

LAND FOR SALE OR BUILD-TO-SUIT >

# 9.93 Acres

1/4 Mile East of Yankee Doodle & Dodd Rd | Eagan, MN 55121



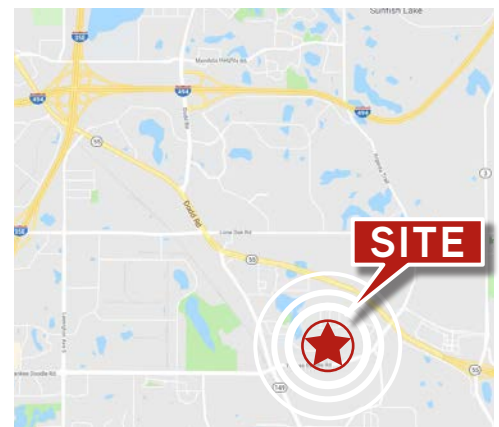
Accelerating success.



## Highly Motivated Owner

### PROPERTY DETAILS

- > 9.93 Acres (Divisible to 2 Acres)
- > Build-to-suit available for sale or lease
- > Zoned PD, Planned Development (outside storage allowed with a C.U.P.)
- > Utilities stubbed to site
- > Visibility to Yankee Doodle Road
- > Excellent access to I-494, I-35E, and Hwy 55
- > Close to many area amenities
- > One of few industrial sites available in Eagan



### CONTACT US >

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## 9.93 ACRES > FOR SALE OR BTS

### SITE INFORMATION

- > Location 1/4 mile east of Yankee Doodle & Dodd Road
- > Description 9.93 acres (Divisible to 2 acres)
- > Zoning PD; Planned Development
  - \*Industrial uses with outside storage
- > 2017 Real Estate Taxes \$28,501.26
- > PID 10-01200-77-010



### AVAILABLE FOR SALE

- > \$4.50 PSF (\$1,950,000.00)

### BUILD-TO-SUIT

- > Negotiable



### DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	2,855	36,050	120,215
Median HH Income	\$100,184	\$86,150	\$73,290
Average HH Income	\$117,500	\$114,940	\$97,112

Source: US Census Bureau, Census 2010 Summary; Esri forecasts for 2015



### TRAFFIC COUNTS

- > Yankee Doodle Rd: 67,000 vpd

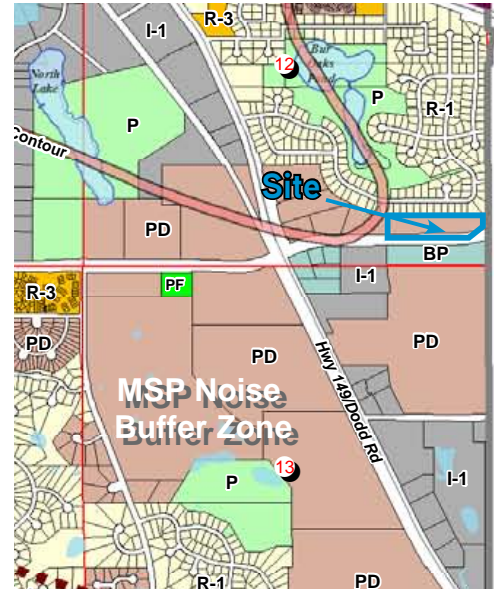
\* Source: MN Department of Transportation 2015 Study averages are per day total cars



### DRIVE TIMES

- > To I-494 – 3.1 Miles (7 minutes)
- > To I-35E – 3.0 Miles (7 minutes)
- > To Hwy 52 – 3.8 Miles (5 minutes)

### ZONING MAP



### Zoning Designations

	RD-Research and Development
	BP-Business Park
	I-1-Limited Industrial
	P-Park
	PF-Public Facility
	PD-Planned Development
	A-Agricultural
	Transitional

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