



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: EDA & PLANNING COMMISSION
FROM: KYRA CHAPMAN, PLANNER
SUBJECT: 2024 LOT INVENTORY: COMMERCIAL, INDUSTRIAL, RESIDENTIAL
DATE: JANUARY 4, 2024

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 37 vacant residential lots available as opposed to 43 lots last year. 19 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 18 vacant lots. Even though the vacant lots are indicated on the map, this does not signify that all the lots are for sale. Although there was a total of 11 new home permits issued in 2023, the preliminary and final plat of Pond 3rd Addition split the residential property into four parcels.

Commercial Lots: There are a total of 8 vacant commercial lots available within the city compared to 11 vacant lots last year. The total acreage of the commercial lots amasses to 18.73 acres. In 2023, Lot 6, Block 4 Highview 10th Addition and Lot 2, Block 2, Simon Acres 1st Addition were combined into a single parcel, which is currently undergoing construction to become an office space.

Industrial Lots: Of the City's shovel-ready sites, only 4 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 2024



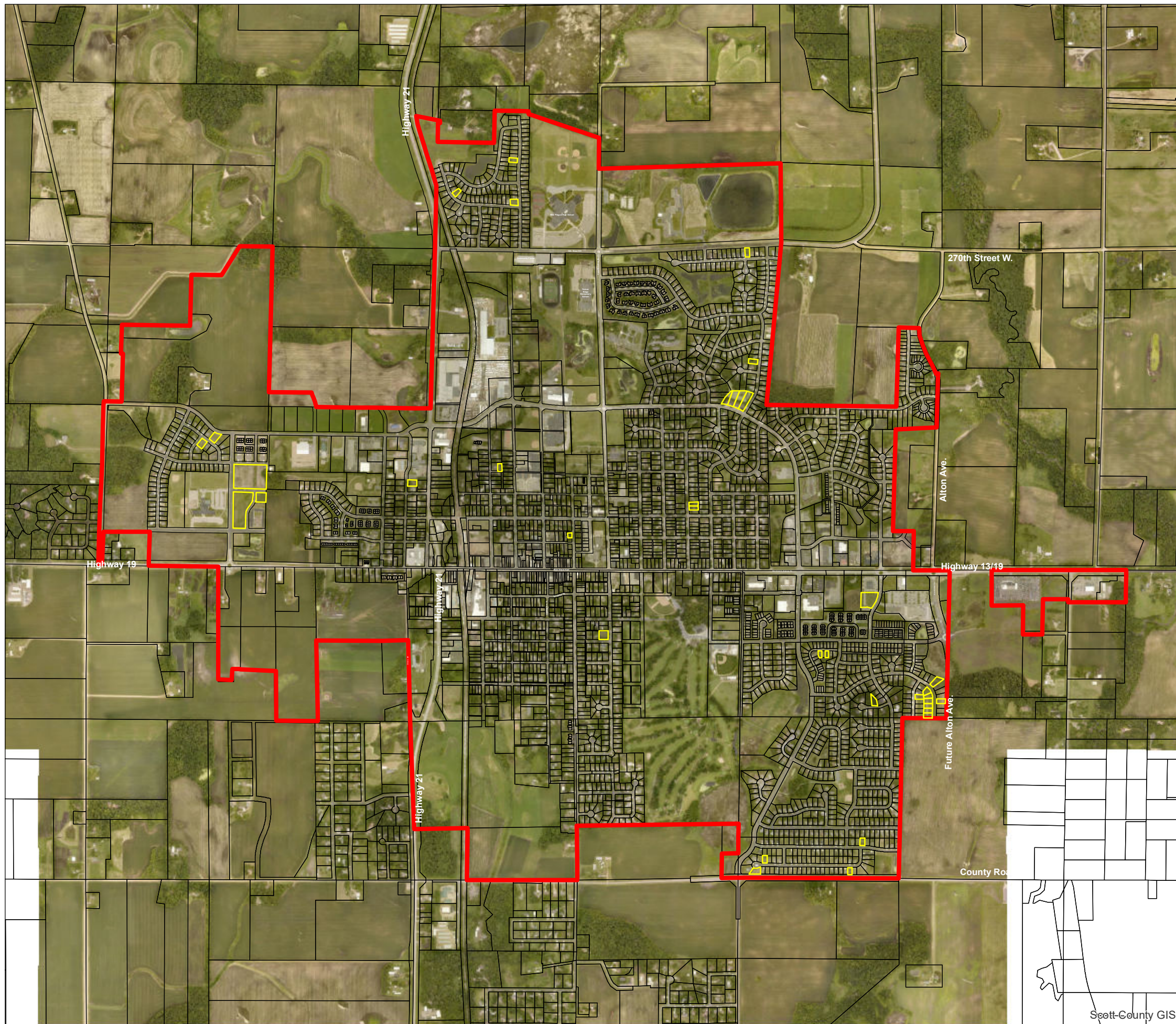
**Residential Lots Available for Development
With Municipal Utilities
January 4, 2024**

Notes:

Scott County Lots: 19*
(*3 of these lots are zoned RM
for up to 105 units).

LeSueur County Lots: 18*
(*2 lots are zoned RH. One parcel is 1.35 acres
for up to 43 apartment units and other is
1.6 acres large.)

Total Lots: 37



Contacts for Vacant Residential Land

Updated: 1/4/24

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 Tikalsky Estates Property:

Pete Dwyer
petejdwyer@gmail.com
651-343-9269
&
Gene Dwyer
eugene1799@gmail.com
651-592-2008

For Pond 3rd Addition Properties

Mike Weinandt

mikeweinandt@yahoo.com

612-282-3790

Deutschland First Addition

Marv Deutsch

952-758-3669

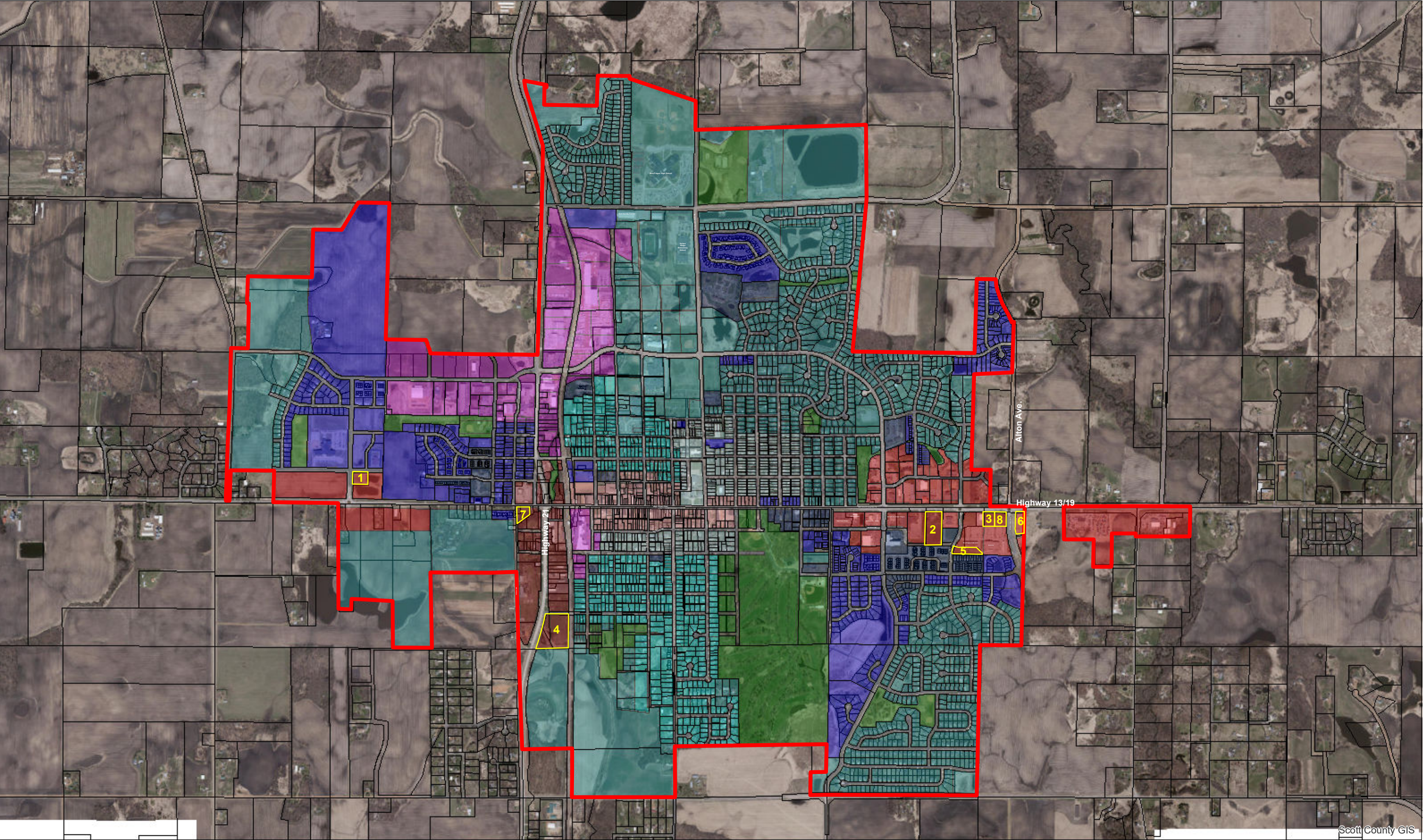
Many local realtors are also able to help in your search as well as found in this link from the New Prague Chamber of Commerce:

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

Or on the City's website:

www.ci.new-prague.mn.us then go to Departments – EDA – New Resident Guide

New Prague Vacant Commercial Sites Available for Development
With Municipal Utilities - January 2024



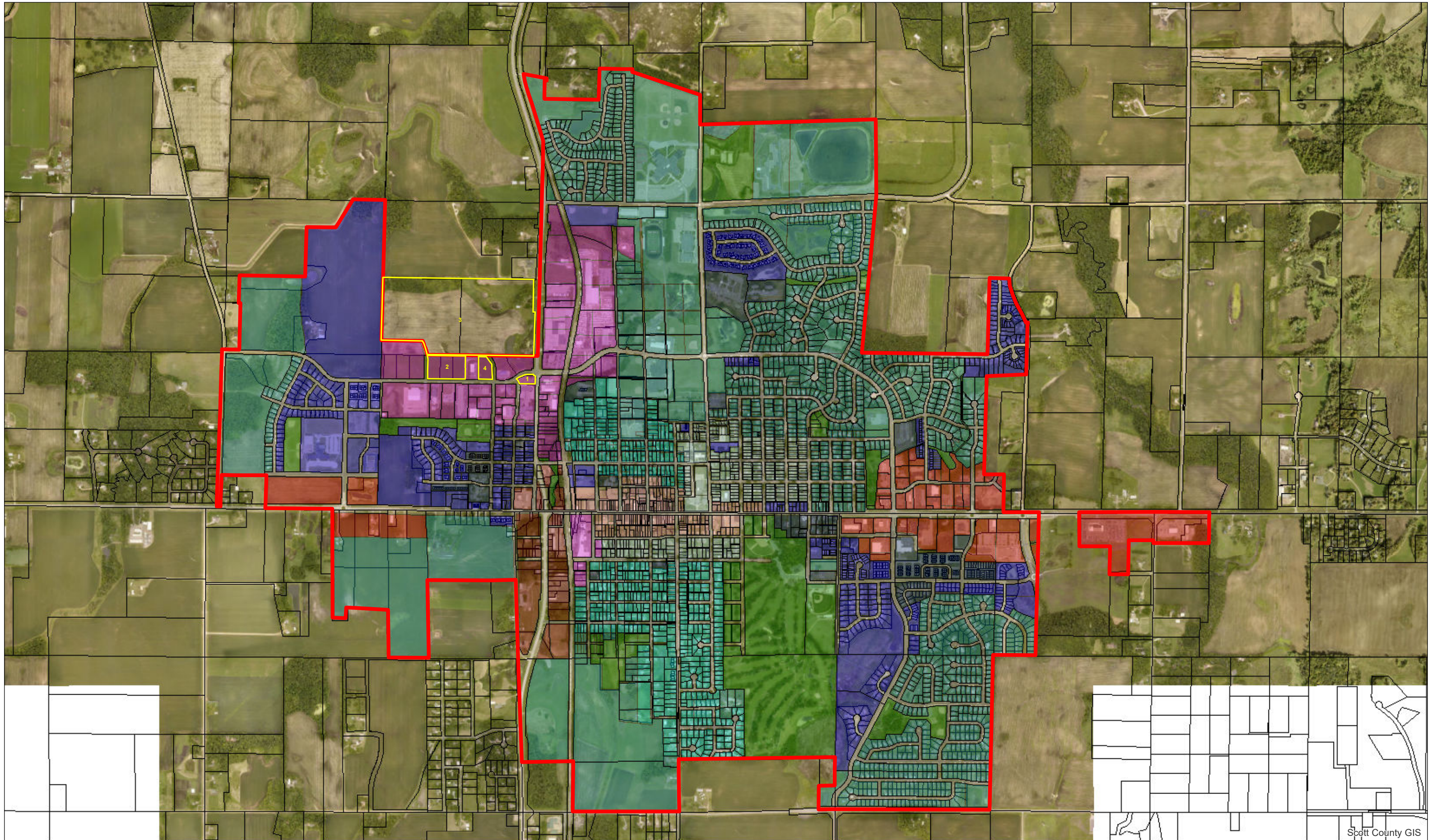
Contacts for Vacant Commercial Land

Updated: 1/4/24

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. Witt Development, Inc.
952-758-4429
1.52 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: 18.73 acres total**

New Prague Vacant Industrial Sites Available for Development
With Municipal Utilities - January 2024



Contacts for Vacant Industrial Land
Updated: 1/4/24

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)
4. Scott Equipment Co
952-758-2591
2.084 acres