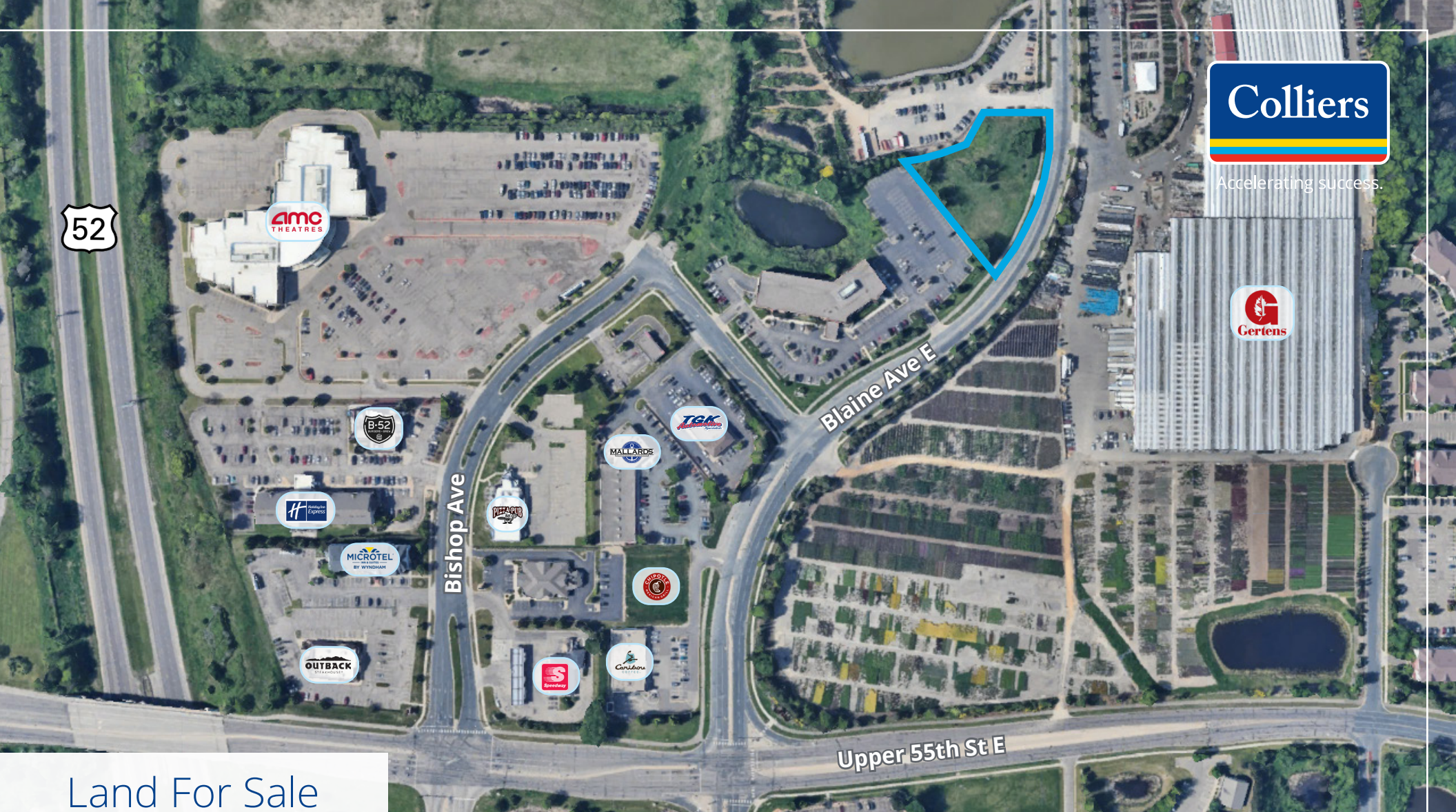




Colliers

Accelerating success.



Land For Sale

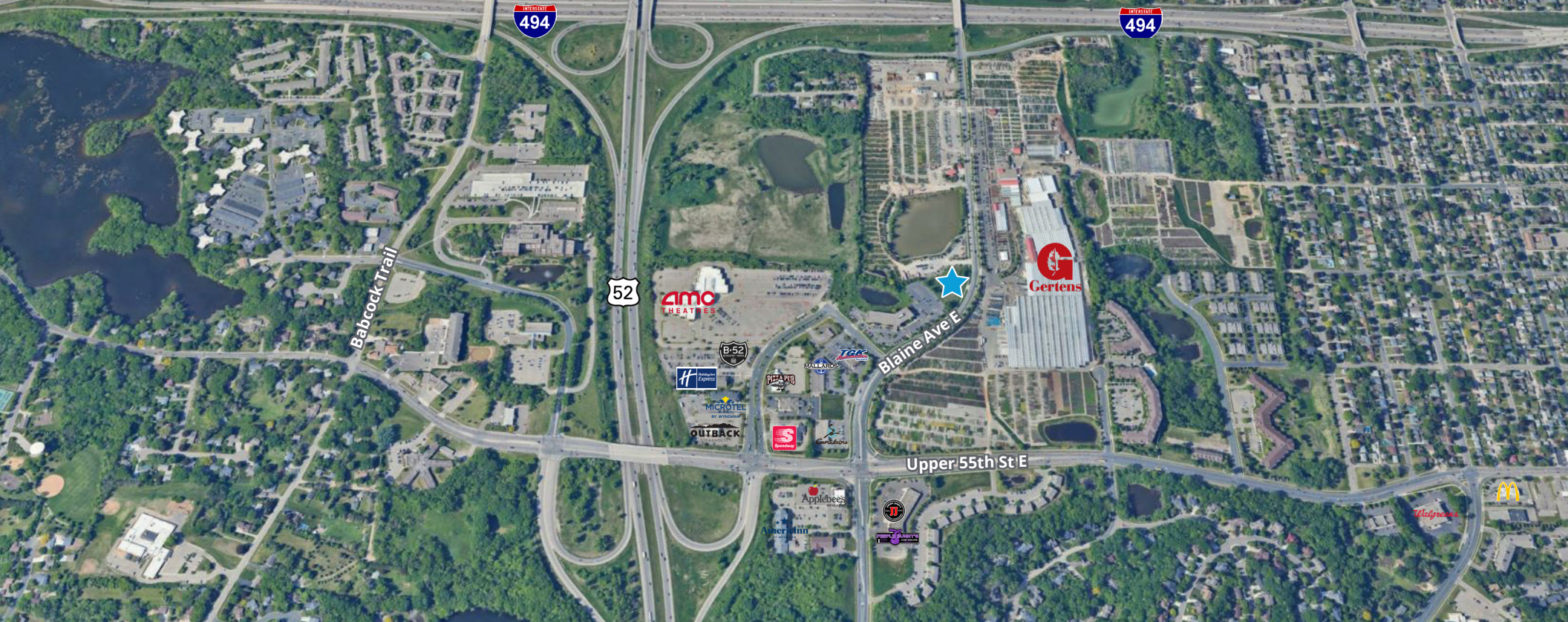
# 5505 Blaine Ave E Inver Grove Heights, MN

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# Property Overview

|            |                                                 |
|------------|-------------------------------------------------|
| Location   | 5505 Blaine Avenue E<br>Inver Grove Heights, MN |
| PID#       | 20-36575-01-020                                 |
| Land Area  | 1.44 Acres (62,726 square feet)                 |
| Zoning     | PUD: Planned Unit Development                   |
| Sale Price | Negotiable                                      |



Desirable location  
next to Allina Health



Local amenities



Great visibility



Adjacent to Hwy 52 &  
Upper 55th Street

[illegible][illegible]

# Zoning

## PUD: PLANNED UNIT DEVELOPMENT

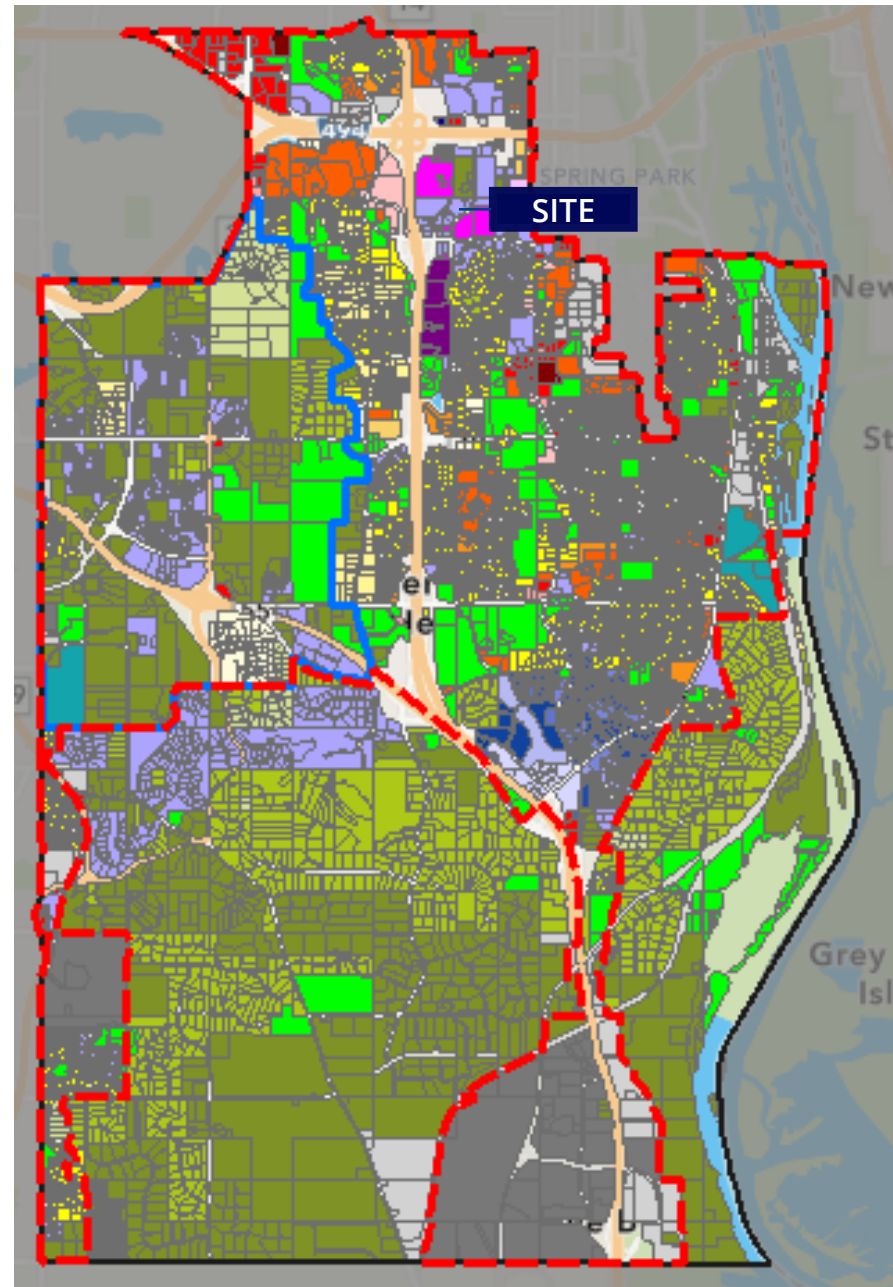


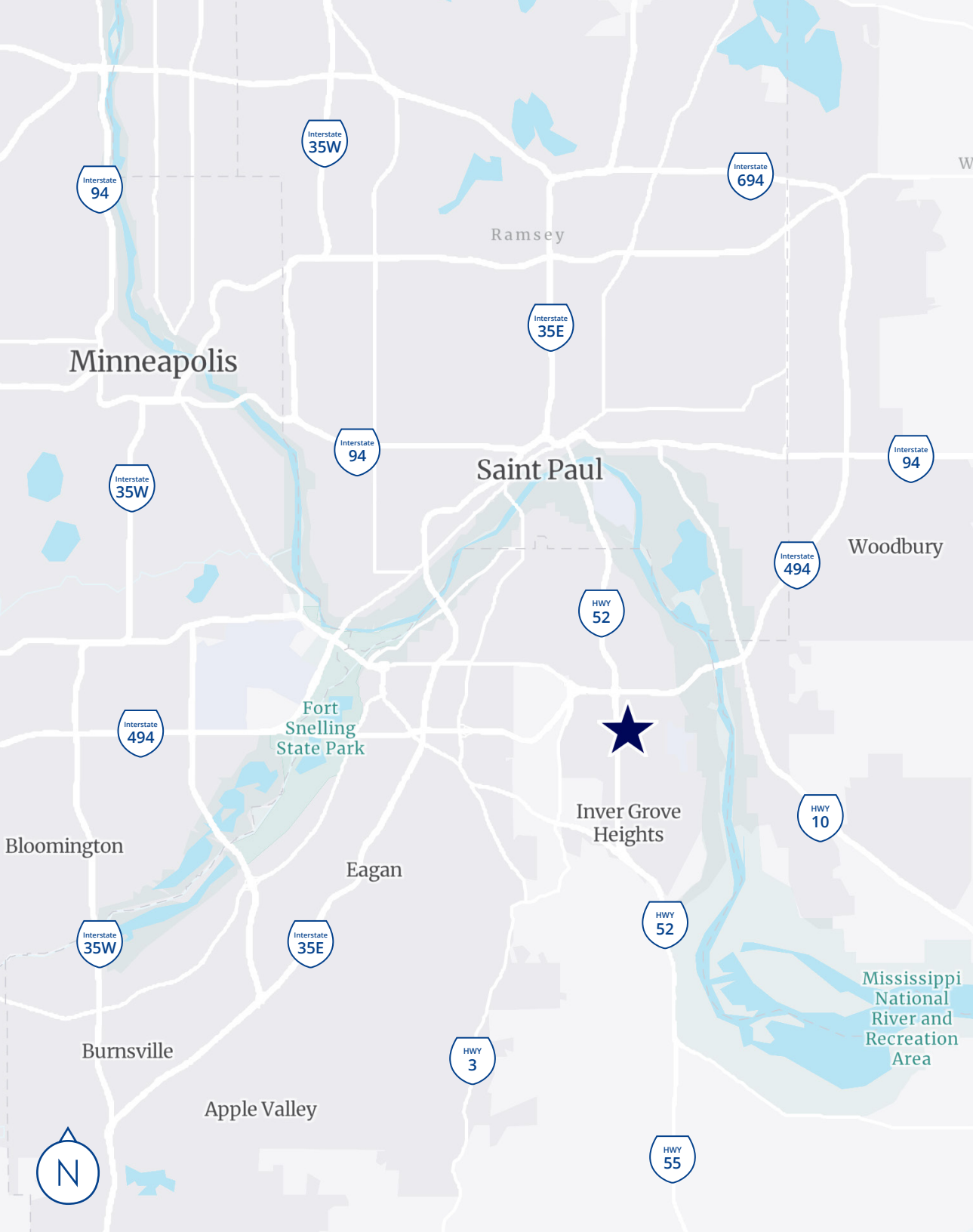
CLICK FOR ZONING CODE

### Standard Zoning Layers

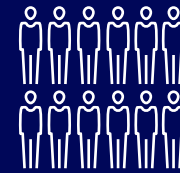
Zoning (Go to the information tab for definitions)

- No Zoning
- A, Agricultural
- E-1 - Estate District, lot size of 2.5 acres
- E-2 - Estate District, lot size of 1.75 acres
- R-1A - Low Density Residential - minimum lot size 40,000 sqft
- R-1B - Low Density Residential - minimum lot size 20,000 sqft
- R-1C - Low Density Residential - minimum lot size 12,000 sqft
- R-2 - Medium Density Residential, typically duplex or a twin-home
- R-3A - High Density Residential, up to 6 dwelling units per acre
- R-3B - High Density Residential, up to 12 dwelling units per acre
- R-3C - High Density Residential, greater than 12 dwelling units per acre
- R-4 - Manufactured Homes
- B-1 - Limited Business
- B-2 - Neighborhood Business
- B-3 - General Business
- B-4 - Shopping Center
- OP - Office Park
- PUD - Planned Unit Development
- OFFICE PUD - Office Planned Unit Development
- Comm PUD - Commercial Planned Unit Development
- MF PUD - Multi-Family Planned Unit Development
- I-1 - Limited Industry
- I-2 - General Industry
- P - Public Institutional





# Demographics



## 2024 Population

1 mi: 10,184

3 mi: 59,589

5 mi: 140,979



## 2024 Daytime Population

1 mi: 3,458

3 mi: 28,217

5 mi: 68,015



## 2024 Average Household Income

1 mi: \$105,277

3 mi: \$99,927

5 mi: \$120,474



## Households

1 mi: 4,380

3 mi: 26,189

5 mi: 58,238



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