

INDUSTRIAL FOR SALE

# LAKEVILLE/EUREKA INDUSTRIAL LAND - 18.75 ACRES

9085 225TH STREET WEST, LAKEVILLE, MN 55044



FOR SALE

PRESENTED BY:

**DALE SEVERSON**  
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**KW COMMERCIAL MIDWEST**  
14665 Galaxie Avenue  
Apple Valley, MN 55124



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9085 225TH STREET WEST



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# EXECUTIVE SUMMARY

9085 225TH STREET WEST



## OFFERING SUMMARY

<b>PRICE:</b>	\$3,250,000 18.75 acres PLUS: - Home - Two Car Garage - Equipment & Maintenance Barn - Large Concrete Driveway
<b>BUILDING SF:</b>	1,790 sq. ft. residence, 620 sq. ft. Two Car garage, 1,920 sq. ft storage
<b>LOT SIZE:</b>	18.75 acres Total 14.75 acres PID #13-00600-04-011 3.0 acres PID # 13-00600-04-030 1.0 acres PID # 13-00600-04-040

## PROPERTY OVERVIEW

South end of Lakeville, border of Eureka Township  
Over 15 acres of Farmland  
South End of Industrial Zoned Land - Amazon to N.  
Near Fed Ex, Air lake Airport,  
Major National Businesses within 1/2 mile

## PROPERTY HIGHLIGHTS

- Two Car Garage
- Equipment & Maintenance Garage/Barn - approx. 2,000 sf
- Land used for Farming
- Large Concrete Drive to home and garage
- Easy access from Dodd Rd. through Lakeville

# PROPERTY PHOTOS

9085 225TH STREET WEST



## ATTACHMENT 3

18.75 acres – 3 Parcels (14.75, 3.0, 1.0 acres)

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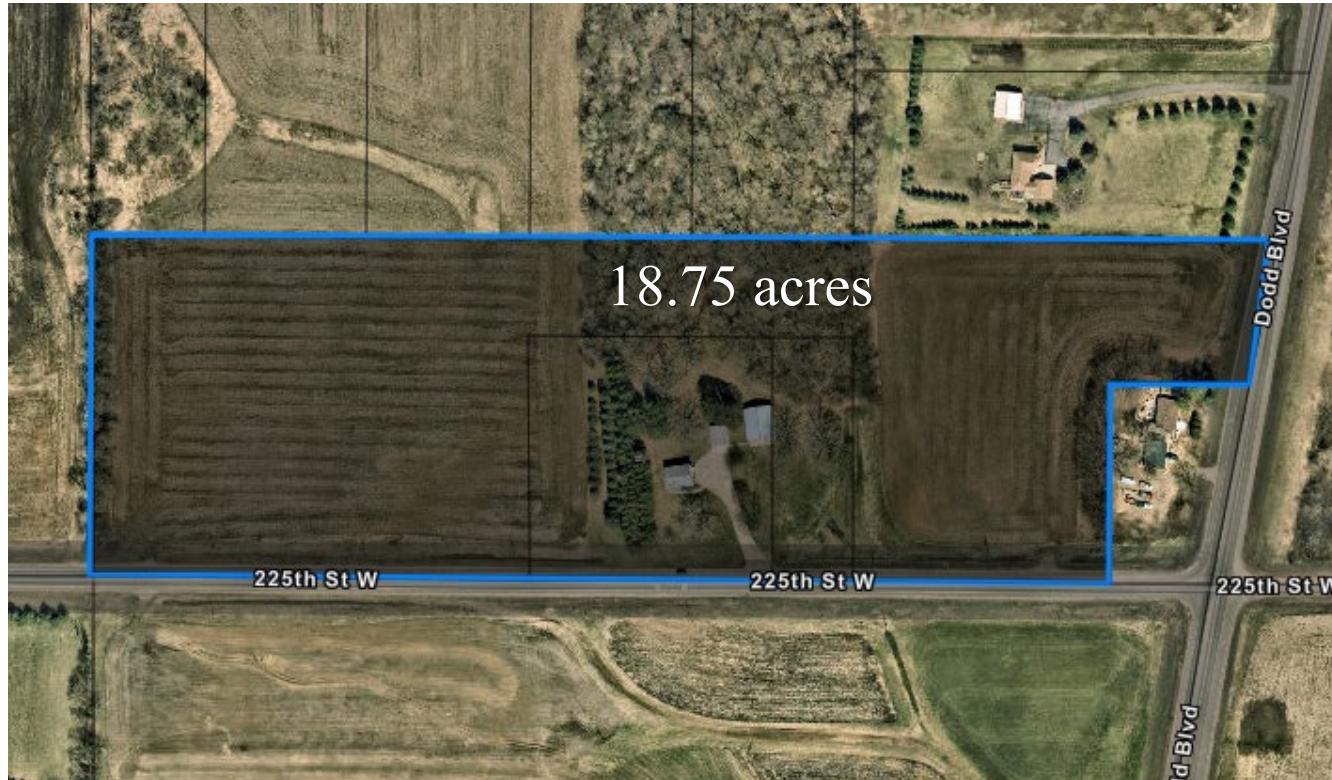
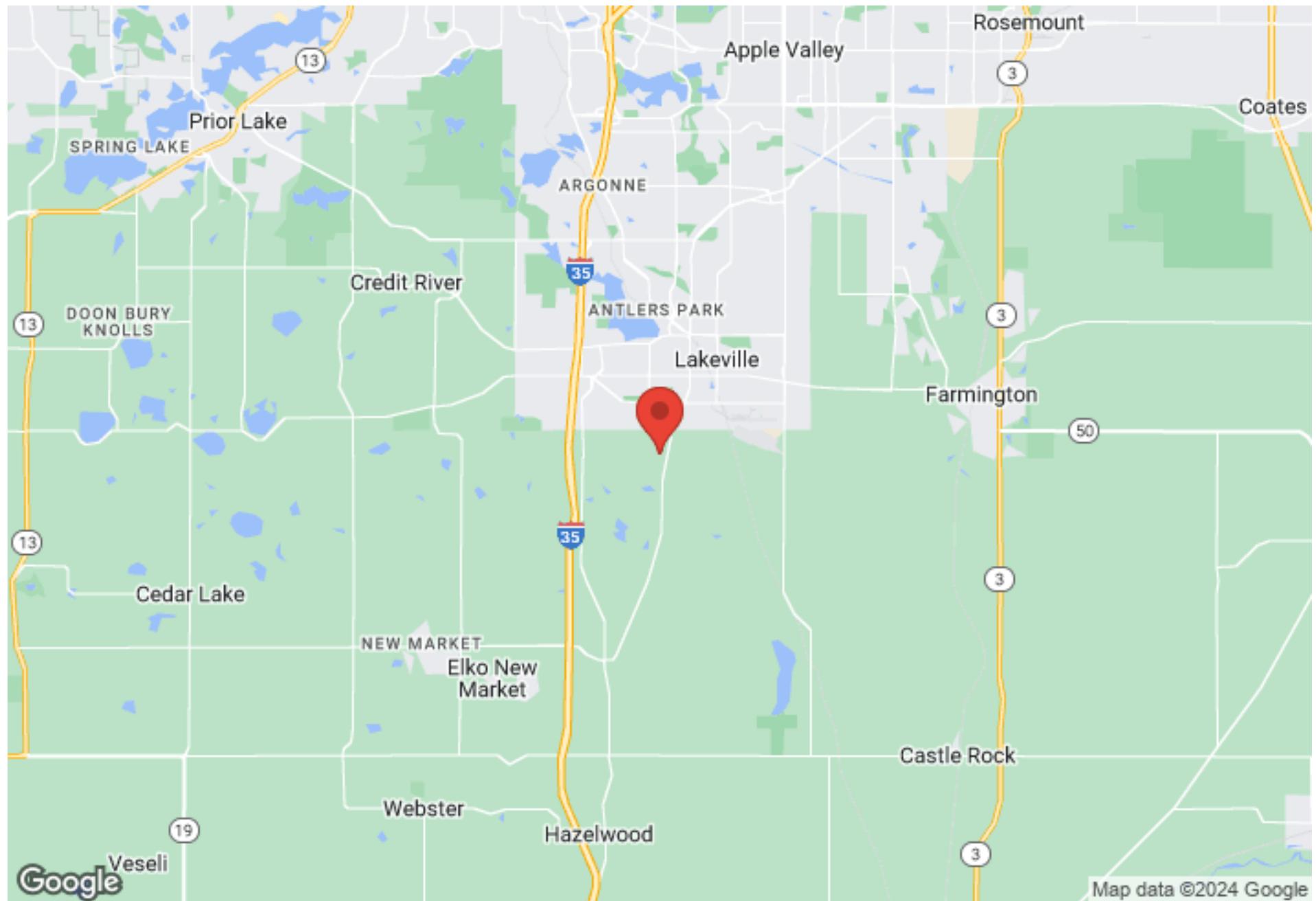


Photo Credit: gis.co.dakota.mn.us County Web photos

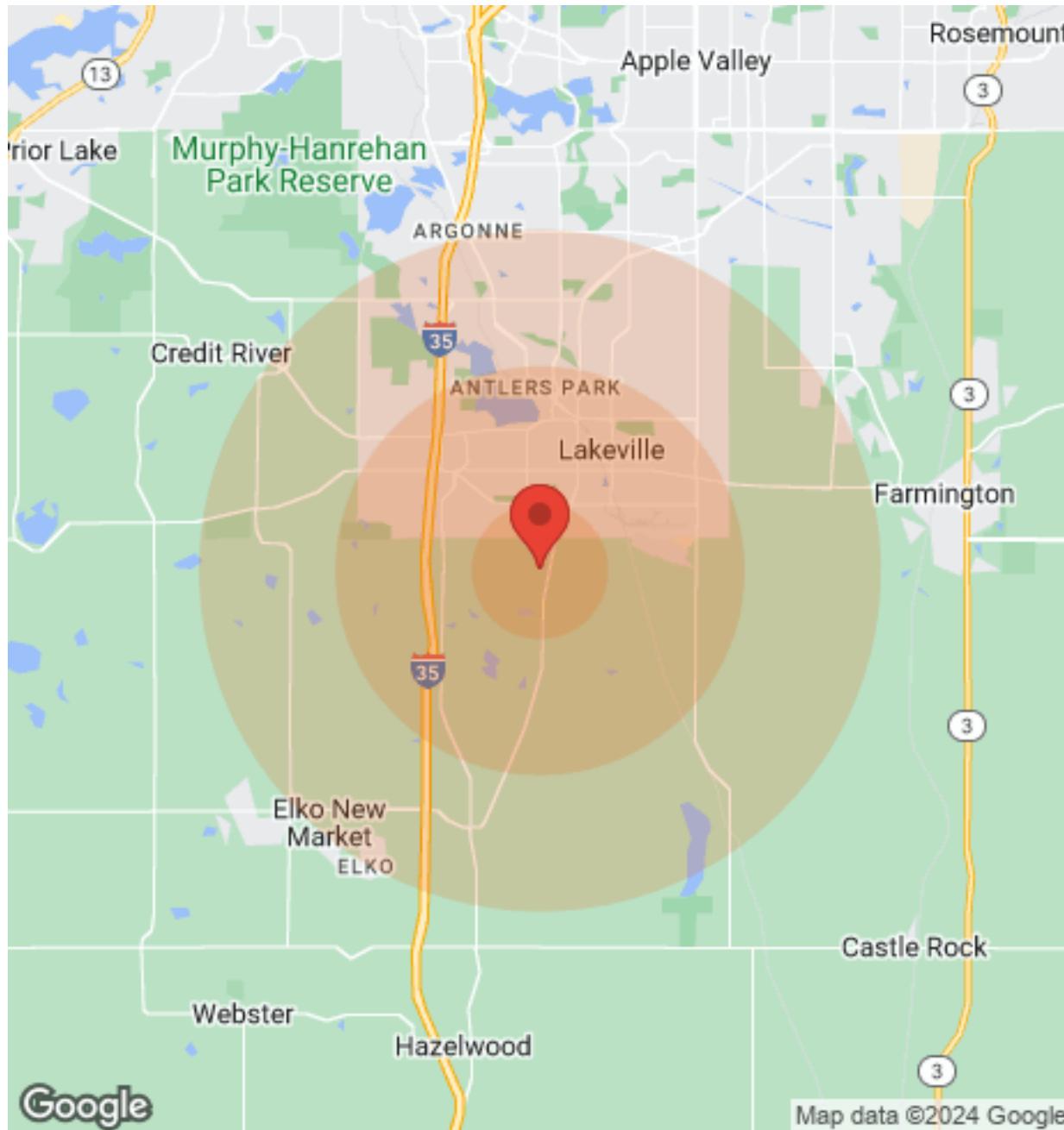
# REGIONAL MAP

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# DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	6,232	22,592
Female	N/A	6,069	21,888
Total Population	N/A	12,301	44,480

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,868	10,403
Ages 15-24	N/A	2,159	7,569
Ages 25-54	N/A	4,507	16,624
Ages 55-64	N/A	1,379	5,017
Ages 65+	N/A	1,388	4,867

Race	1 Mile	3 Miles	5 Miles
White	N/A	11,506	41,508
Black	N/A	220	652
Am In/AK Nat	N/A	2	18
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	306	1,035
Multi-Racial	N/A	744	2,264

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$92,380	\$92,380
< \$15,000	N/A	151	513
\$15,000-\$24,999	N/A	201	513
\$25,000-\$34,999	N/A	140	594
\$35,000-\$49,999	N/A	365	1,327
\$50,000-\$74,999	N/A	688	2,954
\$75,000-\$99,999	N/A	519	2,437
\$100,000-\$149,999	N/A	1,296	3,911
\$150,000-\$199,999	N/A	393	1,649
> \$200,000	N/A	297	1,212

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,070	14,917
Occupied	N/A	3,856	14,205
Owner Occupied	N/A	3,216	12,109
Renter Occupied	N/A	640	2,096
Vacant	N/A	214	712