

LAND > FOR SALE



# Lakeville Land 176 Acres

SWQ OF CR 70 & DODD BLVD, LAKEVILLE, MINNESOTA 55044



## PROPERTY DETAILS

- > Approximately 176 acres available
- > Zoned I-1; Light Industrial District
- > Easy access to CR 70 & I-35
- > New signalized intersection at Dodd Blvd and CR 70/215th St.
- > Utilities available to site
- > Great proximity to Twin Cities and Midwest Region
- > Adjacent to Airlake Industrial Park and First Park Lakeville
- > Tax Increment Financing available for qualified uses



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## Site Information

- > **Location** SW Quadrant of CR 70 & Dodd Blvd, Lakeville, MN
- > **Description** Approximately 176 Acres
- > **Zoning** I-1; Light Industrial District
- > **Property IDs** 22-03200-50-010 & 22-03100-75-010

### SALE PRICE:

Negotiable

### TAXES 2013:

\$10,428.74

### TRAFFIC COUNTS:

- > I-35: 43,000 vpd
- > CR 70: 11,700 vpd
- > Dodd Blvd: 4,450 vpd

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

### DISTANCES:

**Minneapolis CBD:** 27 miles / 29 minutes

**Hwy 14:** 42 miles / 38 minutes

**I-90:** 70 miles / 1 hour

**Des Moines, IA:** 222 miles / 3 hours

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	3,802	17,005	52,451
Median HH Income	\$88,621	\$90,604	\$100,223
Average HH Income	\$101,540	\$105,581	\$117,341

*\* Source: U.S. Census Bureau, Census 2010 Summary. Esri forecasts for 2013*



## Contact Us

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