

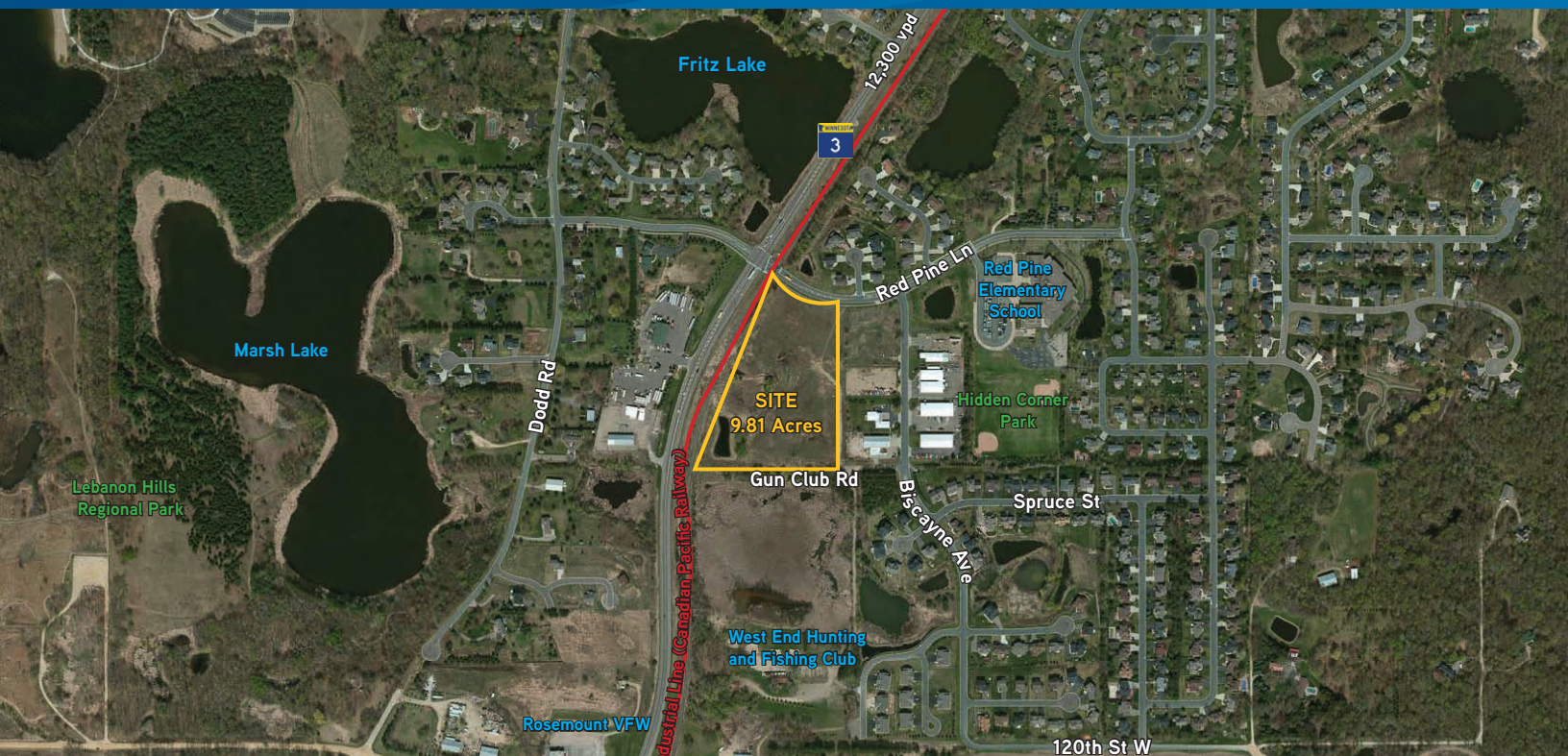
PRICE REDUCTION

LAND FOR SALE



# Eagan 9.81 Acres

SEQ HIGHWAY 3 & RED PINE LANE | EAGAN, MN 55123



## Property Details

- › Great Development Opportunity in the City of Eagan
- › Two Parcels Totaling Approximately 9.81 Acres (427,323.6 SF)
- › Will Subdivide
- › Zoned PD-Planned Development
- › Future Land Use - RC-Retail Commercial
- › Utilities Available
- › Property Rough Graded with Ponding Complete
- › Excellent Visibility to Over 12,000 VPD
- › Conveniently Located 10 Miles from Minneapolis-St. Paul International Airport

## Contact Us

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## Site Information

Location	SEQ Highway 3 & Red Pine Ln Eagan, MN 55123
Description	Approximately 9.81 acres (multiple parcels)
Zoning	PD - Planned Development
PIDs	10-63150-01-010 10-63150-01-020

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	3,647	37,262	108,059
Median HH Income	\$126,966	\$108,498	\$87,425
Average HH Income	\$162,684	\$135,775	\$111,186

\* Source: Demographic data c 2012 by Experian/Applied Geographic Solutions

### TAXES (2016):

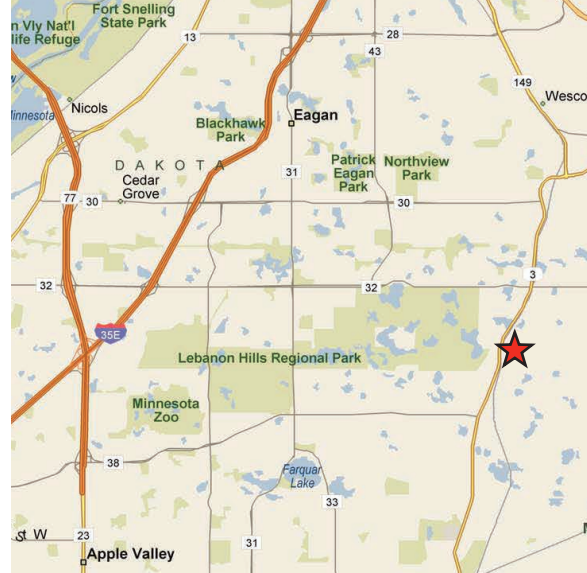
\$39,571.60

### TRAFFIC COUNTS:

Highway 3 12,300 vehicles per day

### SALE PRICE:

\$1,300,000



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