



118 Central Avenue North, New Prague, MN 56071  
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## MEMORANDUM

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**CC:** EDA & PLANNING COMMISSION  
**FROM:** KYRA CHAPMAN, PLANNER  
**SUBJECT:** 2025 LOT INVENTORY: COMMERCIAL, INDUSTRIAL, RESIDENTIAL  
**DATE:** JANUARY 10, 2025

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Planning staff recently updated the inventory of all vacant lots within the city limits and identified only those lots that have municipal utilities available to them and are ready to build on. Attached to this memo are maps of the three categories of lots.

Residential Lots: Currently, there are 24 vacant residential lots available as opposed to 37 lots last year. 14 of the lots are located in Scott County, however, 3 of the lots are vacant multi-unit townhome lots meant to house 6-to-8-unit buildings. In Le Sueur County there are 10 vacant lots. Even though the vacant lots are indicated on the map, this does not signify that all the lots are for sale.

Commercial Lots: There are a total of 8 vacant commercial lots available within the city compared to 8 vacant lots last year. The total acreage of the commercial lots amasses to 18.19 acres. In 2023, Scooters Coffee completed a minor subdivision, splitting the parcel into two. Scooters has since built and occupies the northern parcel but the southern parcel was sold and lies vacant.

Industrial Lots: Of the City's shovel-ready sites, only 3 lots are vacant. Besides the shovel ready parcels, there are two other available vacant industrial lots. The first available vacant lot is located north of the fire station, and is owned by Randy Kubes and amasses to 0.96 acres. The second lot located north of the industrial park (totaling 76 acres) could be annexed and developed.

**Staff Recommendation:**

Staff recommends that the City Council, EDA and Planning Commission review the reports as information.



**City of New Prague**  
**Vacant Lot Inventory**

Commercial, Industrial & Residential Properties

January 2025





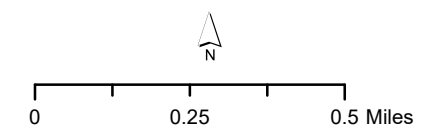
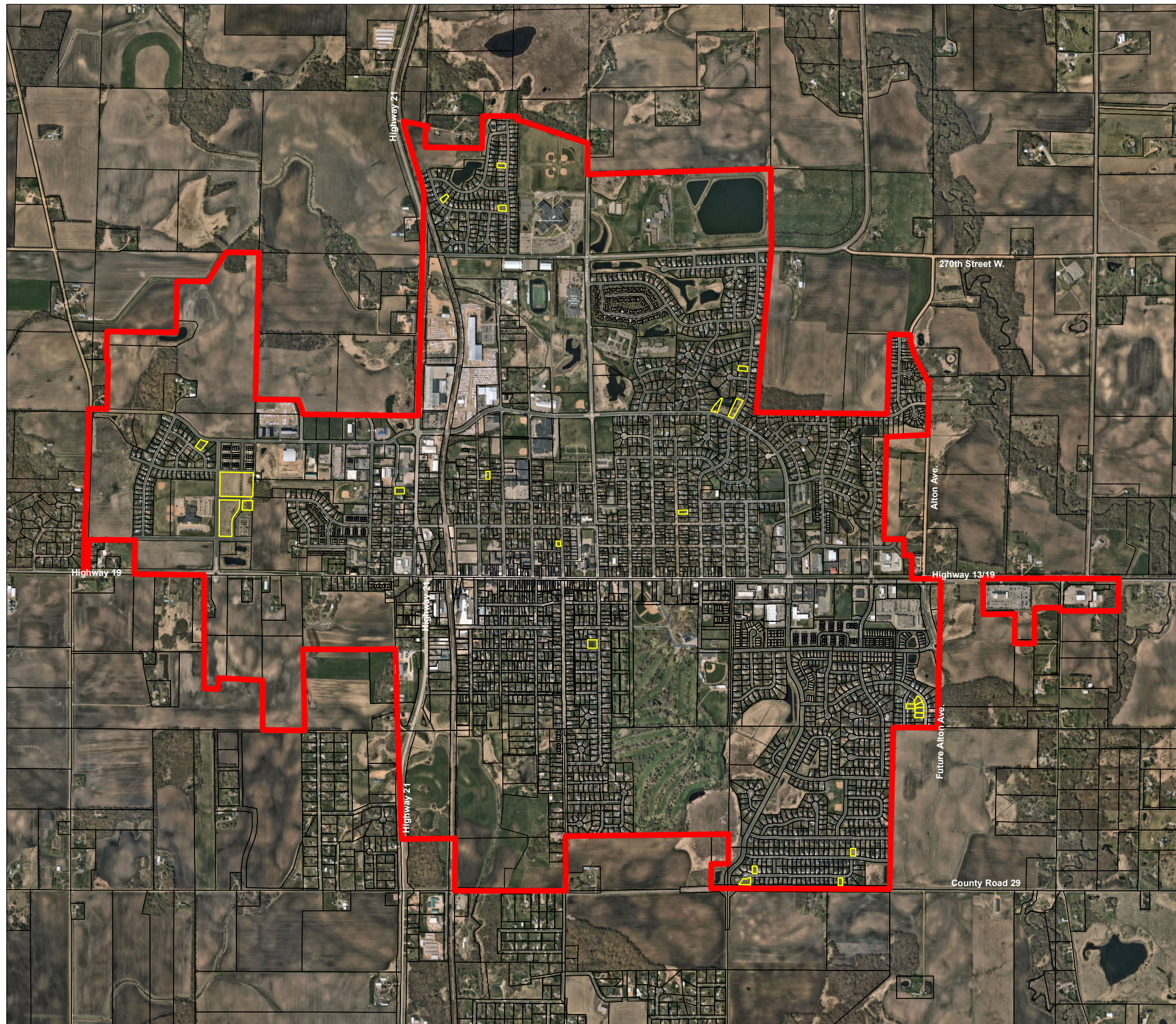
**Residential Lots Available for Development  
With Municipal Utilities  
January 10, 2025**

**Notes:**

**Scott County Lots: 14\***  
(\*3 of these lots are zoned RM  
for up to 105 units).

**LeSueur County Lots: 10\***

**Total Lots: 24**





**Contacts for Vacant Residential Land  
Updated: 1/10/25**

Randy Kubes  
612-599-7440  
<http://www.kubesrealty.com/>  
Owner/Developer of Various Lots in:  
Tikalsky Acres  
Homefield Addition 1 & 2  
Raven Stream Village

K.A. Witt Construction  
952-758-2108  
<http://www.kawitt.com/>  
Owner/Developer of Various Lots in:  
Heritage Estates #11  
Eastland

For 5 Acre Parcel in Raven Stream Village for Multifamily Housing:  
Duane Geiger  
612-290-4566

For Tikalsky Estates Property:  
Pete Dwyer  
[petejdwyer@gmail.com](mailto:petejdwyer@gmail.com)  
651-343-9269  
&  
Gene Dwyer  
[eugene1799@gmail.com](mailto:eugene1799@gmail.com)  
651-592-2008

For Pond 3<sup>rd</sup> Addition Properties

Mike Weinandt  
[mikeweinandt@yahoo.com](mailto:mikeweinandt@yahoo.com)  
612-282-3790

Many local realtors are also able to help in your search as well as found in this link from the New Prague Chamber of Commerce:

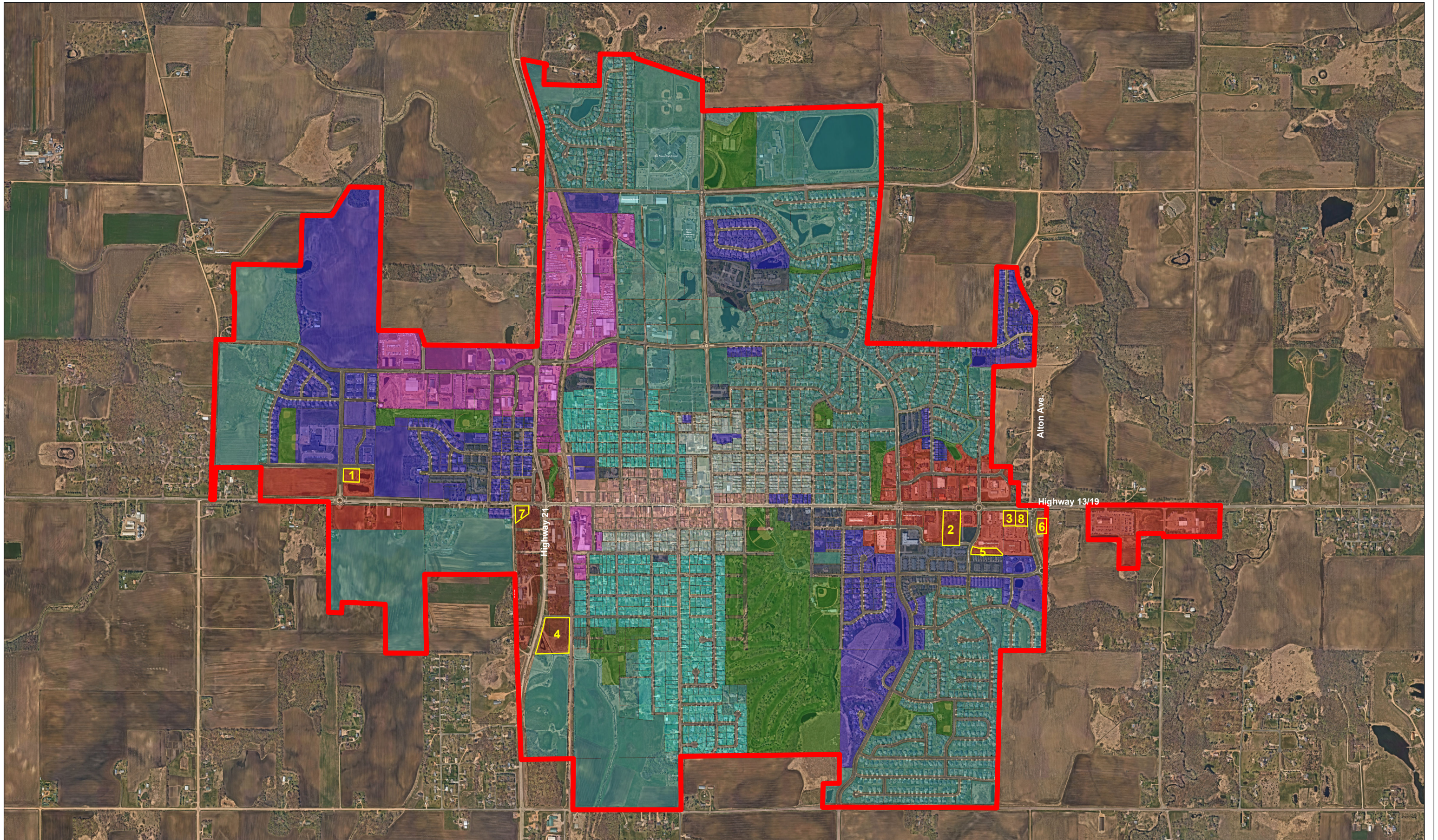
<http://www.newprague.com/>

Or on the City's website:

[www.ci.new-prague.mn.us](http://www.ci.new-prague.mn.us) then go to Departments – EDA – New Resident Guide



New Prague Vacant Commercial Sites Available for Development  
With Municipal Utilities - January 2025





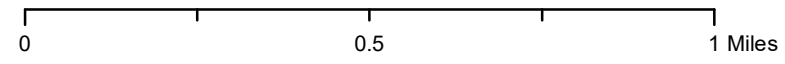
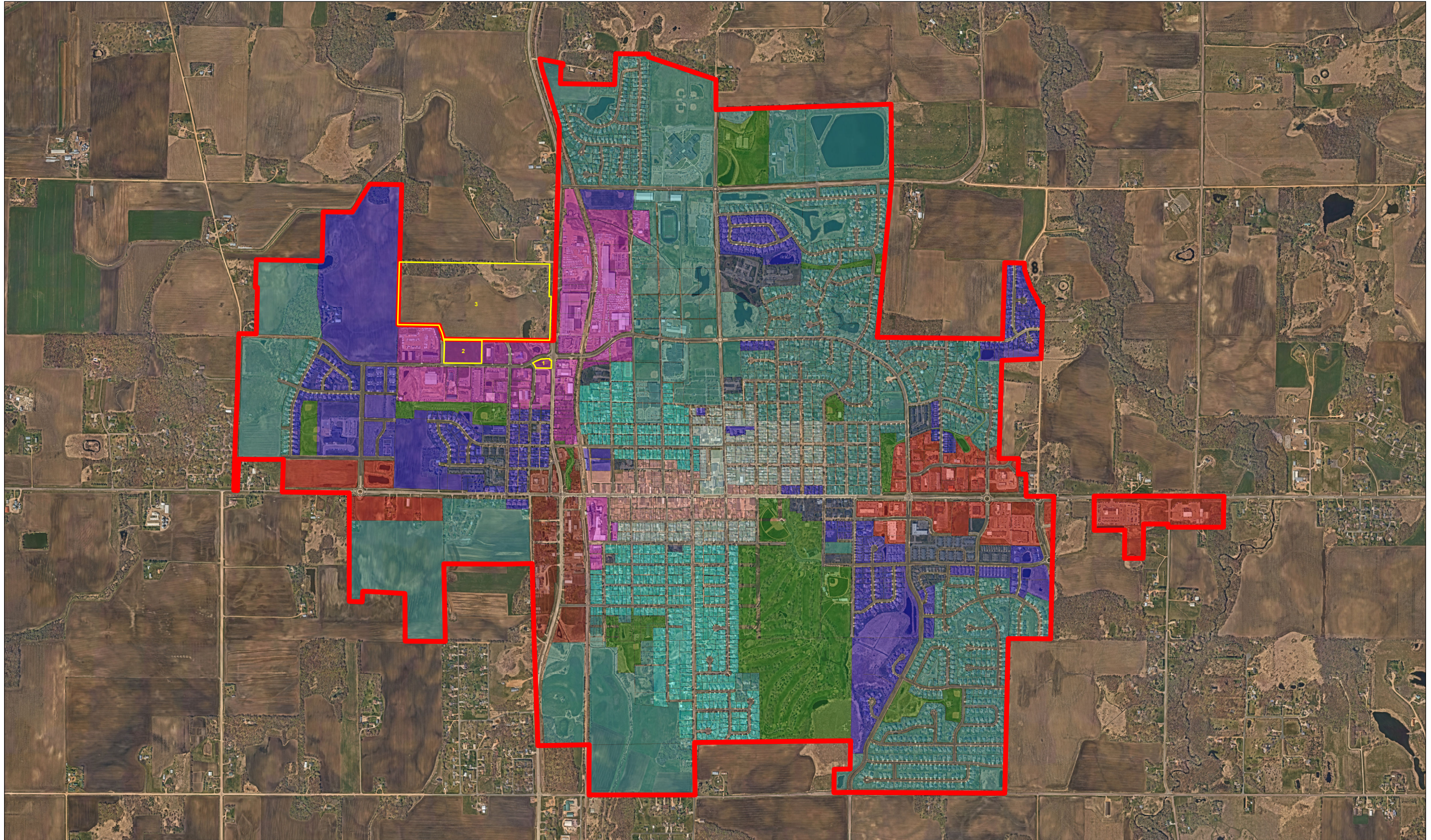
**Contacts for Vacant Commercial Land**  
**Updated: 1/10/25**

1. Pat Sullivan  
952-457-0479  
1.33 acres
2. Roger and Barb Beckius  
952-758-4976  
4.4 acres
3. New Prague Commons, LLC (Urban Associates)  
Bill Abel  
612-597-5570  
williamabel.mn@gmail.com  
0.97 acres
4. Palmer Welcome  
952-758-3509  
6.55 acres
5. New Prague Commons, LLC (Urban Associates)  
Bill Abel  
612-597-5570  
williamabel.mn@gmail.com  
1.4 acres
6. SouthPoint Financial Credit Union  
877-794-6712  
0.98 acres
7. Kubes Realty – Randy Kubes  
952-445-9110  
1.38 acres
8. Heartland Credit Union  
5500 South Robert TRL, Inver Grove Heights, MN 55077  
1.18 acres

**\*Note: 18.19 acres total**



New Prague Vacant Industrial Sites Available for Development  
With Municipal Utilities - January 2025





**Contacts for Vacant Industrial Land**  
**Updated: 1/10/25**

1. Randy Kubes  
612-599-7440  
0.96 acres
  
2. City of New Prague  
Joshua M. Tetzlaff – City Administrator  
Ken Ondich – Planning / Community Development Director  
14.35 Acres for sale  
“Shovel Ready” Industrial Lots Ranging in Size from 1.97 to 2.49 Acres in size  
952-758-4401
  
3. Bejan Darbandi  
410-303-4832  
76 acres (future annexation to City)