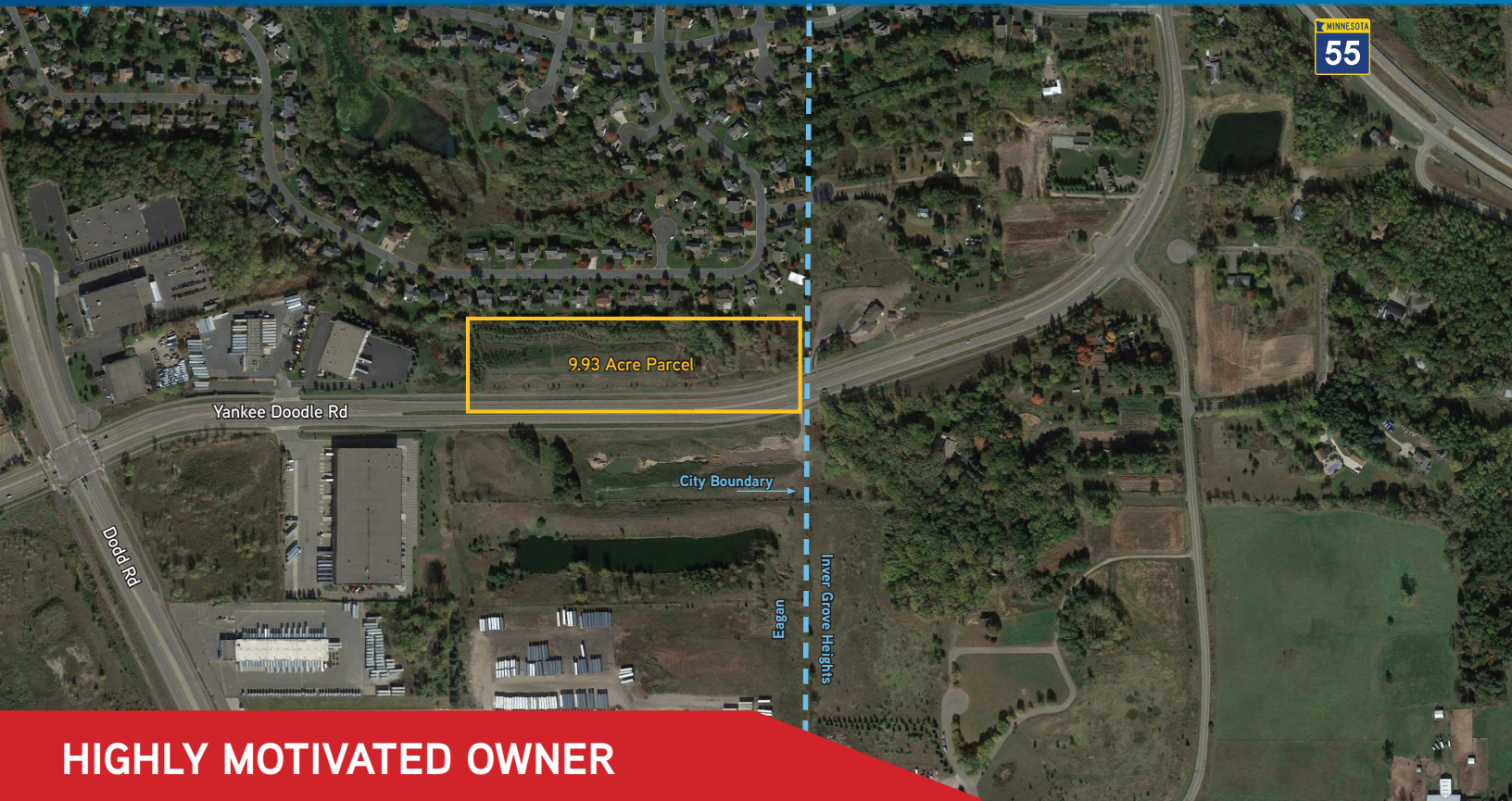


LAND > FOR SALE OR BTS

9.93 Acres



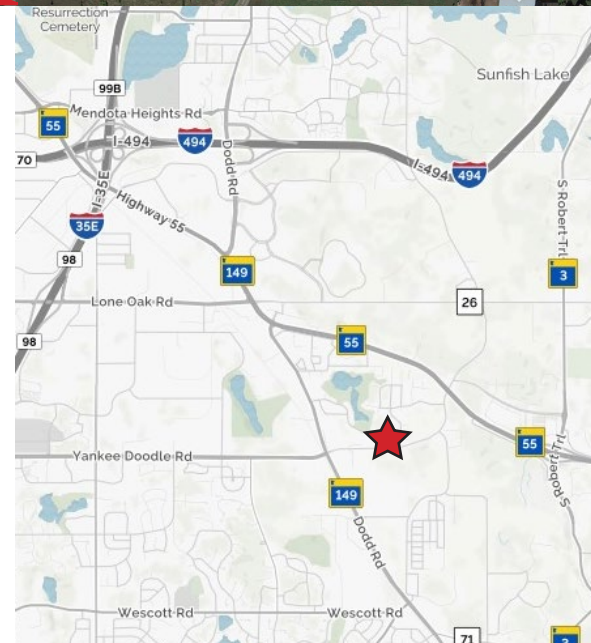
1/4 MILE EAST OF YANKEE DOODLE & DODD RD, EAGAN, MN 55121



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 Rd
- > Excellent access to I-494, I-35E, & Hwy 55
- > Close to many area amenities
- > One of few industrial sites available in Eagan



ERIC ROSSBACH
952 897 7872
eric.rossbach@colliers.com

ANDY HEIEIE
952 897 7816
andy.heieie@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

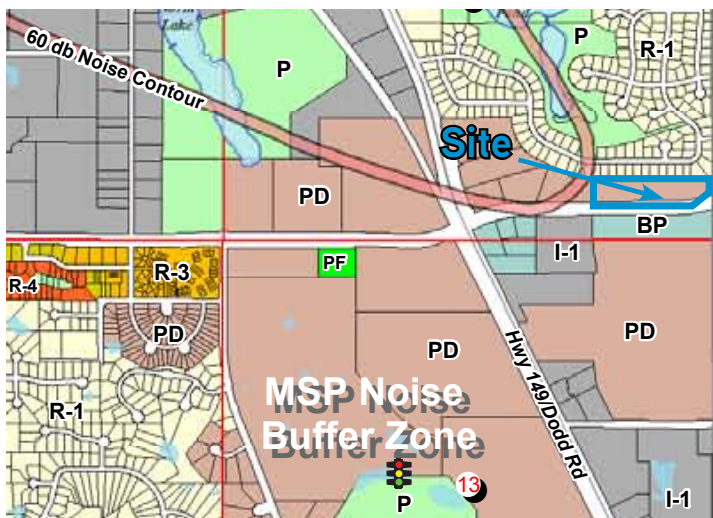
Site Information

- > **Location** 1/4 mile east of Yankee Doodle & Dodd Rd.
- > **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

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
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

ZONING MAP



Zoning Designations

	E-Estate		RD-Research and Development
	R-1-Residential Single Family		BP-Business Park
	R-1S-Small Lot Single Family		I-1-Limited Industrial
	R-2-Residential Double		P-Park
	R-3-Residential Townhouse		PF-Public Facility
	R-4-Residential Multiple		PD-Planned Development
	LB-Limited Business		A-Agricultural
	NB-Neighborhood Business		Transitional
	GB-General Business		Water
	CSC-Community Shopping Center		Right of Way
	CGD-Cedar Grove District		



LIST PRICE:

\$4.50 psf (\$1,950,000.00)

BUILD-TO-SUIT:

Negotiable

TRAFFIC COUNTS:

> Yankee Doodle Rd: 67,000 VPD

* Source: MNDOT 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)

Contact Us

ERIC ROSSBACH
952 897 7872
MINNETONKA, MN
eric.rossbach@colliers.com

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