

LAND > FOR SALE



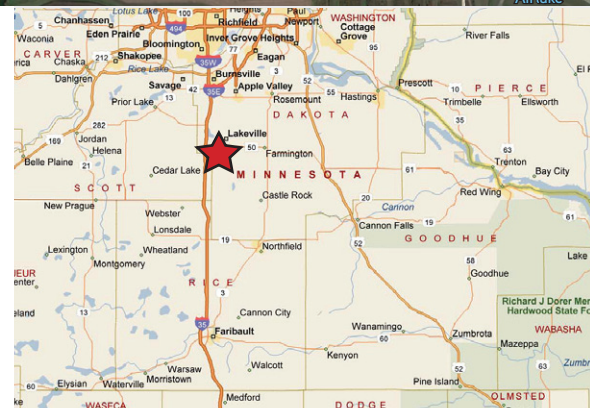
Lakeville Land 79 Acres

SWQ OF CR 70 & JACQUARD AVE, LAKEVILLE, MINNESOTA 55044



PROPERTY DETAILS

- > Approximately 79 acres available
- > Zoned OP, Office Park District
- > Easy access to CR 70 & I-35
- > New signalized intersection at Jacquard Ave and CR 70/215th St.
- > Utilities available to site
- > Great proximity to Twin Cities and Midwest Region
- > Adjacent to Airlake Industrial Park, First Park Lakeville, and Interstate South Logistics Park
- > Tax Increment Financing available for qualified uses



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Site Information

- > **Location** SW Quadrant of CR 70 & Jacquard Ave, Lakeville, MN
- > **Description** Approximately 79 Acres
- > **Zoning** OP, Office Park District
- > **Property IDs** 22-03100-50-032 & 22-03100-50-033

SALE PRICE:

\$7,000,000

TAXES 2015:

\$6,221.06

TRAFFIC COUNTS:

- > I-35: 59,000 vpd
- > CR 70: 11,200 vpd
- > Dodd Blvd: 5,000 vpd

** Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

DISTANCES:

Minneapolis CBD: 27 miles / 29 minutes

Owatonna (Hwy 14): 42 miles / 38 minutes

Albert Lea (I-90): 70 miles / 1 hour

Des Moines, IA: 222 miles / 3 hours

DEMOGRAPHICS:	1 Mile	5 Miles	10 Miles
Population	1,835	30,167	203,685
Median HH Income	\$121,299	\$102,273	\$83,107
Average HH Income	\$138,255	\$124,282	\$101,568

** Source: U.S. Census Bureau, Census 2010 Summary. Esri forecasts for 2014*



Contact Us

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