



BUSINESS PARK LAND FOR SALE ±5.79 Acres

YANKEE DOODLE ROAD, EAGAN, MN

CBRE

Property Profile

Property Information



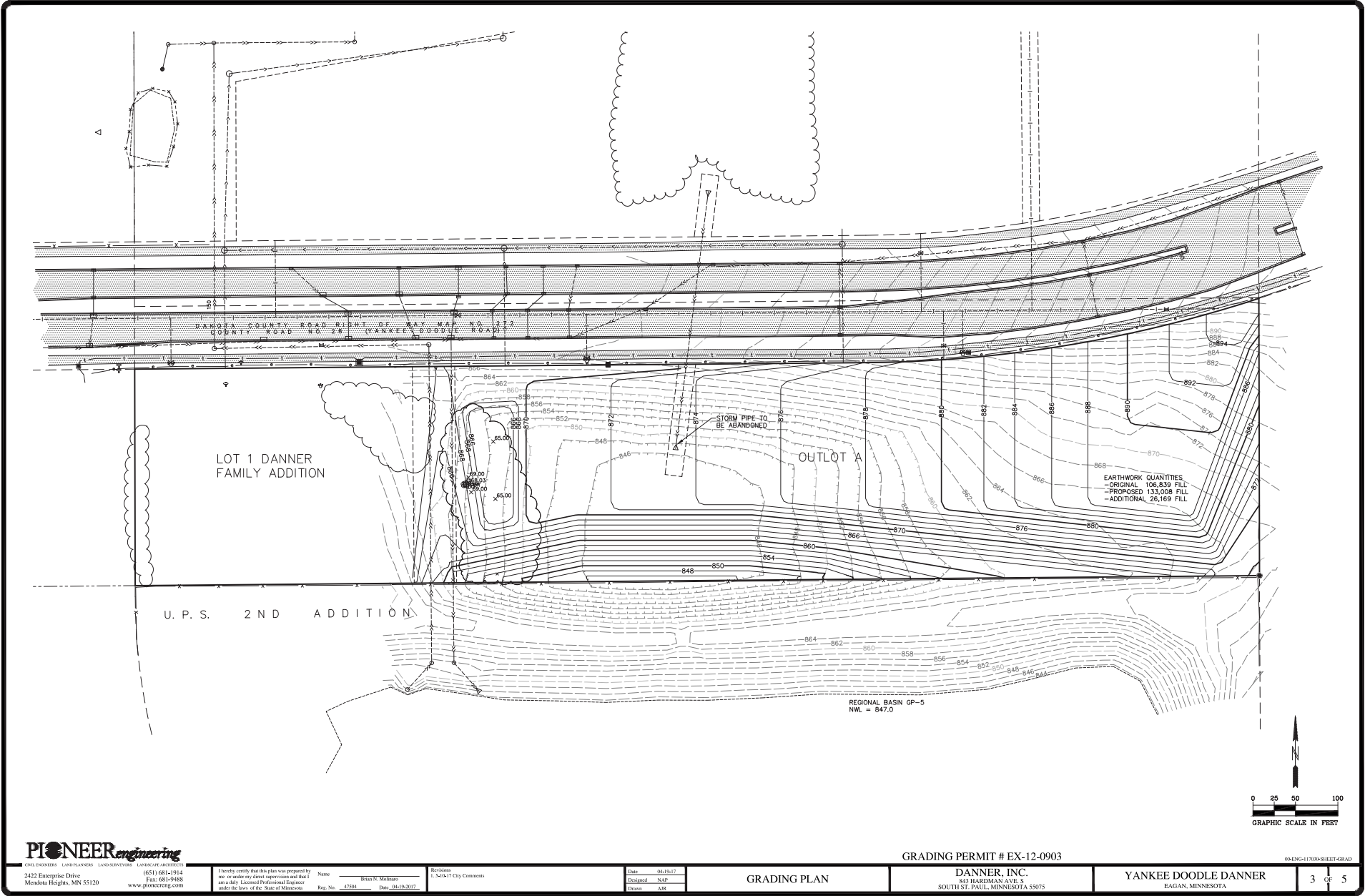
Traffic Counts	
Yankee Doodle Rd.	8,667 VPD
Dodd Rd.	24,500 VPD
Argenta Trail	3,598 VPD

PID	Zoning	Future Land Use	Acres	2024 Taxes
101975000010	BP Business Park District	BP Business Park District	±5.79	\$24,488

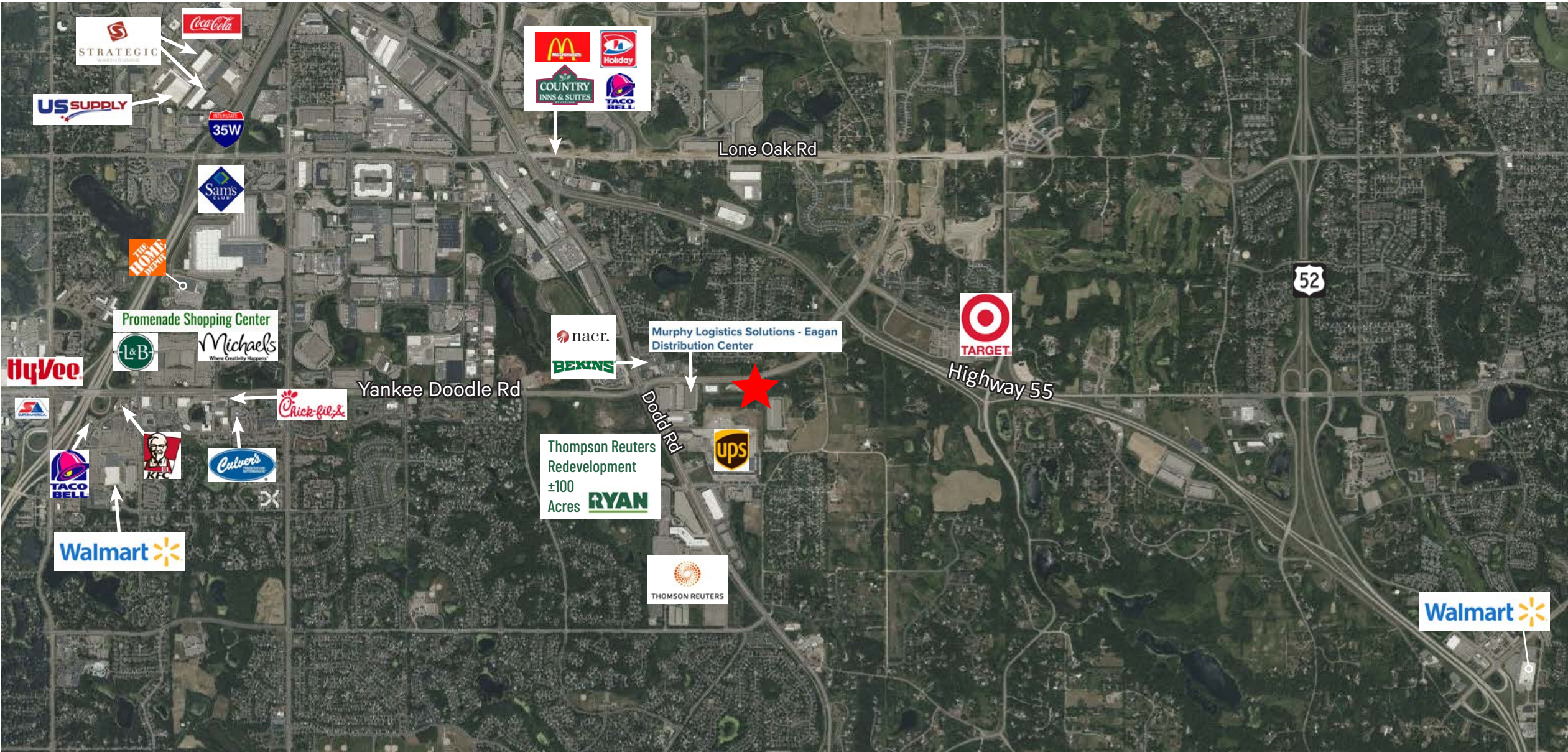
Property Highlights

- Located in a strong industrial market
- Great highway access
- Can be delivered build ready
- Quick access to Hwy 55, Hwy 52, and I-494 via Yankee Doodle and Dodd Road
- Infill Eagan location
- Pro-development city
- Flexible zoning for variety of users

Grading Plan

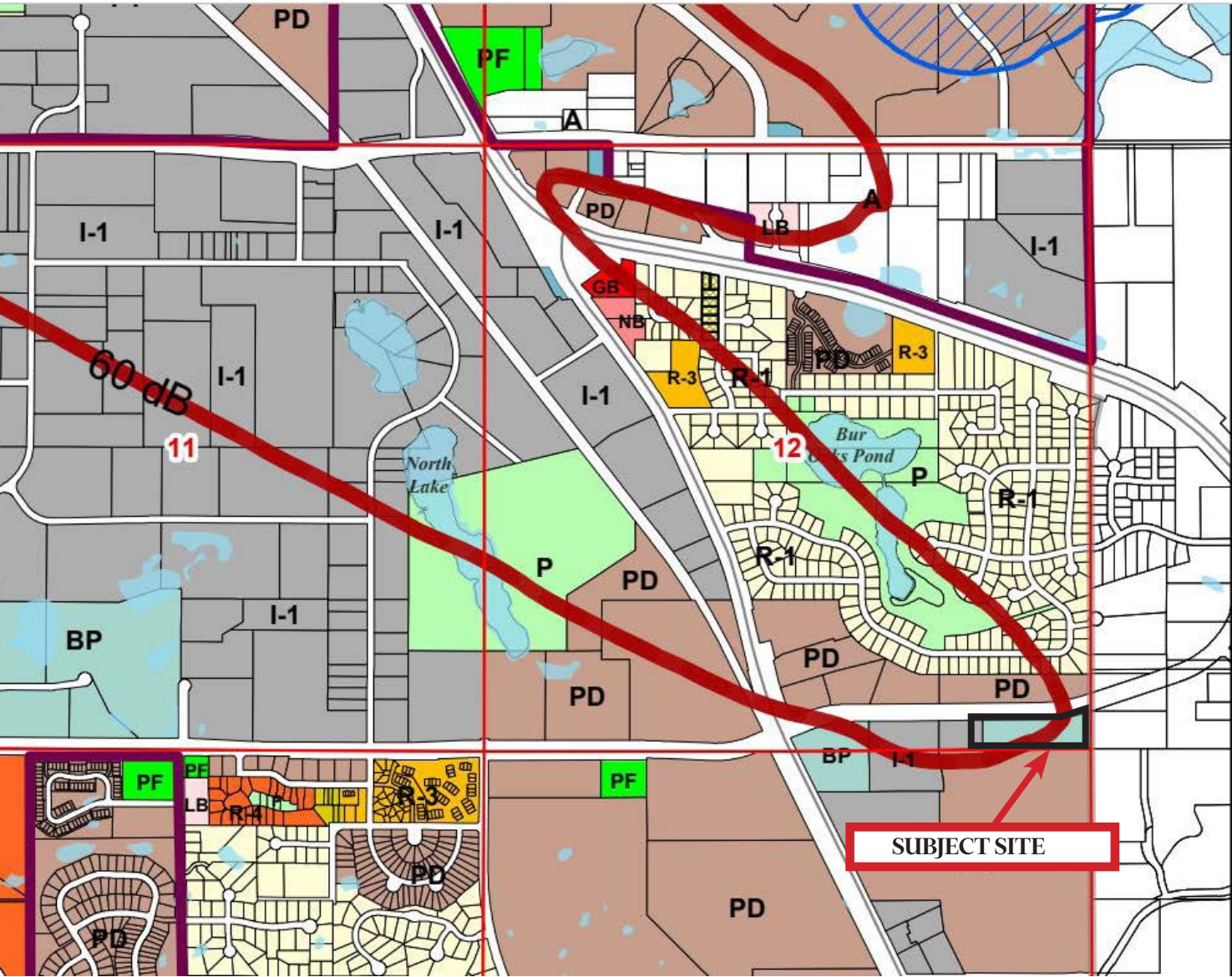


Area Map



Zoning

Current Land Use Map



BP Business Park District

A.Purpose.

The Business Park BP District is intended to accommodate development of low intensity office, light industrial and supporting commercial service uses that may be suitable in relative close proximity to non-industrial development. More intensive industrial uses which require either outdoor storage or high truck traffic or both are excluded. The performance standards for this district are intended to establish and maintain high quality site planning, architecture, signage and landscape design to create an attractive and unified development character.

B.Permitted uses.

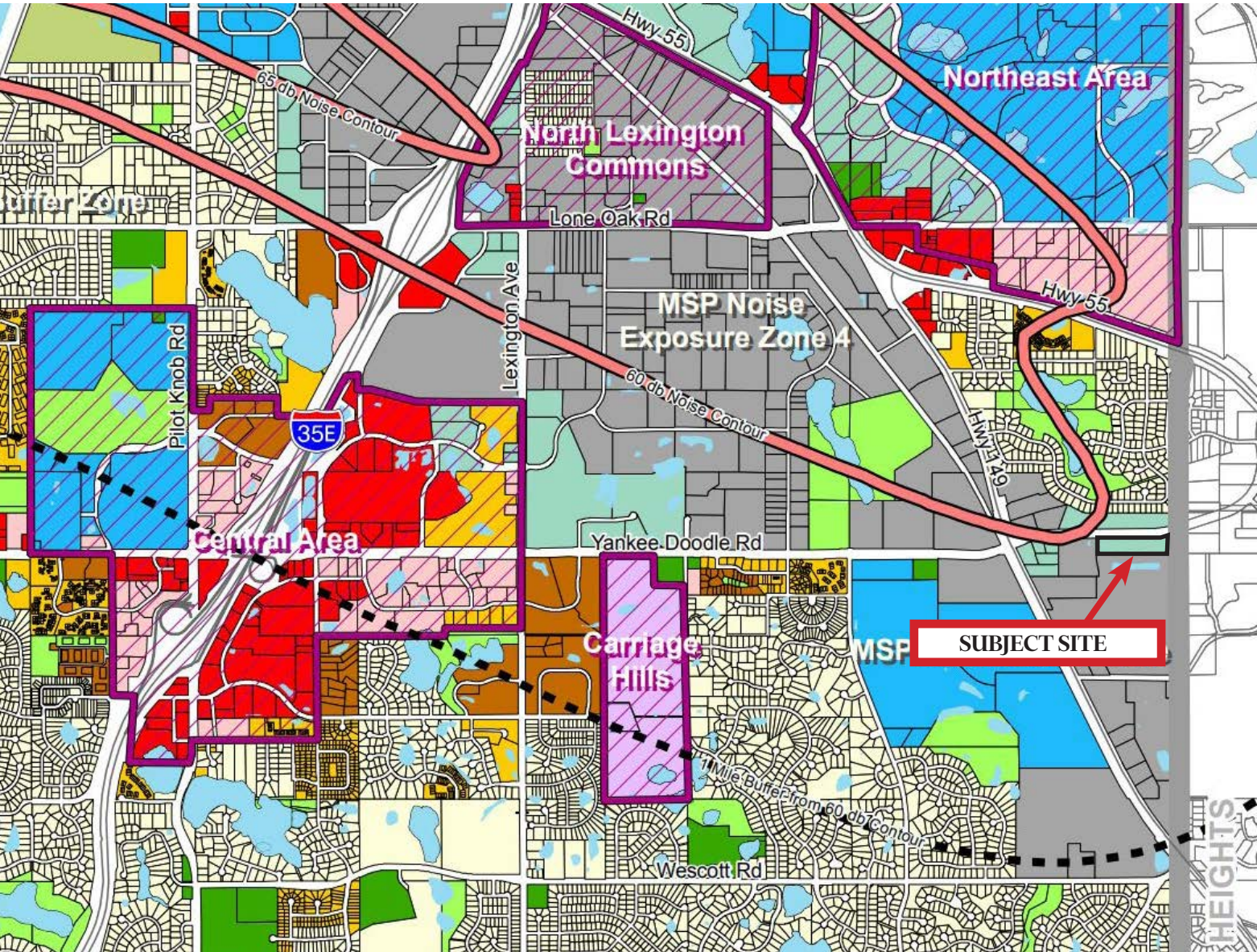
Within any BP district no structure or land shall be used except for one or more of the following uses or uses deemed similar by the council:

1. Adult establishments.
2. Financial institutions and banks (without drive-through facilities).
3. Freestanding satellite dishes, subject to the regulations thereof elsewhere in this chapter.
4. Office and office buildings.
5. Office/warehouses and office/showrooms.
6. Processing, packaging, cleaning, storage, assembling, servicing, repair or testing of materials, goods or products, when wholly contained within a building and which meet and maintain all applicable standards established by the state.
7. Public utility tower mounted antennae, subject to the regulations thereof elsewhere in this chapter.
8. Public utility uses.
9. Research laboratories, when wholly contained within a building and which meet and maintain all applicable standards established by the state.
10. Technical, vocational and business schools.



Future Zoning

2030 Comprehensive Plan



BP Business Park District

Uses: This land use category provides areas to accommodate a mix of professional offices, research and development facilities, and light industrial uses as well as some support services. Corporate office buildings, officewarehouse, office-showroom, research and development facilities, restaurants and hotels are examples of uses allowed in this category. Outdoor storage is prohibited.

Compatibility Considerations: Business Park development is usually done in a coordinated manner with unified design treatments. These uses are generally compatible with light industrial, commercial, service and multi-family uses. Given the relatively high design finish, these uses can also be compatible with lower intensity residential uses (e.g. single family, two family). However, their compatibility with residential uses depends largely

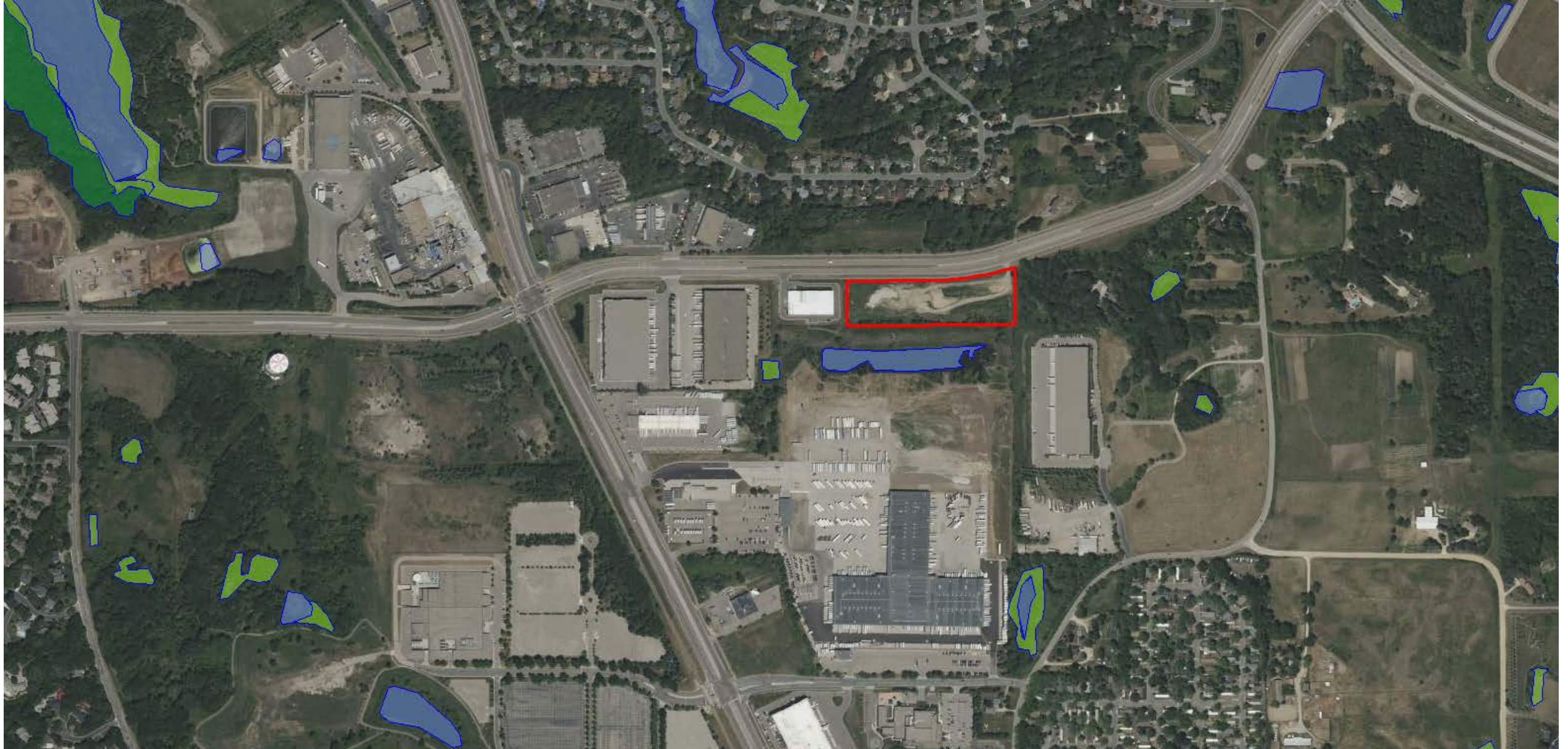
on the amount of traffic generated, particularly truck traffic.

Access Needs: Business Park uses generate a substantial amount of employee traffic as well as moderate truck traffic. They should be located along arterial and collector roads. However, individual property access may be provided from local streets within an overall business/office park development.

Physical Suitability: Many office/business park uses exist in large buildings which are most suitable to sites with few development constraints (e.g. steep slopes, wetlands, woodlands). However, specialty office and service buildings (e.g. corporate headquarters) may utilize unique site specific designs that can be well integrated into the sites with more rugged terrain or significant natural features.


LD-Low Density	BP-Business Park
MD-Medium Density	IND-Limited Industrial
HD-High Density	MU-Mixed Use
O/S-Office/Service	P-Parks, Open Space & Recreation
RC-Retail Commercial	QP-Public/Quasi-Public
MO-Major Office	Private Recreation
	Special Area Boundary*


Wetlands





Demographics





 POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	4,329	41,890	128,825
2029 Population - Five Year Projection	4,629	42,624	130,401
2020 Population - Census	4,354	40,325	126,572
2010 Population - Census	4,285	36,329	118,633
2020-2024 Annual Population Growth Rate	-0.14%	0.90%	0.42%
2024-2029 Annual Population Growth Rate	1.35%	0.35%	0.24%

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	1,518	16,373	52,828
2029 Households - Five Year Projection	1,636	16,755	53,747
2010 Households - Census	1,472	13,859	47,550
2020 Households - Census	1,540 97.9%	15,662 97.6%	51,527 96.8%
2020-2024 Compound Annual Household Growth Rate	-0.34%	1.05%	0.59%
2024-2029 Annual Household Growth Rate	1.51%	0.46%	0.35%
2024 Average Household Size	2.83	2.54	2.42

 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$202,084	\$157,664	\$136,201
2029 Average Household Income	\$226,062	\$177,212	\$153,931
2024 Median Household Income	\$163,301	\$117,751	\$97,960
2029 Median Household Income	\$185,900	\$133,893	\$109,330
2024 Per Capita Income	\$69,192	\$61,576	\$55,850
2029 Per Capita Income	\$78,074	\$69,622	\$63,440

 HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024 Housing Units	1,544	16,903	54,649
2024 Vacant Housing Units	26 1.7%	530 3.1%	1,821 3.3%
2024 Occupied Housing Units	1,518 98.3%	16,373 96.9%	52,828 96.7%
2024 Owner Occupied Housing Units	1,156 74.9%	11,019 65.2%	35,809 65.5%
2024 Renter Occupied Housing Units	362 23.4%	5,354 31.7%	17,019 31.1%

 EDUCATION	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	2,956	29,353	91,349
HS and Associates Degrees	975 33.0%	11,466 39.1%	42,045 46.0%
Bachelor's Degree or Higher	1,937 65.5%	17,289 58.9%	45,996 50.4%

 PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	152	1,924	4,271
2024 Employees	10,117	43,475	80,540

Contact Us

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