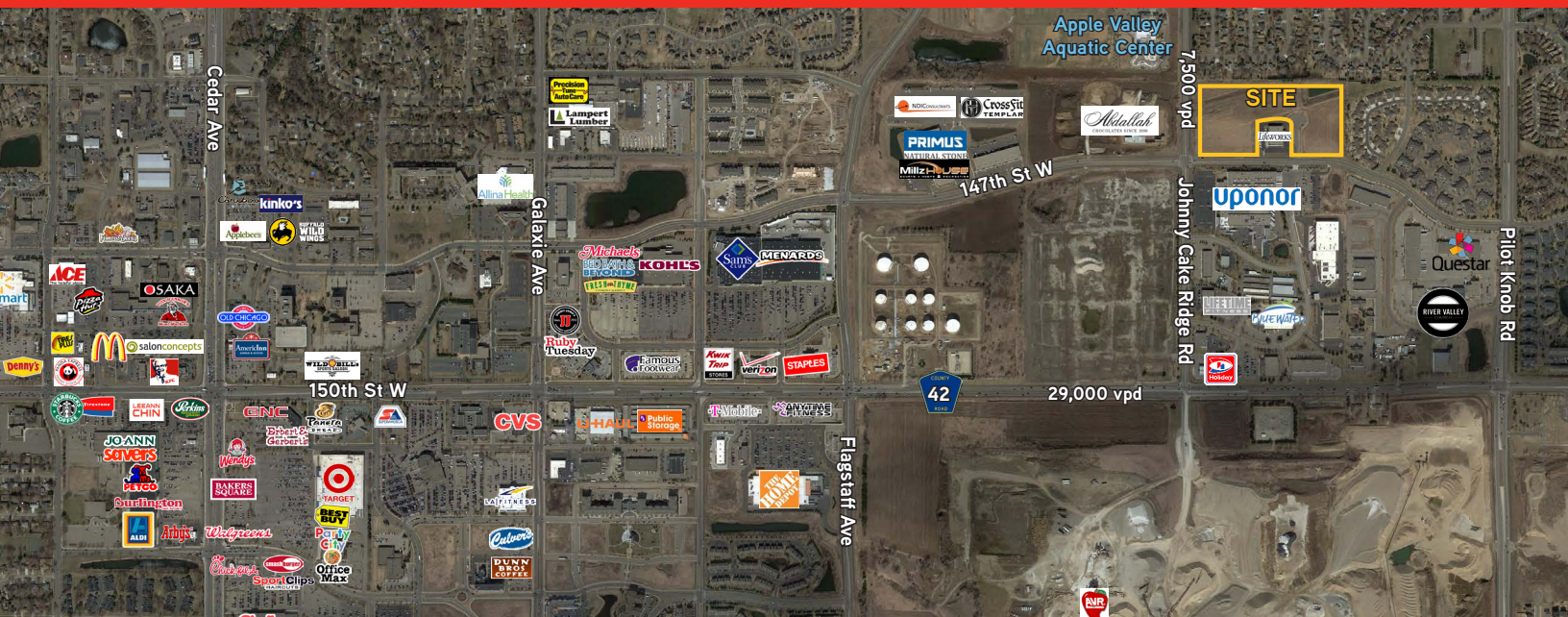


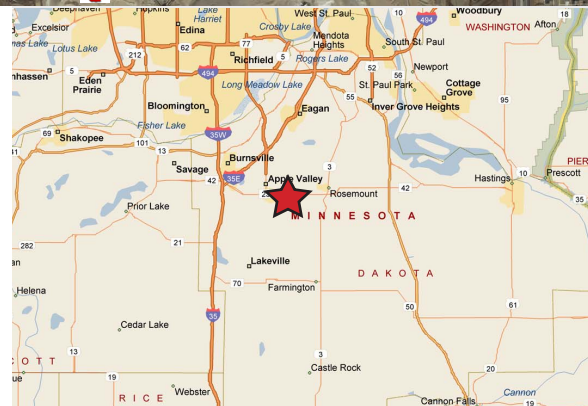
Eagle Ridge Business Park



REDUCED PRICE!



- › 1 - 12 acre sites available immediately
- › Build-to-suit opportunities available from 15,000 - 100,000 SF
- › Extension of 147th street completed
- › Zoned I-1; Limited Industrial
- › Well located within the Apple Valley industrial area
- › Great access to County Road 42 & Highway 77
- › MSP International Airport is less than 15 minutes away
- › Close to retail amenities



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Site Information

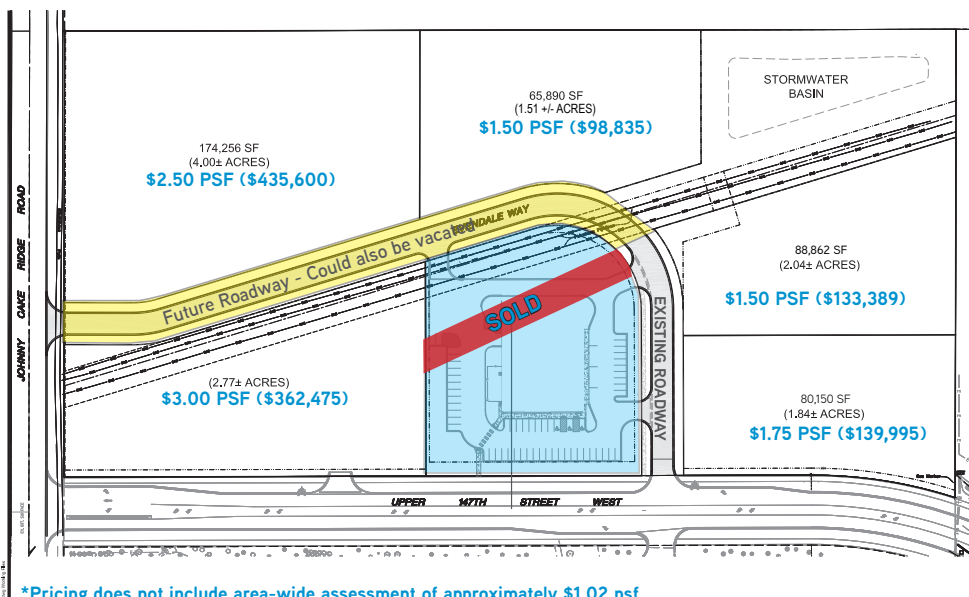
- › **Location** Johnny Cake Ridge Road, Apple Valley, MN 55124
- › **Description** 1 - 12 acre sites available
- › **Zoned** I-1; Limited Industrial
- › **Property ID** 01-84401-00-010

Real Estate Taxes

- › Please call for information.

Traffic Counts

- › County Road 42: 29,000 VPD
- › Pilot Knob Rd: 18,900 VPD



*Pricing does not include area-wide assessment of approximately \$1.02 psf.

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	6,629	80,262	173,883
MEDIAN HH INCOME	\$77,514	\$80,050	\$80,186
AVERAGE HH INCOME	\$94,324	\$96,780	\$97,971

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



Contact Us

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