

FOR SALE



8.76 AC Commercial Development Land – Hwy 169

1001 Commerce Drive West
Belle Plaine, MN 56011



LATITUDE|365
COMMERCIAL REAL ESTATE ADVISORS

eXp
COMMERCIAL

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Property Summary

FOR SALE



PROPERTY DESCRIPTION

Commercial development land located along Commerce Drive with excellent Highway 169 visibility and access. Property includes existing paved/site improvements and an active irrigation well. Prior civil/site plans are available for reference.

Municipal utility availability and connection status to be independently verified with the City of Belle Plaine. Buyer responsible for verifying zoning, permitted use, development requirements, utilities, easements, well condition/capacity and all other information material to buyer's intended use.

PID: 20-101001-2

Zoning: B-2 Highway Commercial

Acreage: 8.76 AC

Price: \$699,000

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	8.76 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	58	186	513
Total Population	147	471	1,308
Average HH Income	\$109,058	\$108,671	\$109,094

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Zoning: B-2 Highway Commercial

Acreage: 8.76 AC

Price: \$699,000

LOCATION DESCRIPTION

Strategically located along Commerce Drive with excellent U.S. Highway 169 visibility and access. Situated within Belle Plaine's commercial corridor near the school campus and positioned along a major regional route connecting the southwest metro with communities throughout the Minnesota River Valley.

SITE DESCRIPTION

8.76-acre irregular commercial lot. Approx. lot dimensions: 760' x 217' x 820' x 658'. B-2 Highway Commercial zoning with excellent Hwy 169 visibility and access. Existing paved improvements and irrigation well.

POWER DESCRIPTION

Electricity – Available/Connected

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Complete Highlights

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PROPERTY HIGHLIGHTS

- 8.76 Acres | 381,586 SF
- Offered at \$699,000
- B-2 Highway Commercial Zoning
- Excellent Hwy 169 Visibility & Access
- Existing Paved Site Improvements
- Active On-Site Irrigation Well
- Drainage & Utility Easements in Place
- Municipal Utility Infrastructure in Area – Buyer to Verify
- Prior Civil/Site Plans Available
- Ideal for Commercial Development, Investment or Owner-User

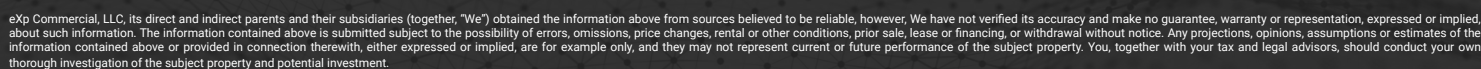


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Location Map

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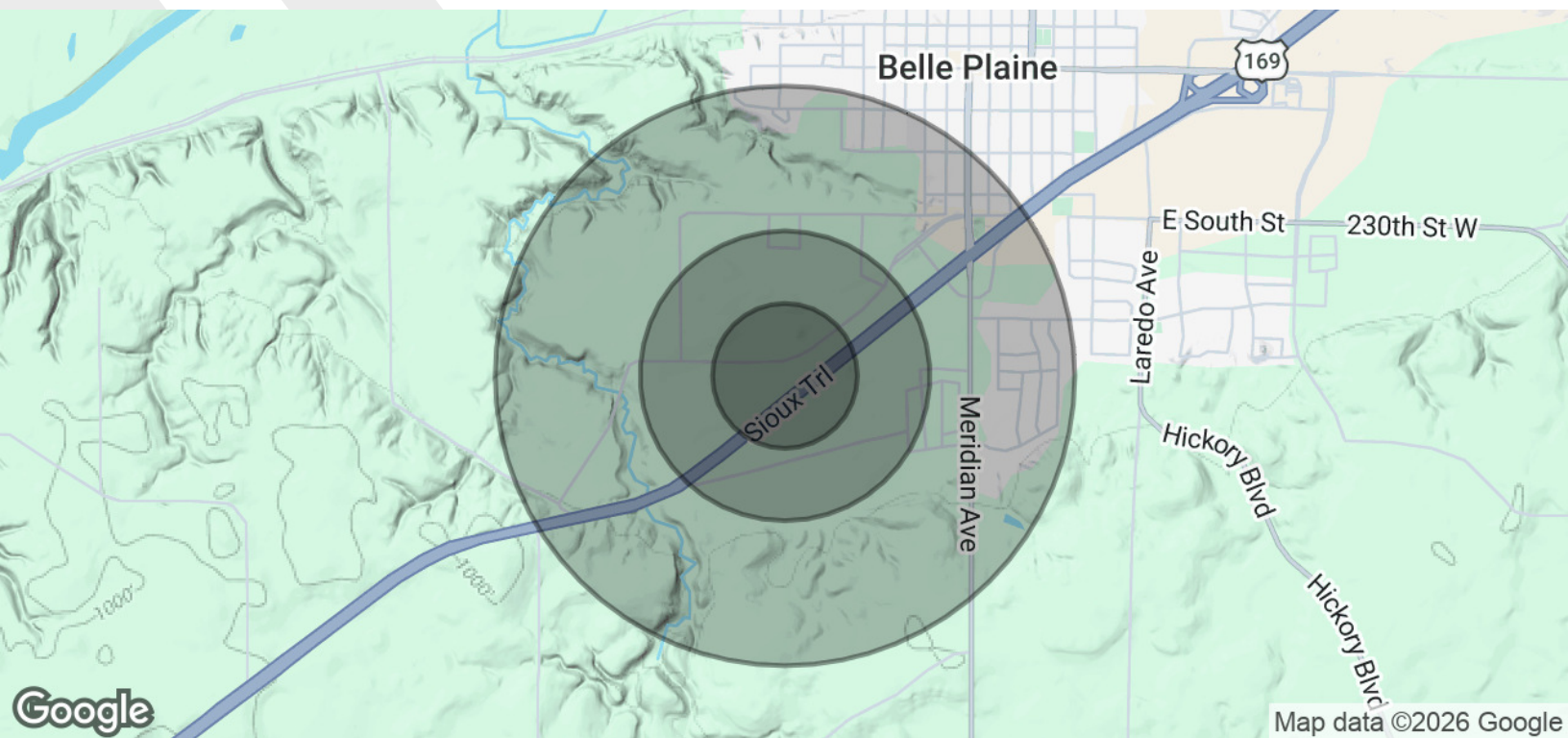
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	147	471	1,308
Average Age	49.5	49.3	48.8
Average Age (Male)	47.1	46.9	46.4
Average Age (Female)	55	54.7	54

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	58	186	513
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,058	\$108,671	\$109,094
Average House Value	\$290,202	\$286,710	\$289,131

2023 American Community Survey (ACS)

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