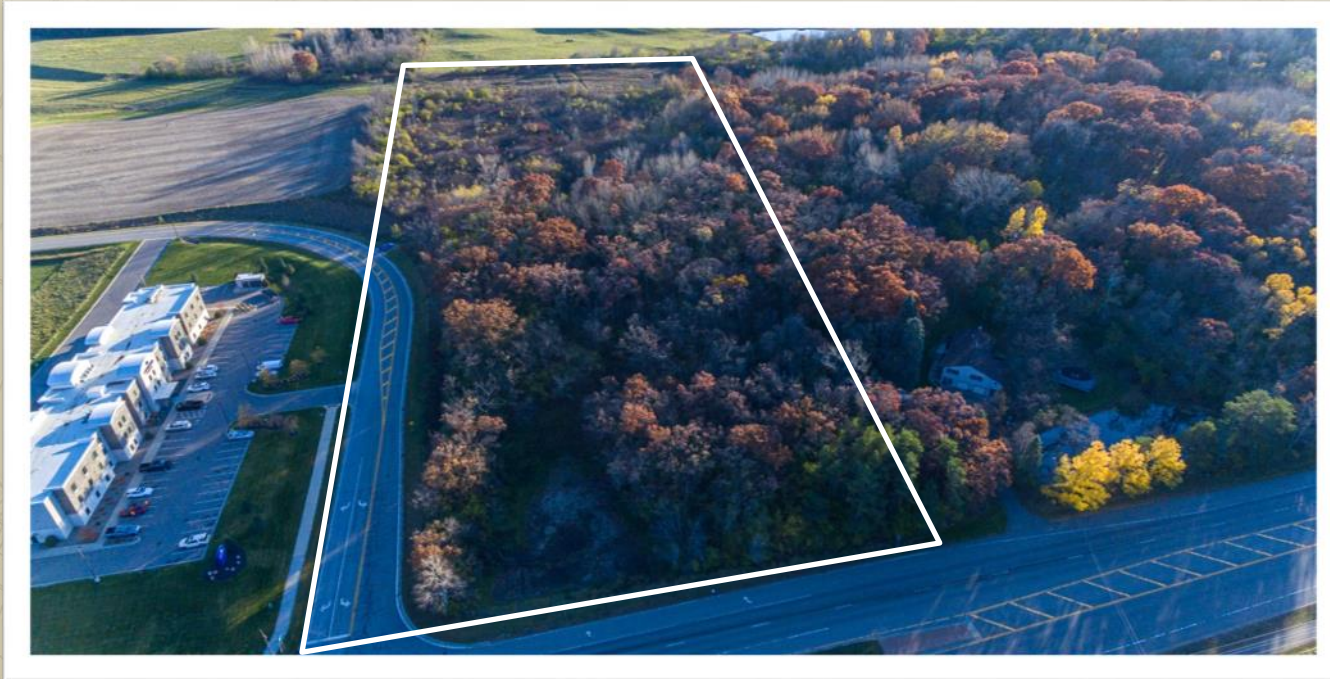


INTERSTATE COMMERCIAL LAND SITE

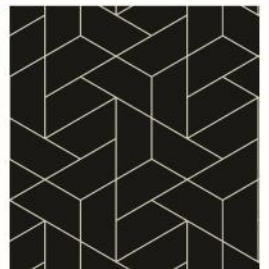
SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

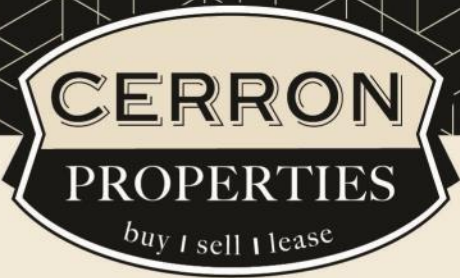


FOR SALE | LAND SITE



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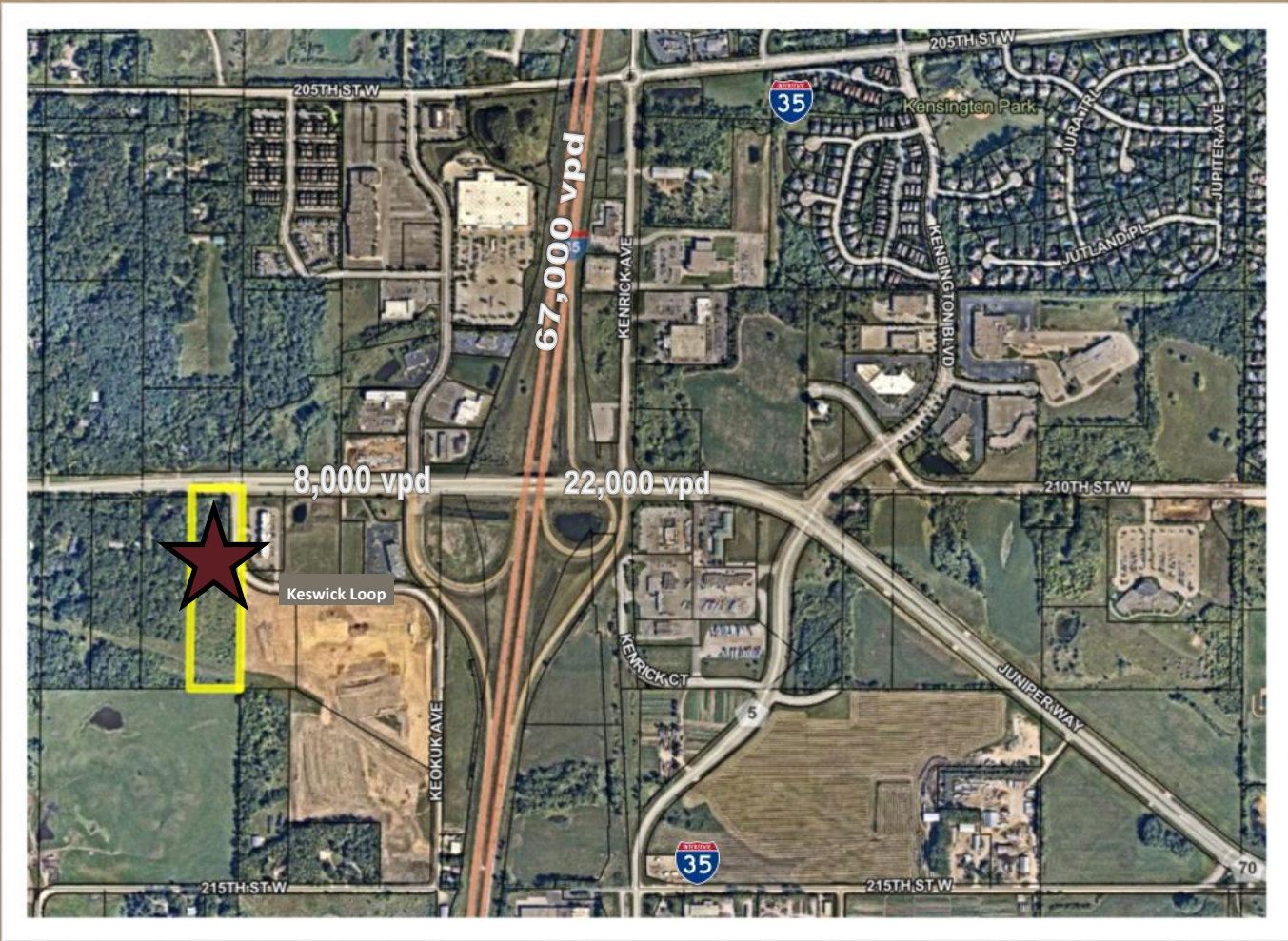
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PROPERTY HIGHLIGHTS

- \$8.10/SF on 7.99 estimated useable acres = \$2,819,160
- 8.72 Acres Net of Right-Of-Way
- Wetland Delineation Report
Wetland delineated .73 acres
Available upon request
- ALTA Survey, Available upon request
- Zoned C-3 General Commercial District (with rural agriculture overlay)
- Excellent location just off of I-35 and CR-70 (210th St W)
- 2023 Dakota County Property Taxes—\$2,610
- PID# 22-03500-05-012
- Sewer & Water utilities access subject to development entitlements



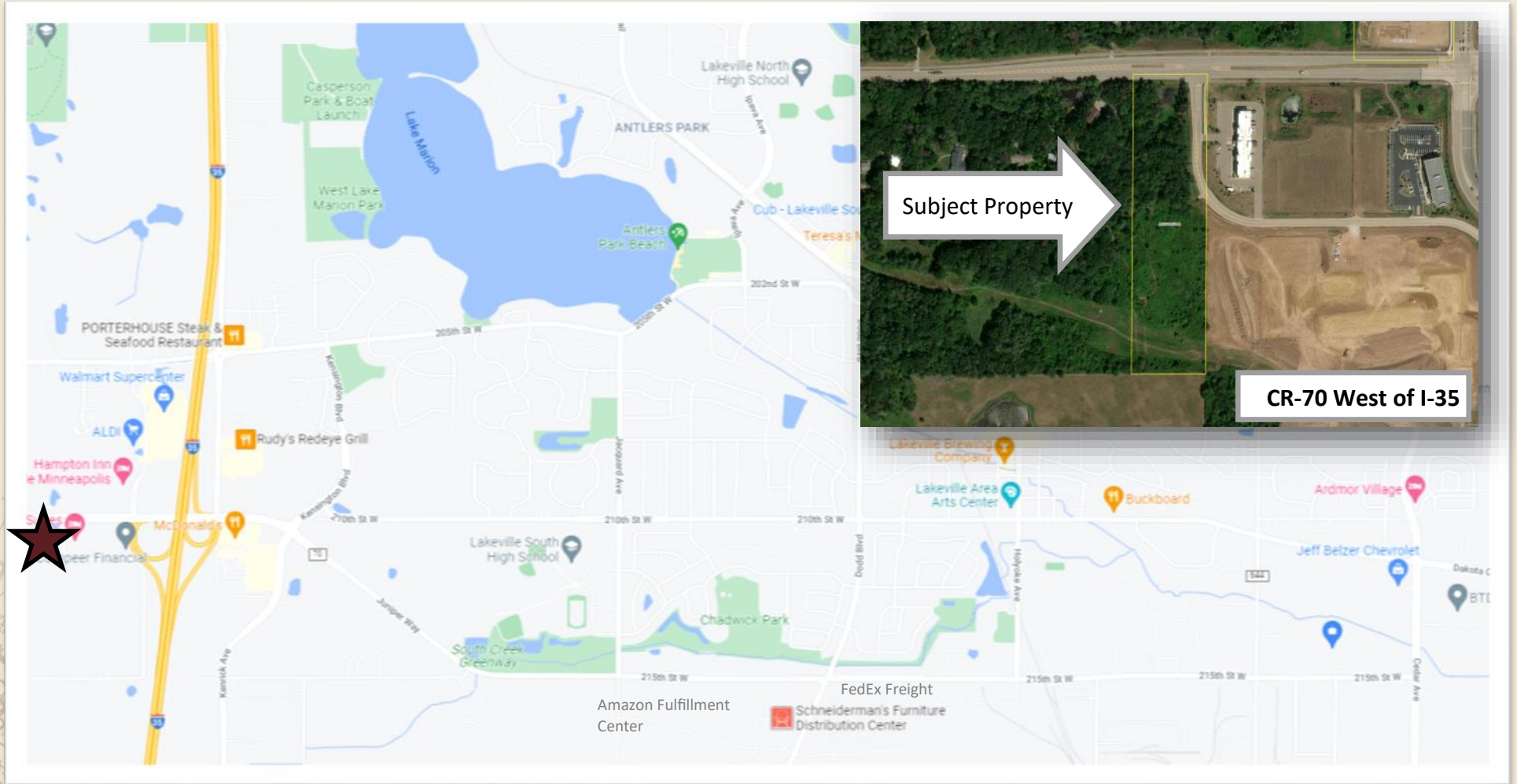
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For more information,
please contact:
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952.469.9444
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LOCATION MAP

INTERSTATE COMMERCIAL LAND SITE SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044



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AREA MAP



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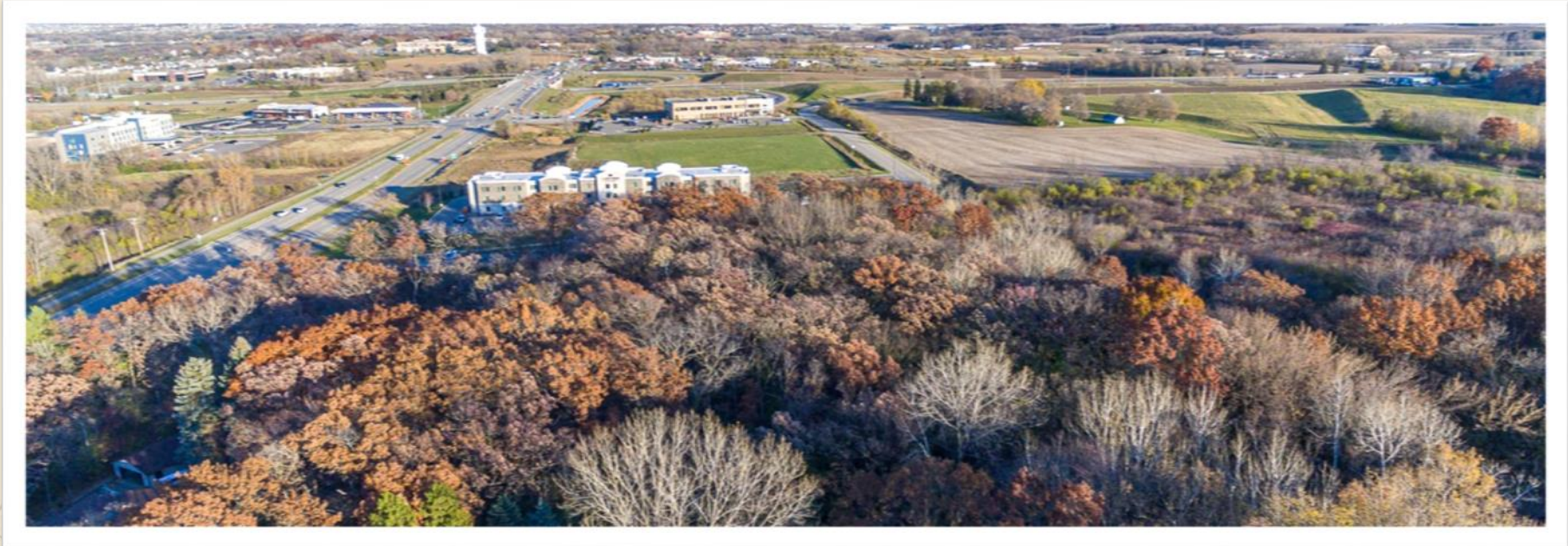


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INTERSTATE COMMERCIAL LAND SITE

SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

SUMMARY



■ CURRENT DEMOGRAPHICS (2022):

	1 Mile	3 Mile	5 Mile
Population	1,730	20,642	51,490
Households	548	7,098	17,502
Avg HH Income	\$171,101	\$158,398	\$157,296

■ PROJECTED DEMOGRAPHICS (2027):

	1 Mile	3 Mile	5 Mile
Population	1,714	20,918	53,828
Households	543	7,226	18,344
Avg HH Income	\$198,412	\$181,647	\$178,688

Source: ESRI data based on 2022 data and 2027 projections.

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AERIALS



- City Water is on the parcel.
- Subject property is currently outside of the MUSA boundary; buyer to seek Comprehensive Plan amendment to extend Sanitary Sewer to be included in MUSA boundary. Sanitary Sewer is currently available at Keswick/Keokuk and CR-70, access to Sanitary Sewer from the east may also be available in the future. Utilities access subject to development entitlements.
- As-built utility drawings to illustrate exact location are available upon request, and additional questions may be reviewed with the City of Lakeville engineering department.
- ALTA Survey complete and available (see page 8)
- Wetland delineation report complete and available upon request.

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STREET VIEW



Curb and gutter on Keswick Loop



Facing north @ Keswick Loop



Facing east from west edge of parcel @210th Street West



Facing south from front of parcel @210th Street West

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AREA DEVELOPMENT



Site 1 A, B, C

Site 1 includes three (3) separate projects:
 Section A—Medical Clinic—Twin Cities Orthopedics
 Section B—Equine Therapy
 Section C—UCA School—Pre-K to 12th grade; United Christian Academy (UCA) is under construction on a Pre-K through 12th grade private school adjacent to the Subject Property.

Site 2

Suite Living Senior Care Facility is nearing construction completion—located northeast of subject property at the corner of the 210th St W and Keokuk Avenue intersection.

Site 3

Authentix development (by Continental) of a townhome development has started site work. The project is estimated to consist of a 264-home multi-family development, with a mix of 2 and 3-story building styles.

Site 4

Twin Cities Land Development —has received preliminary plat approval for the development of approx. 256 units including 30 single family lots, 99 detached townhomes (villa) lots, and 127 attached townhome units to be known as Ritter Meadows.

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let's get started!

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