



"Full-Service Realtor"

May 20, 2021

City of Shakopee
Planning Commission & City Council

RE: NorCor Farm

We are presenting to you 55.36 +/- acres to be platted into city lots and 3 outlots. The zoning is currently R1-B, which is single family housing. There will be 86 lots total with 60 lots on the north side of 17th avenue which will be platted in our first phase and 26 lots south of 17th avenue which would be platted in our second phase. Once we have approvals of the preliminary and final plat and approvals of all engineering, we would move forward with grading and the construction of the lots. We'd like to have these lots available for the 2022 building season.

The housing type for this development will be similar to what we've done in Countryside 2nd Addn. Attached are some photos from that neighborhood. We believe the price range to be \$475,000 - \$900,000.

Outlot C will remain owned by the Theis family under the name NorCor Properties.

Please direct any questions to my email or cell phone listed below.

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