

For Lease or Sale

CBRE

West Highway 101

9099 West Hwy 101 Frontage Rd, Savage, MN 55378

Prime industry zoned redevelopment opportunity



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9099 W Hwy 101 Frontage Rd | Savage, MN 55378



Location Overview

CBRE is pleased to present a prime industry zoned redevelopment opportunity available located in Savage, MN at 9099 W Hwy 101 Frontage Rd. The Property consists of approximately 13.15 acres of light industry zoned land and has one building consisting of an est. 1,000 SF maintenance shop including 2 drive-in doors as well as a brand new mobile office trailer for office space. The parcel is a large expanse of well-utilized lot space, designed perfectly for the accommodation of a new industry zoned development.



1,000 SF

Est.Total Building Space



13.15

Industry Zoned Acreage



2

Drive- doors

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Offering Summary

SALE PRICE:	Negotiable (Seller Financing Available)
UNIMPROVED LOT LEASE RATE:	\$3K-4K/per mo per acre
IMPROVED LOT LEASE RATE:	\$3K-4K/per mo per acre + Cost of improvements amortized at 7% interest
BUILDING SIZE:	1,000 ST
LOT SIZE:	Est. 13.15 Acres
USABLE:	Est. 12+ Acres
ZONING:	I-1 Light Industry



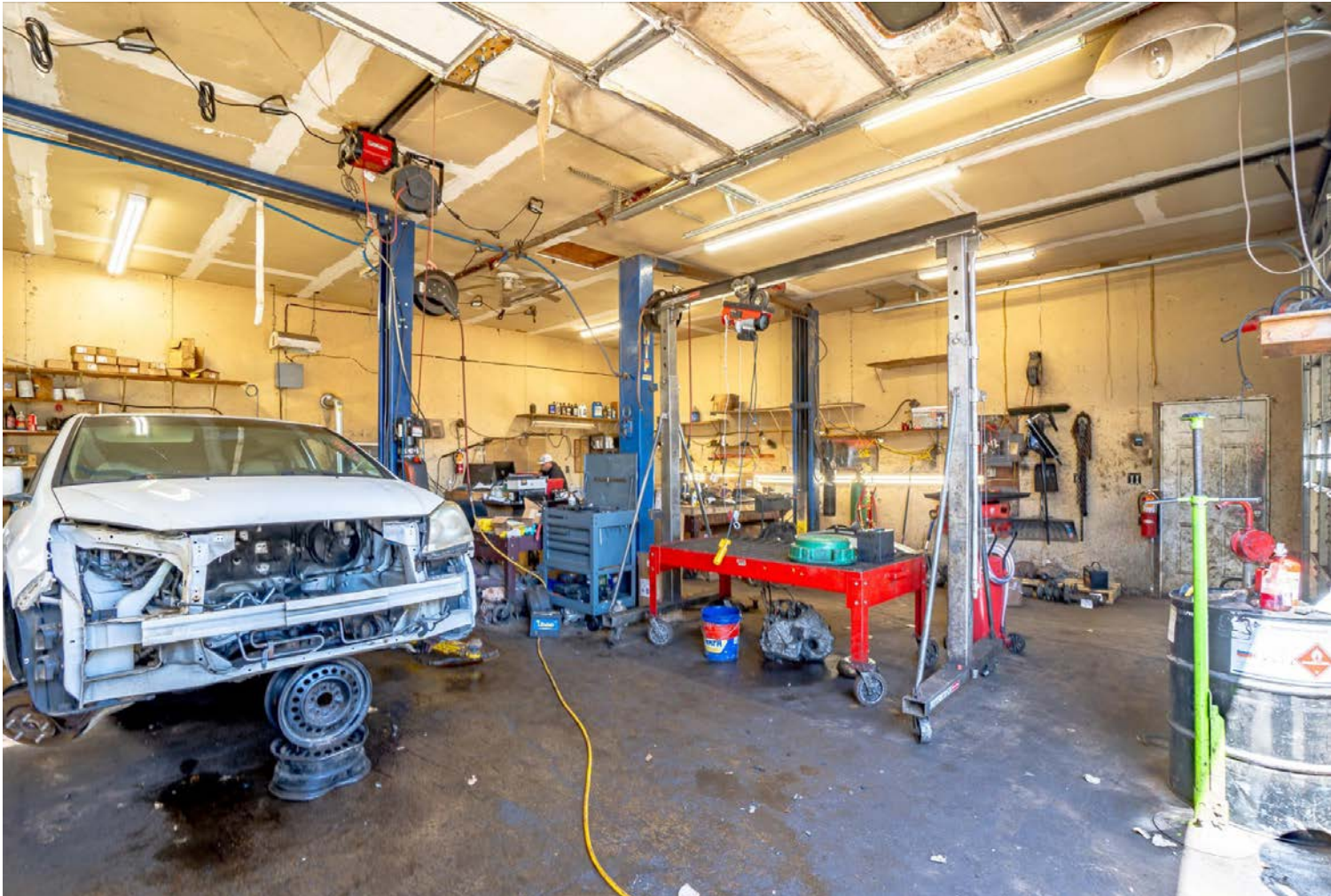
Est. 12+ Acres

Usable Acreage



I-1 Light Industry

Zoning





Location Description

Located in Savage, MN just off of Hwy 169 and Hwy 13. Both of these are major highways around the Twin Cities. Additionally, the property is situated within reach of other industrial operations, local dining, shopping, and many convenient stores making it an ideal location for any operation.

Site Description

The total lot size is approximately 13.15 acres with roughly 12 acres of usable lot space for redevelopment. The entire lot is fenced and secured. The surface is primarily gravel and could be improved, for the right deal terms.

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Land Photos



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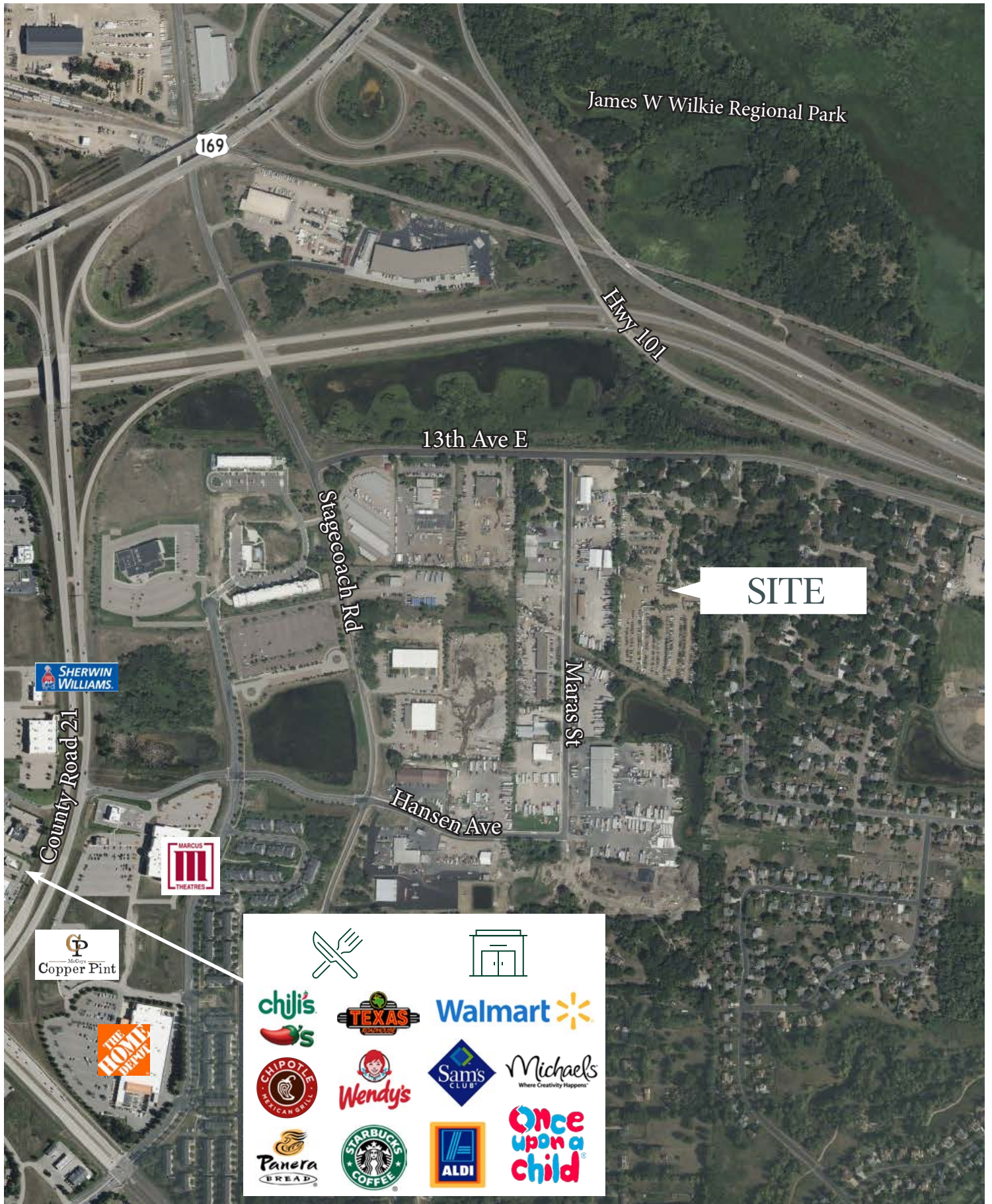
Building Photos



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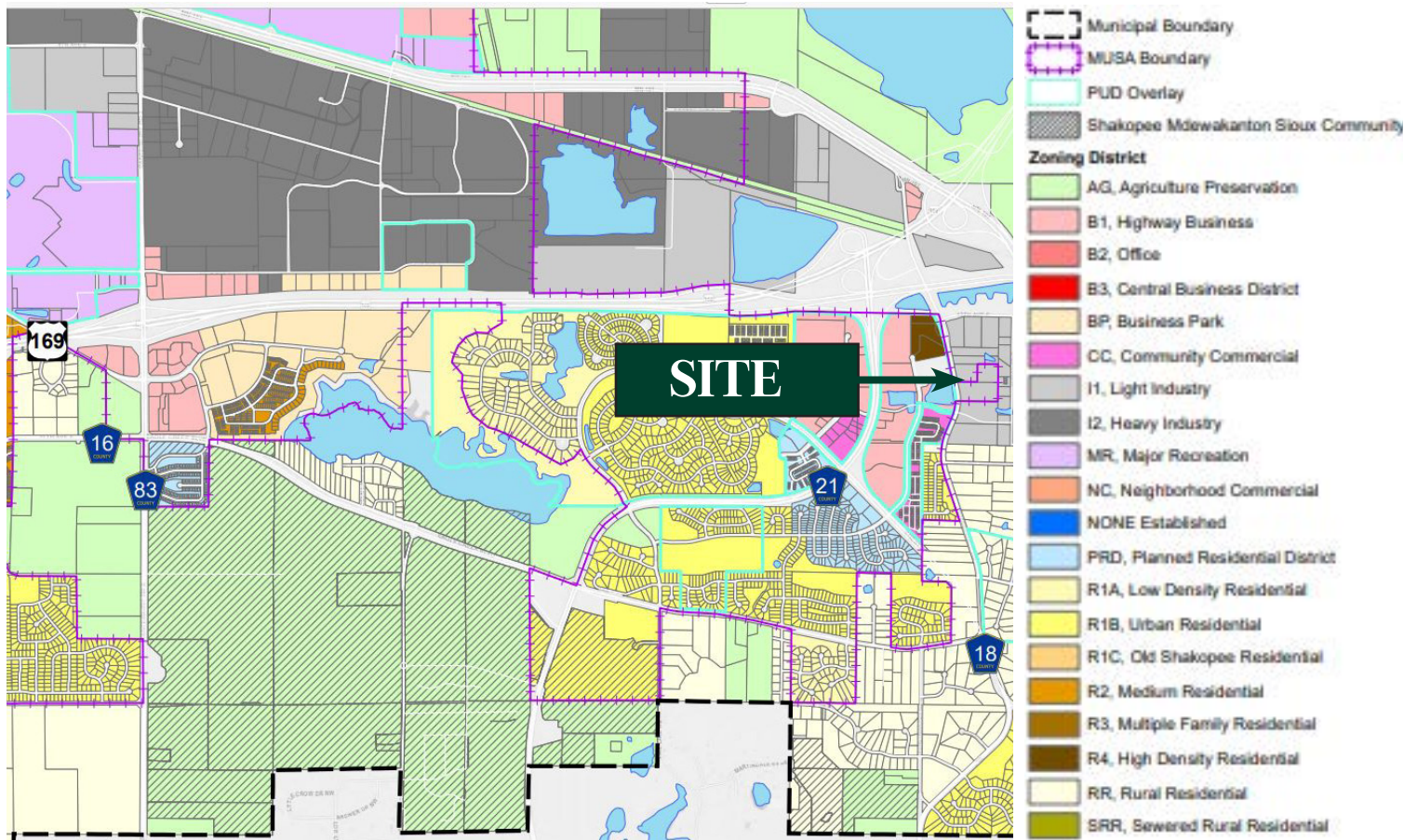
Map View



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Zoning Map



I-1 Light Industry

Purpose. The purpose of the light Industry Zone is to provide an area for industrial, light manufacturing, and office uses which are generally not obtrusive and which serve as a transition between more intensive industrial sites and residential and business land uses.

For more information on zoning, select this [link](#).



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	2,295	40,877	142,350
2029 Population - Five Year Projection	2,378	41,366	144,389
2020 Population - Census	2,172	38,777	138,566
2010 Population - Census	1,915	32,646	121,602
2020-2024 Annual Population Growth Rate	1.30%	1.25%	0.64%
2024-2029 Annual Population Growth Rate	0.71%	0.24%	0.28%
HOUSEHOLDS			
2024 Households - Current Year Estimate	781	15,205	53,061
2029 Households - Five Year Projection	819	15,492	54,144
2010 Households - Census	616	12,326	45,918
2020 Households - Census	734 97.1%	14,450 95.6%	51,427 96.3%
2020-2024 Compound Annual Household Growth Rate	1.47%	1.21%	0.74%
2024-2029 Annual Household Growth Rate	0.95%	0.37%	0.40%
2024 Average Household Size	2.94	2.65	2.66
HOUSEHOLD INCOME			
2024 Average Household Income	\$161,174	\$162,860	\$151,638
2029 Average Household Income	\$174,159	\$185,744	\$172,146
2024 Median Household Income	\$127,342	\$121,093	\$114,507
2029 Median Household Income	\$139,220	\$139,226	\$128,533
2024 Per Capita Income	\$55,131	\$60,620	\$56,540
2029 Per Capita Income	\$60,241	\$69,581	\$64,579
HOUSING UNITS			
2024 Housing Units	850	15,814	55,064
2024 Vacant Housing Units	69 8.1%	609 3.9%	2,003 3.6%
2024 Occupied Housing Units	781 91.9%	15,205 96.1%	53,061 96.4%
2024 Owner Occupied Housing Units	651 76.6%	12,061 76.3%	40,481 73.5%
2024 Renter Occupied Housing Units	130 15.3%	3,144 19.9%	12,580 22.8%
EDUCATION			
2024 Population 25 and Over	1,497	28,033	96,988
HS and Associates Degrees	855 57.1%	12,410 44.3%	41,914 43.2%
Bachelor's Degree or Higher	577 38.5%	15,062 53.7%	51,550 53.2%
PLACE OF WORK			
2024 Businesses	275	1,232	3,442
2024 Employees	3,721	21,620	63,407

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Contact Us

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