinated with the developer, City Administrator, City Zoning Specialist, and Brainerd Lakes Economic Development Corporation (BLAEDC).
3. Developer must compile the following information within their business proposal. Assistance in preparing this information can be obtained by contacting BLAEDC at 218-828-0096.
 - Company and project information
 - Preliminary construction and site plans
 - Job creation and retention information
 - Financing options
 - Proposed timelines
4. Developer will present their business proposal to the Pequot Lakes Planning Commission, if applicable. Planning Commission meetings occur on the third Thursday of each month at 6:00 p.m. at Pequot Lakes City Hall, 4638 Main Street, Pequot Lakes, MN 56472.
5. Developer will present their business proposal to the Pequot Lakes Economic Development Commission (EDC) for recommendation to the Pequot Lakes City Council. EDC meetings occur on the third Tuesday of each month at 8:00 a.m. at Pequot Lakes City Hall.
6. Developer will present their business proposal to the Pequot Lakes City Council for approval. City Council meetings occur on the first Tuesday of each month at 6:30 p.m. at Pequot Lakes City Hall.

Access:

Access is from Derksen Road and a Proposed Road (going through the center of the property), which both are off of Patriot Avenue

Frontage:

Along Hwy 371, A Proposed Road (going through the center of the property), Derksen Road and the Paul Bunyan State Trail

Water:

City of Pequot Lakes
Source - artesian aquifer
Storage Capacity - 200,000 gallons
Pumping Capacity - 330 gallons per minute
Average Demand - 100,000 gallons per day
Size of nearest line - 6 inches
Rates - See Fee Schedules Section

Continued on next page.

Wastewater:	City of Pequot Lakes Treatment Type - aerated wastewater ponds with spray irrigation Average Demand - 65,000 gallons per day Peak Demand - 85,000 gallons per day Size of nearest line - 8 inches Rates - see Fee Schedules Section
Storm Water:	Potential for comprehensive storm water retention basin within overall development to alleviate storm water retention requirements on a per lot basis
Electricity:	Minnesota Power 7,200 Volts 3 Phase Power Can service any size transformer
Natural Gas:	Xcel Energy Size of nearest line - 6 inches 60 PSI
Telecommunications:	Charter Spectrum or TDS Telecom Voice Services Voice Mail VoIP Phone Services High Speed Internet or Fiber Optic Access
Zoning:	Patriot Development
Pequot Lakes:	Pequot Lakes is a vibrant, thriving community located in the northwest corner of Crow Wing County. The Pequot Lakes School District, Pequot Lakes Chamber of Commerce (affiliated with the Brainerd Lakes Chamber of Commerce), and the local business community create a robust element of economic partnerships and opportunities. That, along with the abundance of lakes, City parks, and segments of the Paul Bunyan State Trail and the Paul Bunyan Scenic Byway interconnected with the community, makes Pequot Lakes a great place to live, work, and play.
Location:	Located just south of downtown Pequot and the Pequot Industrial Park. Parcel is adjacent to Hwy 371 and also the Paul Bunyan State Trail. Only 24 miles to Crow Wing County Regional Airport (BRD) and 10 miles to the Pine River Airport. Numerous lakes, parks, golf courses, recreational amenities and cultural opportunities are available within in the area. Over 100 businesses thrive in Pequot Lakes year round.

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.





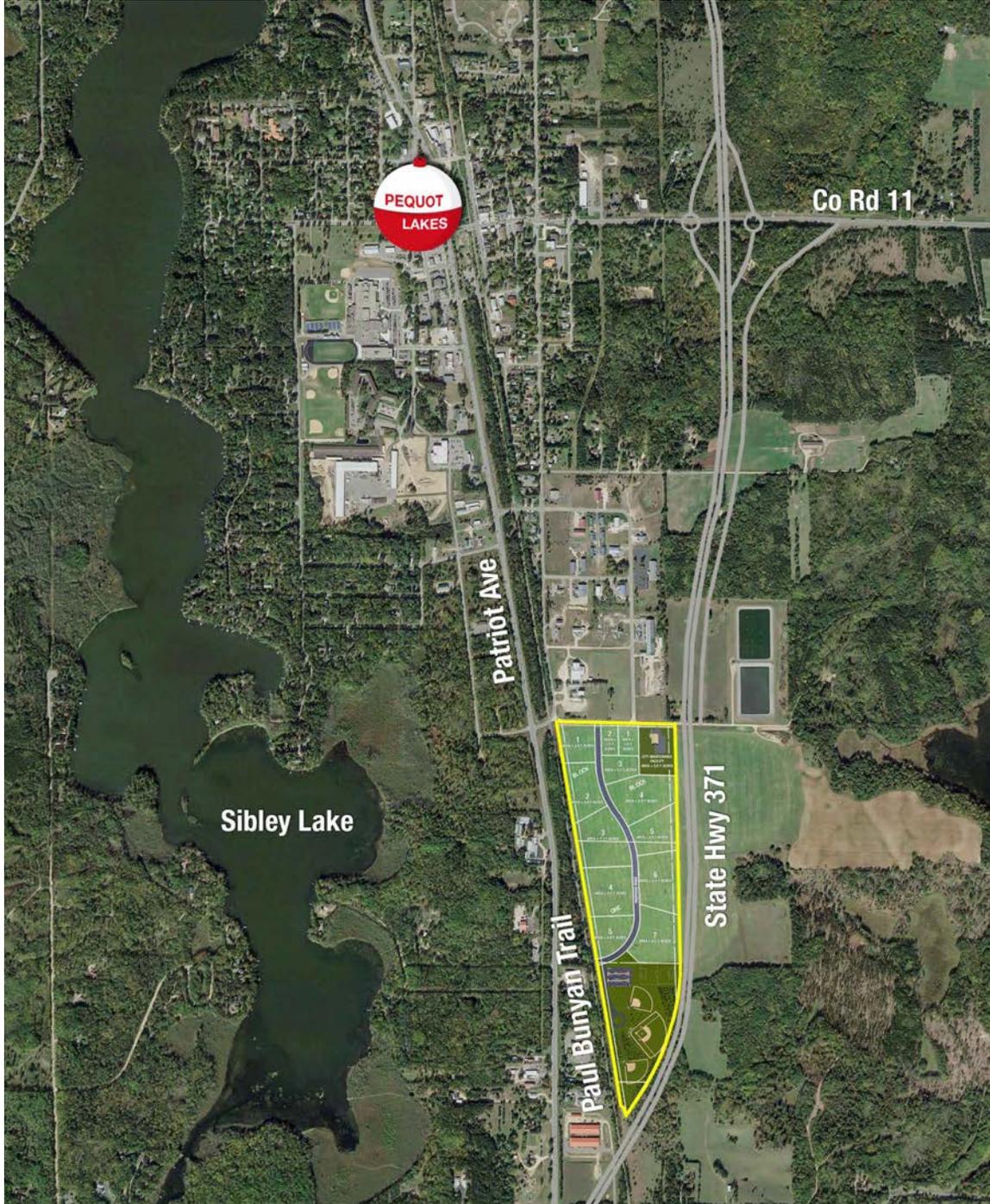
Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



Hwy 371, Pequot Lakes, MN 56472

(Provided by Widseth)

Site Plan Aerial



Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

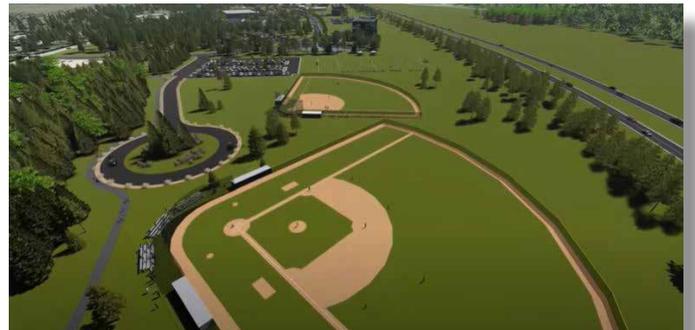
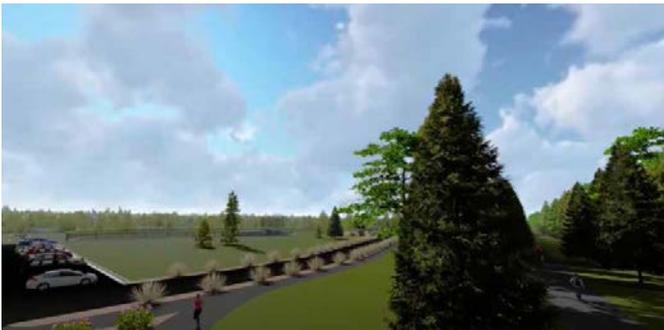


CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

Hwy 371, Pequot Lakes, MN 56472

(Provided by Widseth)

Renderings



Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

Hwy 371, Pequot Lakes, MN 56472

Aerial Photo



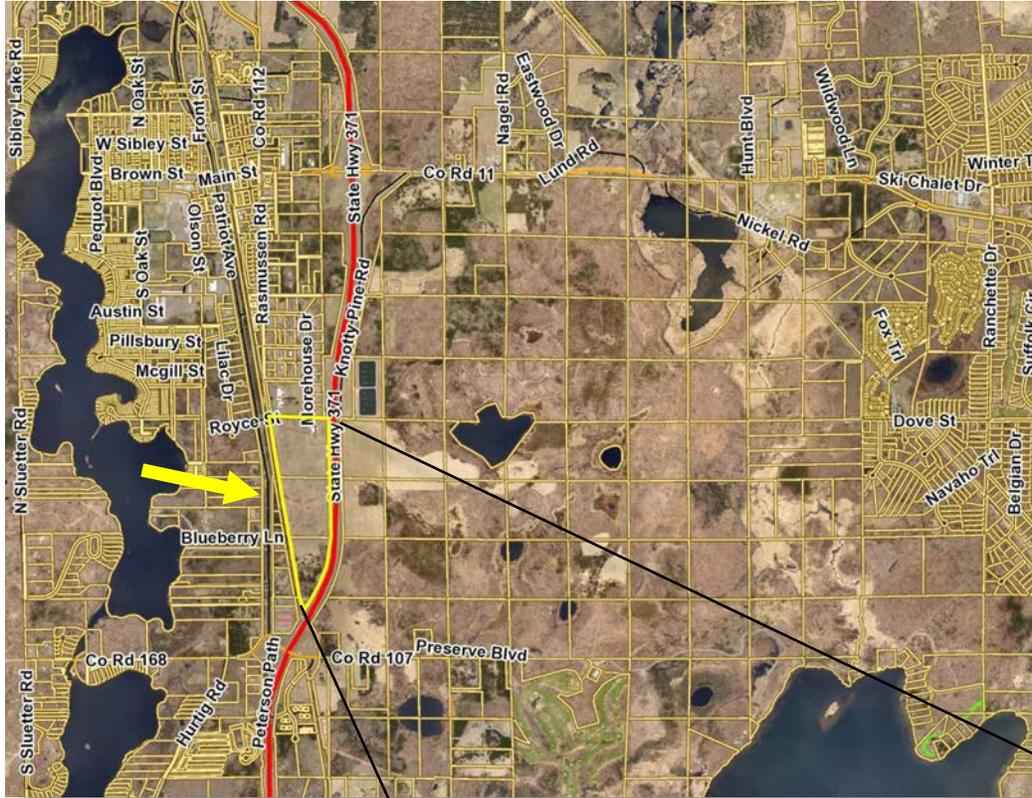
Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

Section Aerial

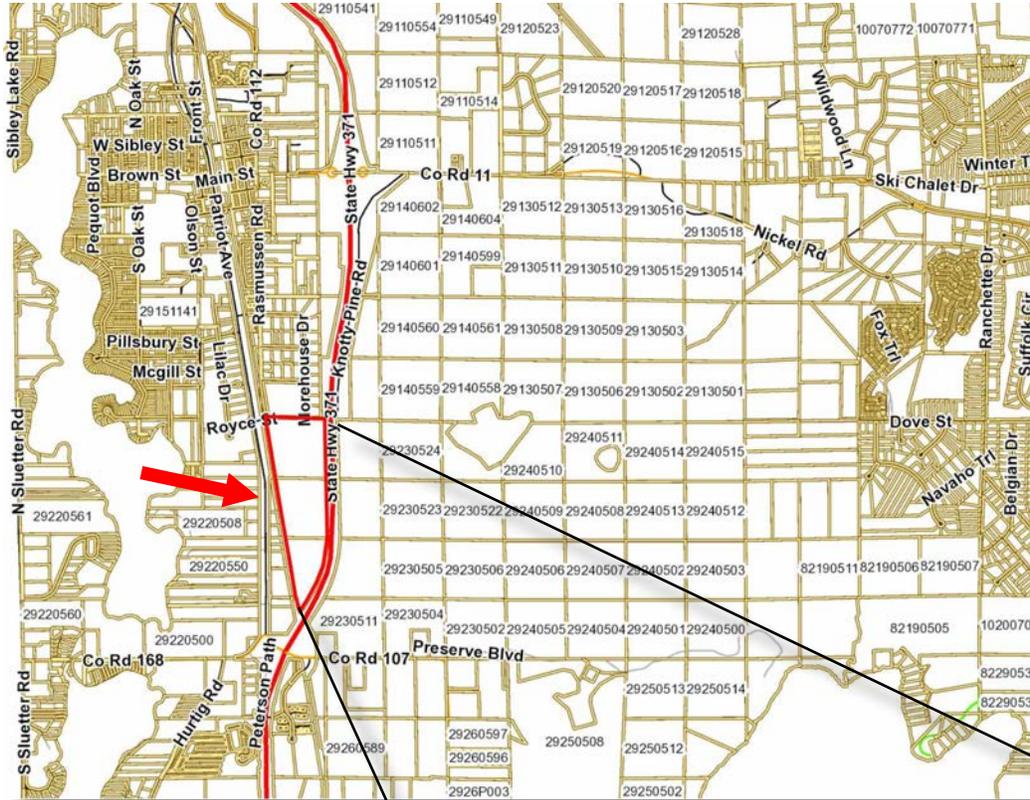


Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

Section Map



***Note:** Dimensions are estimated from the CWC GIS mapping site and are for reference only.

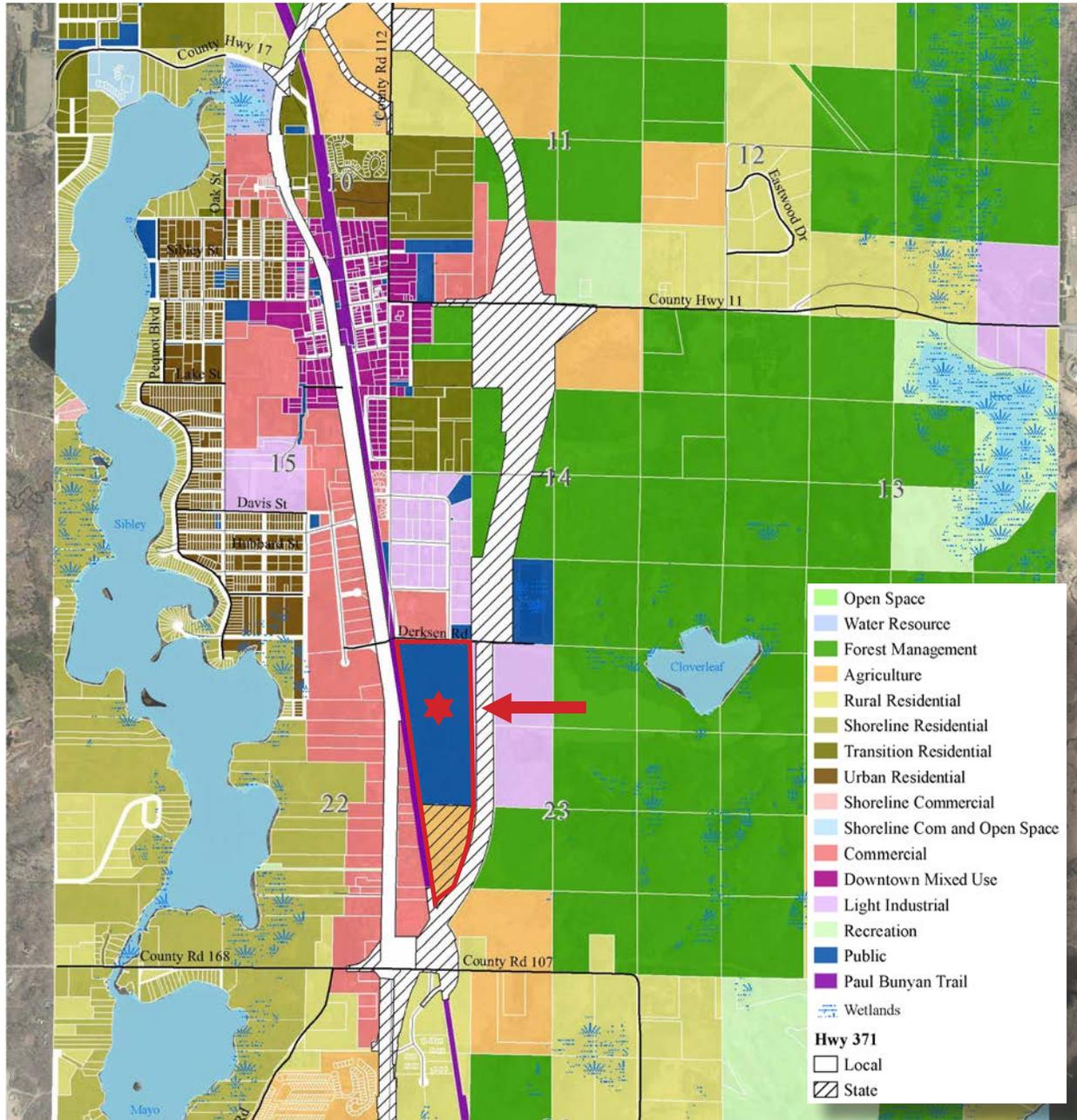


Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



PD - Patriot Development

(Map does not reflect the recent Zoning change to PD)



Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



Zoning Description

Section 17-5.16 PATRIOT DEVELOPMENT (PD)

1. Purpose and Intent: To support and facilitate public or private development of this area by creating recreational, commercial and industrial opportunities to enhance the value and quality of life within our community.

2. Compatibility: The Patriot Development zone is established on an 85 acre parcel located in the City of Pequot Lakes adjacent to four-lane Highway 371 and the Paul Bunyan State Trail.

3. Lot, Use and Density Requirements.

	PD
Lot width- feet, minimum	50
Buildable lot area – square feet, minimum	10,000
Setback, right of way, City road- feet, minimum	30
Setback, right of way, County or State road, feet, minimum	30
Setback, between buildings – feet, minimum	10
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, sign – feet, minimum	1
Setback, parking from building or lot line – feet, minimum	10
Impervious Coverage – percent, maximum	75
Building height – feet, maximum, principal structure – feet, maximum	35
Building height, non-occupied accessory structure – feet, maximum	25
Building above highest groundwater level – feet, minimum	3

4. Performance Standards. The following performance standards apply to all development in this zone:

A. Compatibility of Use. Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.

B. Parking. Off-street parking shall be provided as per Section 7.10. On-street parking is not allowed under any circumstances. To reduce the visual impacts and amount of surface parking, shared parking and surface parking shall be located behind or to the side of a building. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots and buildings.

C. Screening. Undesirable visual impacts, which include, but are not limited to, truck loading areas, materials storage, ground level mechanical equipment, and trash enclosures or trash handling equipment shall be stored within the principal structure, within an attached structure accessible within the principal structure, or totally screened from eye level view from public streets and adjacent properties.

D. Lighting.

(1) All lighting shall be installed in accordance with the following provisions:

Continued on next page.

Zoning Description

- a) The luminaire shall contain a full cut off fixture which directs and cuts off light at an angle of ninety (90) degrees or less.
 - b) Any light or combination of lights used for exterior illumination that cast light on a public street or adjacent property shall not exceed one (1) foot-candle (meter reading) as measured from the centerline of said street or at the property line.
 - c) Architectural/historical lights that include fixtures that are not shielded or lighting of entire facades or architectural features of a building are permitted. In no case shall the light affect adjacent property in excess of one (1) foot-candle (meter reading) as measured from the centerline of said street or at the property line.
 - d) The maximum height of the fixture, pole and base above the ground grade permitted for light sources is thirty (30) feet. A light source mounted on a building shall not exceed the height of the building. In no case shall the height of a light source mounted on a pole or on a building exceed the height limits of this zone.
- (2) Location:
- a) The light source of an outdoor light fixture shall be set back a minimum of three (3) feet from a street right-of-way and three (3) feet from any other property line.
 - b) No light source shall be located on the roof unless said light enhances the architectural features of the building and is approved by the Architectural Review Committee or Planning Commission.
- (3) Direct or reflected light from high temperature processes such as combustion or welding shall not be visible from any adjoining property.
- (4) Outdoor Recreation. Outdoor commercial or public recreational uses such as, but not limited to, baseball fields, football fields, hockey rinks, and tennis courts have special requirements for night time lighting. In such cases, a lighting plan shall be submitted and shall include the following:
- a) No outdoor recreation facility shall be illuminated after 12:00 a.m. except for security lighting. Exceptions may be granted by the City Administrator for special events.

E. Fire Lanes. Fire lanes shall remain unobstructed at all times.

F. Fences. Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal or wood. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission through Conditional Use Permit.

G. Rooftop Equipment.

- (1) Screening. Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood materials shall not be utilized for this purpose. Screening of rooftop equipment shall not be considered part of the building height.
- (2) Solar Energy. Equipment for the capture and transfer of solar energy shall be exempted from (1) of this section, provided that the equipment is designed and located to blend with the overall design of the structure.

Continued on next page.

Zoning Description

H. Outdoor Recreation (Athletic Facility):

- (1) Site plan submittal shall include the following:
 - a) Access to a major collector road;
 - b) Proposed play fields;
 - c) Proposed accessory structures, concession buildings and bleachers;
 - d) Municipal water/wastewater availability or Subsurface Sewage Treatment System Design and water well;
 - e) Refuse containment and collection plan.

I. Landscaping.

- (1) A landscaping plan shall be submitted at the time of site plan and shall include the following requirements:

- a) Detailed natural land analysis, including vegetation, soil types and slopes.
- b) Man-made features.
- c) Details of all proposed vegetative landscaping materials, including placement, Latin name, common name, caliper/height, and quantity.
- d) Details of all proposed non-vegetative land landscaping and screening materials, including lighting.
- e) Where landscape or man-made materials are used to provide required screening from adjacent and neighboring properties, a cross-section shall be provided at a legible scale illustrating the prospective of the site from the neighboring property and property line elevation.

- (2) Landscaping shall comply with the following requirements:

- a) Plantings shall be installed around a minimum of fifty percent (50%) of the exterior footprint of all buildings.
- b) Landscaping shall improve the appearance of the structure and break up large unadorned building elevations.
- c) At least thirty percent (30%) of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
- d) At least eight percent (8%) of the internal parking area shall be landscaped with grass, shrubbery, trees and/or other approved ground cover. This area is counted as part of the overall required "landscape area".

- (3) Minimum size of plantings:

- a) Over story deciduous – 2 ½ inch caliper.
- b) Coniferous – 6 feet in height.
- b) Shrubs – 24-inch pot.
- c) Ornamental trees – 2 inch caliper.

Trees shall be of varying species and shall be in accordance with the minimum size of plantings.

- (4) Species:

- a) All trees and plantings used in site developments shall be indigenous to the appropriate hardiness zone and physical characteristics of the site. Invasive plants shall not be allowed.
- b) All deciduous trees proposed to satisfy the minimum requirements of this policy shall be long-lived hardwood species.
- c) The complement of trees fulfilling the requirements of this section shall be not less than twenty-five percent (25%) deciduous and not less than twenty-five percent (25%) coniferous.

Continued on next page.

Zoning Description

(5) Method of Installation: All deciduous and coniferous trees shall be ball and burlap and staked and guyed per National Nurseryman's Standards. Shrubs may be potted or ball and burlap.

(6) Sodding and Ground Cover: All open areas of any site not occupied by buildings, parking, or storage, shall be sodded or seeded over four (4) inches of topsoil. Exceptions are as follows:

a) Seeding over four (4) inches of topsoil of future expansion areas (areas to be built upon within eighteen (18) months) as shown on approved plans.

b) Areas designated as open space for future expansion area shall be properly planted and maintained with prairie grasses, wildflowers, or grass.

(8) Use of Landscaping for Screening:

Where natural materials, such as trees or hedges are approved in lieu of required screening by means of walls or fences, density and species of planting shall be such to achieve ninety percent (90%) opacity year round.

(9) Statuary: There shall be no statuary allowed as part of the landscape plan.

(10) Maintenance Policy:

a) All landscaping shall be properly maintained so as to preserve planting in a live state and shall be kept free of noxious weeds and debris.

b) Turf grass and lawns shall not grow to a height to allow such grasses to go to seed.

c) All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained so as to be free of cracking, crumbling, dilapidation or deterioration.

d) Rotten, deteriorated or damaged landscape elements shall be repaired, replaced, or removed.

(11) Erosion Control: All open disturbed areas of any site shall be seeded as an erosion control measure.

(12) In the event a site plan layout does not have adequate open space to accommodate plant quantities as required by this section, such quantities per species can be combined into less quantities per species, provided total regulated height or caliper is maintained.

J. Architectural Standards.

(1) Exterior Building Finishes: All exterior wall finishes on any principal building shall be one of, or a combination of, the following:

a) Face brick;

b) Natural or cut stone, wood, or log;

c) Architectural metal panels

d) Specially designed, precast concrete units if the surfaces have been integrally treated with an applied decorative material or texture, excluding raw concrete block, painted or unpainted;

e) Glass, fiberglass, or similar non-metal materials;

f) Stucco and other cementation coating applied in a manner so as to create a harmonious design in conjunction with the materials;

g) Other materials of a quality equal to or better than the materials listed in this section as may be approved by the Planning Commission as part of the architectural review process established in this section.

h) All principal structures shall be compatible with neighboring structures in mass, color, and exterior materials

(2) Construction Type: Post/pole frame constructed buildings shall not be allowed.

(3) Accessory Structures: All accessory structures shall have an exterior finish and color that matches the finishing materials and color on the principal structure.

Continued on next page.

Zoning Description

(4) Color: Colors shall be earth tone, harmonious and shall consist of muted colors with low reflectance. Bright or brilliant colors and sharply contrasting colors may be used only for accent purposes and shall be limited to a maximum of ten percent (10%) of any single building façade.

(5) Façade Size and Articulation:

a) Façade Size: The building façade size (height and mass) shall be in direct proportion to the surrounding structures. All building components, such as windows, doors, eaves, soffits, and parapets, shall be proportional to the building façade.

b) Articulation: Articulation is required for building facades that are more than sixty feet (60') in width and faces, or is parallel to, a public or private street as follows: To avoid long unbroken expanses, building facades shall be divided into distinct modules not to exceed fifty feet (50') in length that incorporate visible changes in the façade through the use of wall plane projections, piers, columns, colonnades, arcades or similar architectural features.

K. Architectural Review Submittal: The following is the minimum information required to be submitted to the City for review by the Planning Commission:

(1) A completed and signed Land Use Permit application form;

(2) A written narrative describing the proposal;

(3) Ten (10) reduced (11 X 17) color sets and an electronic (PDF) format of the following documents:

a) Survey: Certified survey of the property by a registered surveyor;

b) Architectural Plans: Preliminary scaled architectural plans and colored elevations for the propose building or buildings with notation of exterior finish materials;

c) Site Plan: Scaled site plan including landscaping, lighting, site amenities and mechanical equipment locations.

(4) Samples of exterior finish materials.

(5) Such other information as reasonably determined necessary by the Zoning Specialist.

L. Administration:

(1) Land Use Permit Approval:

No new construction, alteration of existing buildings and other developments regulated by this section may be initiated or issued a Land Use Permit without approval of the Site Plan, Landscaping Plan, and Architectural Review Submittal, as applicable, by the Planning Commission, which approval shall be granted upon determination that the application complies with this Section.

(2) Expiration: Unless the Planning Commission specifically approves a different time period, the approval of an architectural review submittal shall expire one year from the date it was approved. Any deviation from the approved plans will require additional review.

(3) Appeal: Any appeal of a decision shall be subject to the process described in Section 17-11.6 of the City Code.

CITY OF PEQUOT LAKES 2020 WATER & SEWER FEE SCHEDULE

Commercial	
Water	
Base Rate	\$22.16 for first 5,000 gallons
Volumetric Rates	\$8.07 for 5,001 to 300,000 gallons
	\$12.10 for 300,001 to 400,000 gallons
	\$15.13 for 400,001 to 450,000 gallons
	\$18.91 for 450,001 gallons and up
Sewer	
Base Rate	\$25.16 for first 5,000 gallons
Volumetric Rate	\$11.95 for each additional 1,000 gallons
Multi-Family Units	
Water	\$22.16 multiplied by number of units
Sewer	\$25.16 multiplied by number of units
Residential	
Water	
Base Rate	\$8.11
Volumetric Rates	\$7.61 for 0 to 10,000 gallons
	\$11.41 for 10,001 to 12,000 gallons
	\$14.26 for 12,001 to 15,000 gallons
	\$17.83 for 15,001 gallons and up
Sewer	
Base Rate	\$23.73 for first 2,000 gallons
Volumetric Rate	\$11.95 for each additional 1,000 gallons
Un-Metered – Commercial/Residential	
Water	\$37.13 per month
Sewer	\$36.06 per month
Duplicate Bill Fee	
Commercial	\$1 per month
Residential	\$1 per month
Meter Maintenance Fee	
5/8" and 3/4" Meters	\$2.78 per month
1" and Larger Meters	\$4.50 per month
Meter Fees	
5/8" Meter	\$155
3/4" Meter	\$202
1" Meter	\$260
1 1/2" Meter	\$550

Continued on next page.

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



CITY OF PEQUOT LAKES 2020 WATER & SEWER FEE SCHEDULE

Meter Frost Plates	\$10
5/8" Copperhorn	\$75
3/4 " Copperhorn	\$80
1" Copperhorn	\$140
Single Port MXU	\$145
Double Port MXU	\$160
Miscellaneous Fees	
Contractor Water Usage - taxable	\$50 for first 2,000 gallons \$25 for each additional 1,000 gallons
Disconnect/Reconnect for Nonpymt	\$50
Disconnect/Reconnect for Seasonal	\$25
Late Fee	\$5 per month
Water/Sewer Personnel	\$50 per hour per employee
WAC Fee	
Commercial - taxable	\$2,000 per Equivalent Residential Connection (ERC)
Residential	\$2,000 per Equivalent Residential Connection (ERC)
SAC Fee	
Commercial	\$2,000 per Equivalent Residential Connection (ERC)
Residential	\$2,000 per Equivalent Residential Connection (ERC)

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



CITY OF PEQUOT LAKES 2020 LAND USE FEE SCHEDULE

Residential Construction*	
Main Floor (basement not included in cost factor)	\$.20 sq. ft.
Additional Floors (includes basement & attached garage)	\$.10 sq. ft.
Accessory Building (over 100 sq. ft. & without plumbing)	\$.15 sq. ft.
Accessory Building (over 100 sq. ft. & with plumbing)	\$.20 sq. ft.
Accessory Building (100 sq. ft. or less)	\$50 (min. fee does not apply)
Demolition	\$75
Minimum Permit Fee	\$125
Commercial Construction**	
Building (without plumbing)	\$.20 sq. ft.
Building (with plumbing)	\$.25 sq. ft.
Accessory Building (100 sq. ft. or less)	\$50 (min. fee does not apply)
Paved Parking Lots	\$100
Demolition	\$75
Minimum Permit Fee	\$125
Signage	
Commercial, Permanent, and Offsite	\$100
Home Occupation	\$50
Commercial Sign Concept Plan	\$100
Residential Sign Concept Plan	\$100
Hearing Fees	
Residential Conditional Use	\$350 Plus Recording Fee - \$46
Commercial Conditional Use	\$450 Plus Recording Fee - \$46
Residential Variance	\$350 Plus Recording Fee - \$46
Commercial Variance	\$450 Plus Recording Fee - \$46
Rezoning Request	\$350
Petition for Ordinance Amendment	\$250
Subdivisions	
Sketch Plan Review	\$150 (credited to preliminary plat)
Preliminary Plat (less than 14 lots)	\$600
Preliminary Plat (14 lots or more)	\$3,000 Deposit (direct expenses invoiced and taken from deposit)
Final Plat	\$250
Metes and Bounds (less than 10 acres per parcel)	\$300
Metes and Bounds (10 acres or greater per parcel)	\$50
Miscellaneous Fees	
Communication Towers (50 ft. – 1,000 ft.)	\$500 + CUP
Communication Towers (over 1,000 ft.)	\$1,000 + CUP

Continued on next page.

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



CITY OF PEQUOT LAKES 2020 LAND USE FEE SCHEDULE

Fence	\$50
Shoreline Alteration	\$150
Mobile Home in Mobile Home Park	\$25
Grading	\$125
Administrative Fees	
Extension of Permit	10% original fee (\$50 min.)
Special Meetings (per applicants request)	\$500
Appeals to Board of Adjustment (from action of Zoning Administrator)	\$0
Appeals to Council (from action of Planning Commission or Board of Adjustment)***	\$300

AFTER THE FACT FEES – 5 times base fee (included) with a minimum penalty of \$300.

*Residence (for more than two families, use commercial schedule).

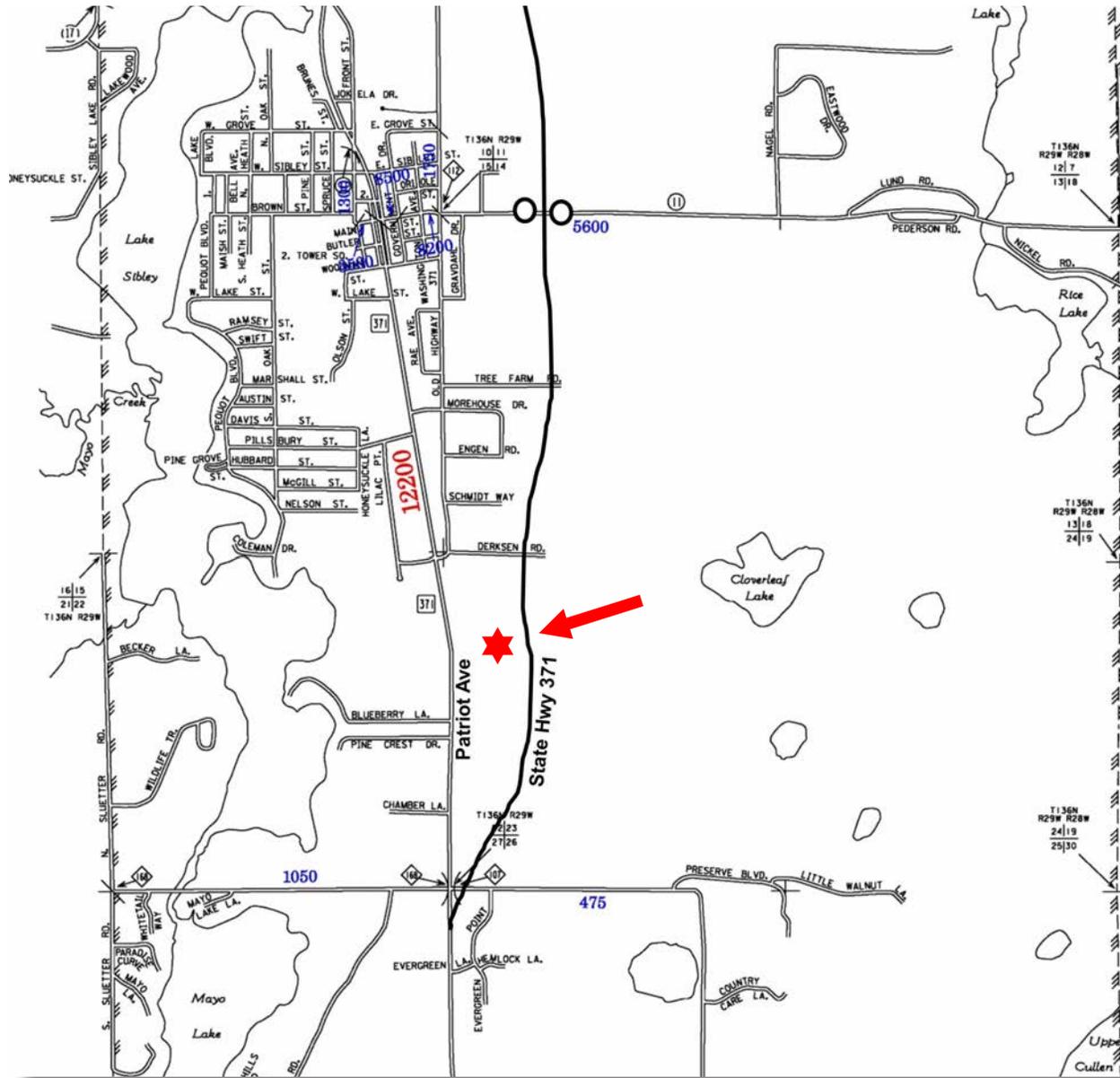
**There is a \$5,000 maximum permit charge for one commercial development.

***If appeal is upheld by Council, fee shall be refunded.

Note: Any non-permitted work or construction shall be removed and/or restored.

Note: When costs associated with processing or reviewing an application exceeds the original application fee, the applicant shall reimburse the City for any reasonable and customary additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to hire in reviewing permits. Any outstanding fees due to the City shall be paid before issuance of the permit and any construction of the project begins.

Pequot Lakes Traffic Counts: 12,200 on Former Hwy 371 (Now Patriot Ave)

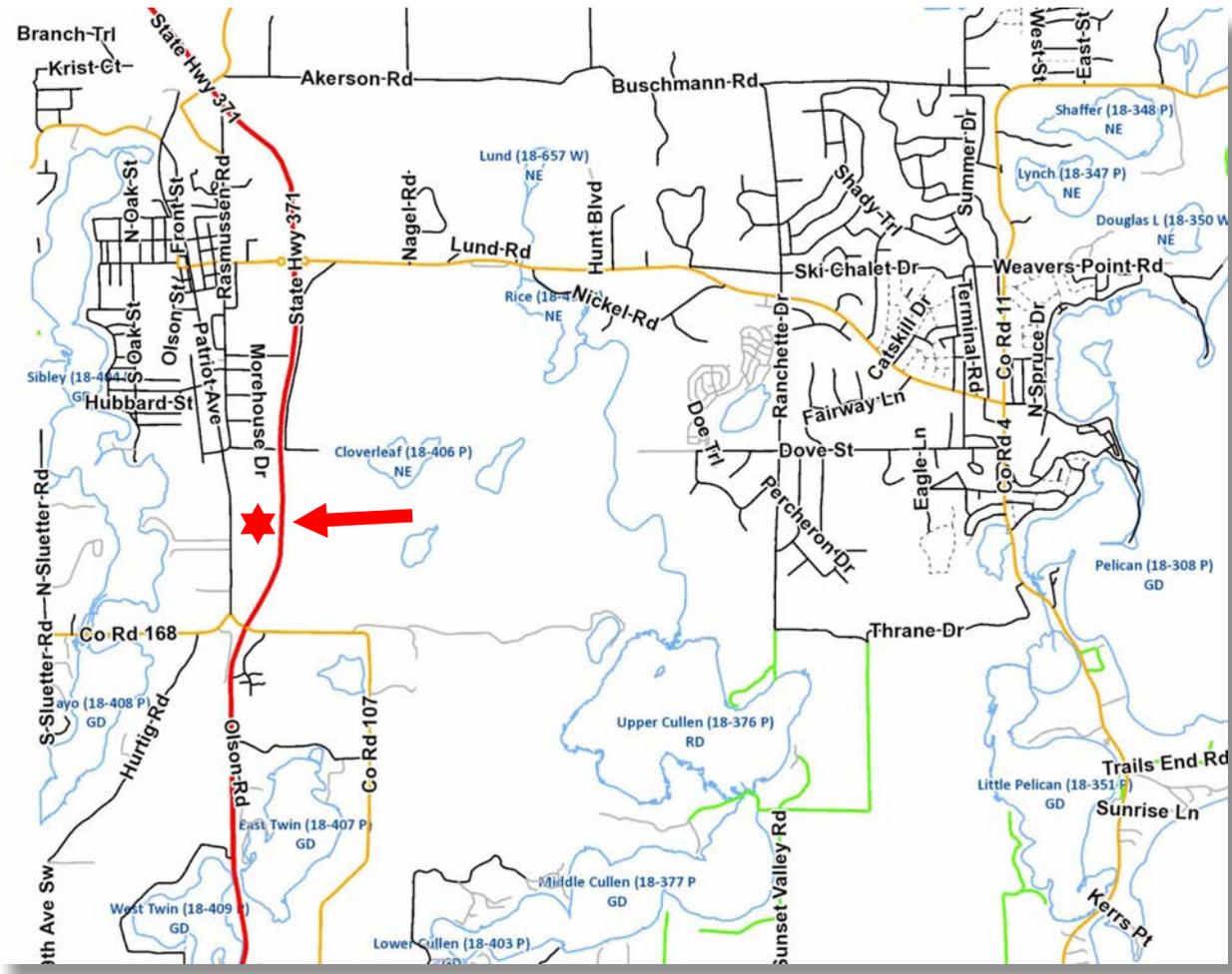


Note: This 2007 map is the most current map on the MN DOT Traffic Volume site. The Hwy 371 configuration changed in 2017 as shown with the added black line, so there is not a current count for old Hwy 371 (Patriot Ave) or new Hwy 371 at this time.

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



Location Map



Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



***NOTE: City Demographic Numbers below are based off of Zip Code, not City Limits.**

Trade Area 2018 Population (Includes the following counties):

Crow Wing County	66,604
Cass County	30,715
Total Trade Area Population	97,319

2018 Population:

Brainerd	31,100
Baxter	8,295
Pequot Lakes	8,038

Estimated Summer Population:

Brainerd/Baxter	200,000+
-----------------	----------

Projected Population Growth Change 2018-2023:

Crow Wing County	0.76%
Pequot Lakes	0.93%

Households in 2018:

Crow Wing County	27,662
Pequot Lakes	3,287

2018 Median Household Income:

Crow Wing County	\$52,621
Pequot Lakes	\$52,988

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

Leading Employers in Crow Wing County:

Anderson Brothers	Ideal System Solutions
Ascensus	Landis Gyr
Atek Industries	Madden's Resort
Bang Printing	Mills Automotive
Bethany Good Samaritan	Minnesota Care
Brainerd Public Utilities	Nortech Systems
Brainerd School District	Northstar Plating
Breezy Point Resort	Pequot Lakes School District
Centracare Health	Ruttger's Bay Lake Resort
Central Lakes College	TDS Telecom
Chambermaster	Walmart
City of Brainerd	Woodland Good Samaritan
Clow Stamping	
Costco	
Cragun's Resort	
Crosby Ironton School District	
Crow Wing County	
Crow Wing County Landfill	
Crow Wing Power	
Cub Foods/Super Valu	
Cuyuna Regional Medical Center	
Dan's Prize	
Essentia Health	
Good Neighbor Home Health	
Grand View Lodge	

Continued on next page.

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



Demographics

Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 16+
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

Bay Colony Inn
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Izaty's
Kavanaugh's
Lost Lake Lodge
Maddens
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Auto Zone
Best Buy
Big Lots
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Cub Foods (2)
Dick's Sporting Goods
Discount Tire
Dondelinger
Dunham's Sports
East Brainerd Mall
(17 Retailers)
Fleet Farm
Home Depot
Jiffy Lube
Kohl's
Menards
Office Max
PetSmart

Major Retailers Continued:

Planet Fitness
Sears Hometown
Super One
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ultra Beauty
Walgreens
Westgate Mall
(27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
612 Station
Antler's
Applebee's
Arby's
Bar Harbor
Baxter's
Billy's
Black Bear Lodge & Saloon
Boomer Pizza
Boulder Tap House
Breezy Point Marina
Brick House Pizza
Buffalo Wild Wings
Burritos California
Caribou Coffee (3)
Char
Cherry Berry
China Buffet
China Garden
Chipotle
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Diamond House
Domino's Pizza
Einstein Bagel
El Tequila
Ernie's

Restaurants/Fast Food Continued:

Firehouse Subs
Five Guys
Four Seas
Grizzly's Grill & Saloon
Hardee's
Hunt 'N Shack
Jack's House
Jake's
Jimmy John's
KFC
Little Caesar's
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (3)
Moonlite Bay
Northern Cowboy's
Northwinds Grille
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Prairie Bay
Quarterdeck
Rafferty's Pizza (4)
Riverside Inn
Ruttger's
Sakura
Sawmill Inn
Senor Patron
Sherwood Forest
Starbucks (2)
Subway (4)
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
The Woods
Tim Horton's
Timberjack
Wendy's (2)
Ye Ole Wharf
Zorbaz (2)

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



Hwy 371, Pequot Lakes, MN 56472

Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

13. _____
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (initials) (initials)
 49. _____ page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at www.corr.state.mn.us.

MN-AGCYDISC-2 (8/14)

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



Hwy 371, Pequot Lakes, MN 56472

Contact

Office Location

521 Charles Street
Suite 201
Brainerd, MN 56401

Mailing Address

PO Box 327
Brainerd, MN 56401

Phone

218-828-3334

Fax

218-828-4330

Website

www.CloseConverse.com

Agents

Nate Grotzke, CCIM

C: 218-838-1000

nate@closeconverse.com

Chris Close, CCIM

C: 218-831-7510

chris@closeconverse.com

Tim Miller, CCIM

C: 218-838-8772

tim@closeconverse.com

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com