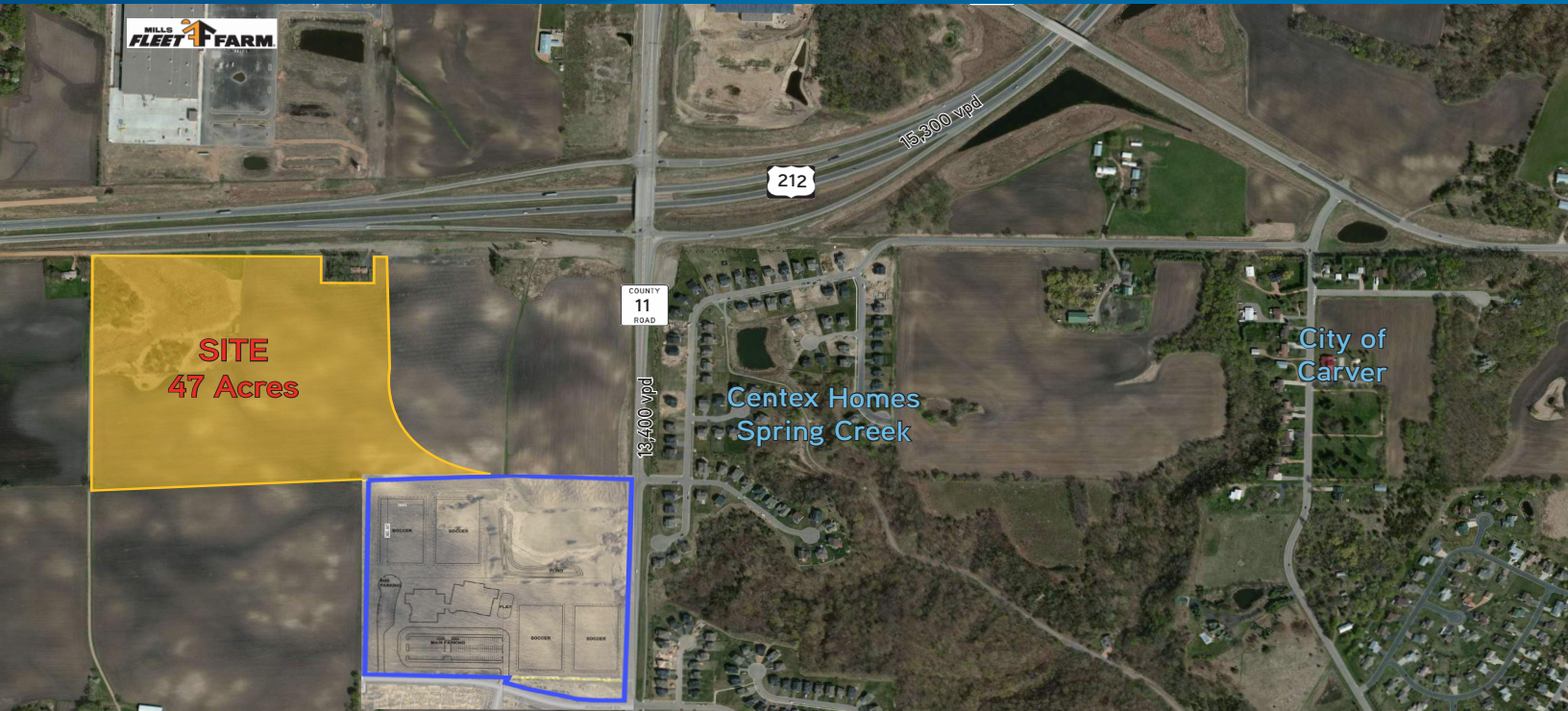


LAND > FOR SALE



# Carver 212 Land

SWQ OF HIGHWAY 212 & COUNTY ROAD 11 | CARVER, MINNESOTA



## PROPERTY DETAILS

- > Approximately 47 acres available
- > Adjacent to new Elementary School and Park, including ballfields, trails, playground areas and more
- > Great interchange access to Highway 212
- > Excellent visibility to Highway 212
- > Located across Highway 212 from Mills Fleet Farm
- > Utilities available
- > Located near residential development and Carver County Development Authority's mixed use development, including a new park-n-ride and new apartments
- > Excellent retail, mixed use, office and residential development potential
- > 15 minutes from Interstate 494 and great proximity to Twin Cities

## Contact Us

TED GONSIOR  
952 897 7744  
MINNETONKA, MN  
[ted.gonsior@colliers.com](mailto:ted.gonsior@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

## Site Information

- > **Location** SW Quadrant of Hwy 212 & Co Rd 11, Carver, MN 55318
- > **Description** Approximately 47 Acres
- > **Zoning** AG; Agricultural
- > **Guided Use** Commercial & Residential
- > **Property ID** 04.0130410

### SALE PRICE:

Contact broker

### TRAFFIC COUNTS:

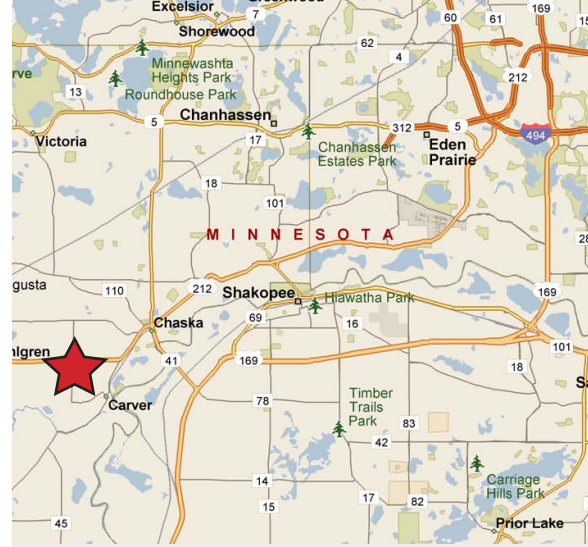
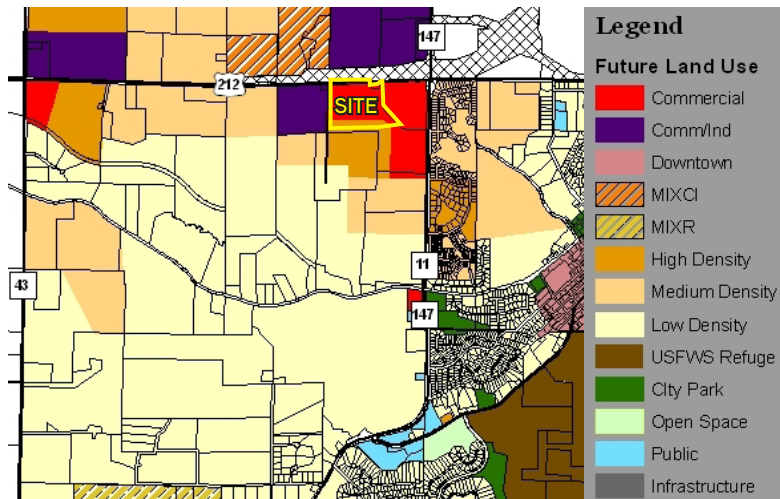
- > Highway 212: 15,300 vpd
- > County Road 11: 13,400 vpd

*\* Source: Minnesota Department of Transportation 2010 Study Averages are per day total cars*

DEMOGRAPHICS:	3 Miles	5 Miles	10 Miles
Population	15,733	36,851	165,590
Median HH Income	\$83,146	\$83,602	\$99,440
Average HH Income	\$101,771	\$108,904	\$123,912

*\*Source: U.S. Bureau of the Census, Census 2010 file. Esri forecasts for 2015*

### FUTURE LAND USE MAP 2030



## Contact Us

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