

494



VIKING LAKES  
COMPLEX

LONE OAK PKWY

O'NEILL DRIVE

810 O'NEILL DRIVE

820 O'NEILL DRIVE

830 O'NEILL DRIVE

2660 DODD ROAD



FOR SALE

EAGAN REDEVELOPMENT SITE  
O'NEILL DRIVE & DODD ROAD  
EAGAN, MN 55121



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## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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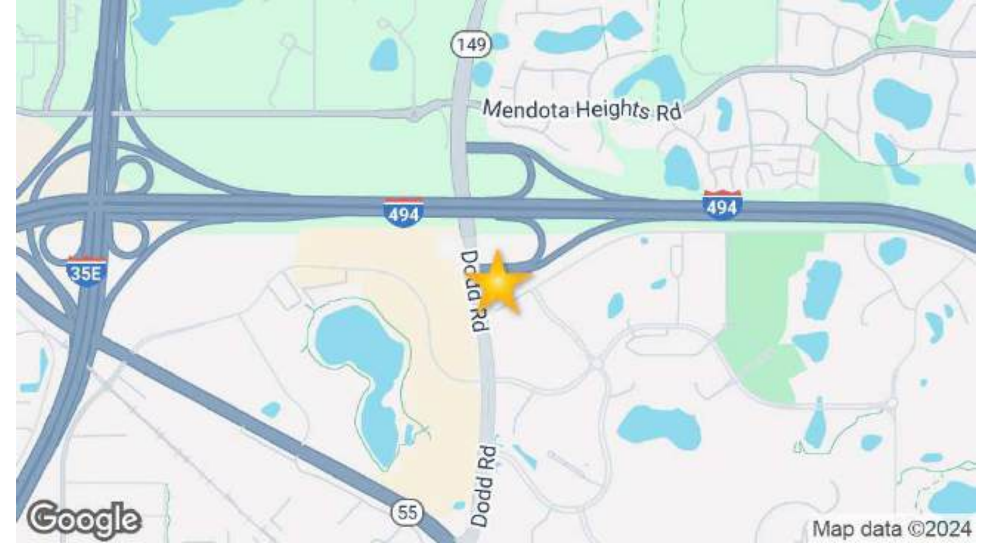
# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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## PROPERTY OVERVIEW

AMAZING PRIME LAND LOCATION! Results Commercial is pleased to announce the sale of 4 Parcels totaling 3.35 Acres adjacent to gorgeous Viking Lakes. Home to the legendary NFL Minnesota Vikings franchise. Incredible opportunity to purchase approximately 3.35 acres immediately adjacent to Viking Lakes. This is the headquarters of the Minnesota Vikings.

NOTE: 810 O'Neill Drive may be sold separately from the other parcels. Contact Listing Brokers for details. The parcels including 820 O'Neill Drive, 830 O'Neill Drive, and 2660 Dodd Rd will be sold in a single sale. This offering consists of three homesteads at 810, 820 & 830 O'Neill Drive, along with a vacant corner lot at 2660 Dodd Road. Zoned BP - Business Park District.

This is a once in lifetime redevelopment opportunity. The City of Eagan is ready to see this site maximized its highest and best use.

**The price is negotiable, and all potential buyers and investors should contact Mark Hulsey, Managing Broker, for details or guidance.** Do NOT disturb the three (occupied) homeowners. See Offering Memorandum for details.

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# PROPERTY DETAILS

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

SECTION 1 / PAGE 5

**SALE PRICE**

**NEGOTIABLE**

### LOCATION INFORMATION

Building Name	Eagan Redevelopment Site
Street Address	810, 820 & 830 O'Neill Drive & 2660 Dodd Road
City, State, Zip	Eagan, MN 55121
County/Township	Dakota/27
Range	23
Section	02
Side Of Street	South
Road Type	Paved
Nearest Highway	Highway 55
Nearest Airport	MSP

### LAND

Number Of Lots	4
Best Use	Development
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	BP - Business Park
Lot Size	3.351 Acres
APN#	105334001040, 105334001020, 105334001010, 105332000088
Lot Frontage	370
Lot Depth	412
Corner Property	Yes
Traffic Count	22,900
Traffic Count Street	Dodd Road

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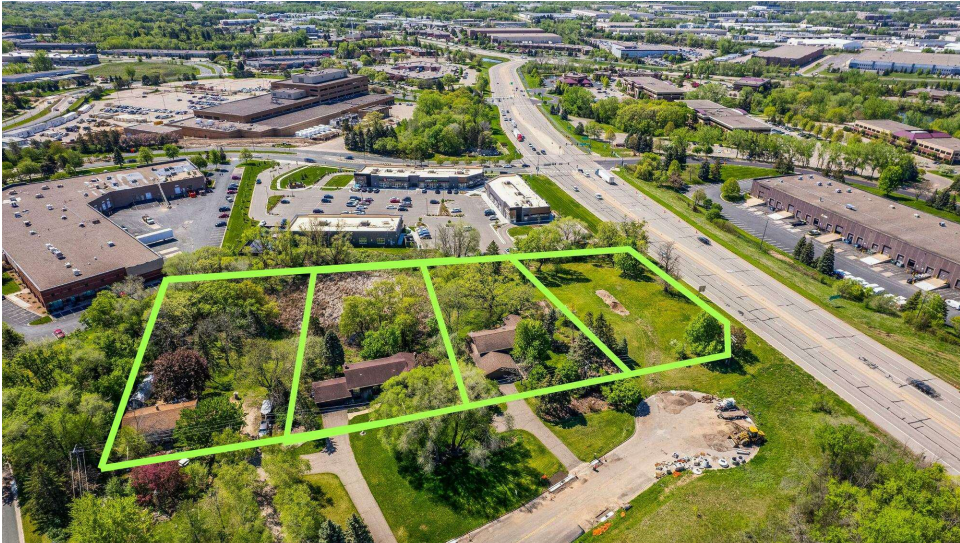




**PROPERTY PHOTOS**

# PROPERTY PHOTOS

**EAGAN REDEVELOPMENT SITE**  
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# PROPERTY PHOTOS

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# PARCEL DETAILS

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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### 820 O'NEILL DRIVE

- PID: 10-53340-01-010
- Occupied Single Family Home
- 3,292 Finished SF
- 4 Bed, 2.5 Bath
- Year Built: 1969
- 2 Car Garage
- 0.78 AC / 34,092 SF
- 130 ft x 262 ft
- Legal Desc: O NEILLS ADDITION 11



### 830 O'NEILL DRIVE

- PID: 10-53340-01-020
- Occupied Single Family Home
- 2,554 Finished SF
- 3 Bed, 2 Bath
- Year Built: 1973
- 2 Car Garage
- 0.71 AC / 30,858 SF
- 125 ft x 246 ft
- Legal Desc: O NEILLS ADDITION 21

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# PARCEL DETAILS

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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### 810 O'NEILL DRIVE

- PID: 10-53320-00-088
- Occupied Single Family Home
- 2,132 Finished SF
- 3 Bed, 2 Bath
- Year Built: 1969
- Unfinished Garage
- 0.9261 AC / 40,343 SF
- 127 ft x 331 ft
- Legal Desc: ROBERT O NEILL HOMESTEAD 00



### 2660 DODD ROAD

- PID: 10-53340-01-040
- Corner Lot with High Visibility
- 22,900 Vehicles Per Day on Dodd Rd
- No Wetland Delineation Report
- No Soil Testing Report
- 0.93 AC / 40,697 SF
- 150 ft x 266 ft
- Legal Desc: O NEILLS ADDITION 4 1 ALL OF LOT 3 BLK 1

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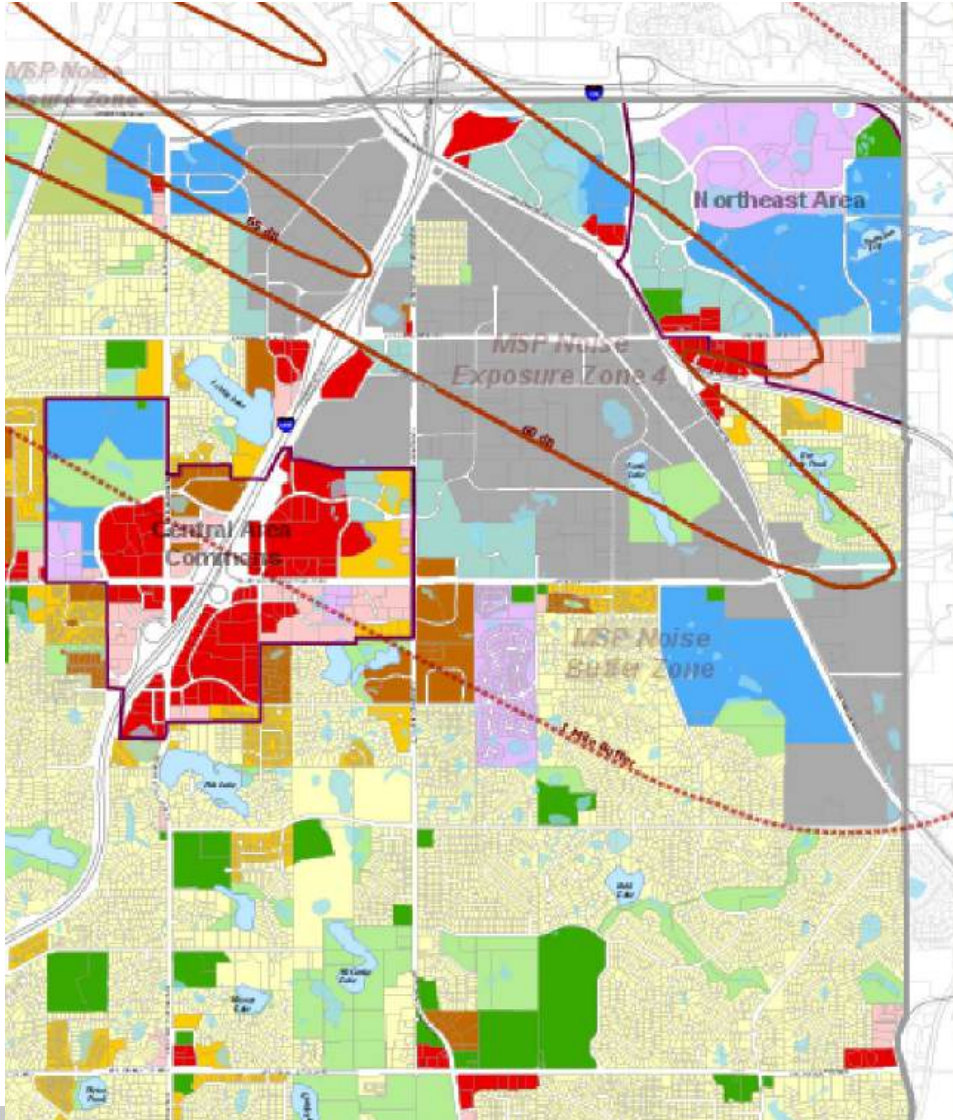
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# ZONING INFORMATION

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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## BP - BUSINESS PARK DISTRICT

A. Purpose. The Business Park BP District is intended to accommodate development of low intensity office, light industrial and supporting commercial service uses that may be suitable in relative close proximity to non-industrial development. More intensive industrial uses which require either outdoor storage or high truck traffic or both are excluded. The performance standards for this district are intended to establish and maintain high quality site planning, architecture, signage and landscape design to create an attractive and unified development character.

B. Permitted uses. Within any BP district no structure or land shall be used except for one or more of the following uses or uses deemed similar by the council: Adult establishments, Financial institutions and banks (without drive-through facilities), Freestanding satellite dishes, subject to the regulations thereof elsewhere in this chapter, Office and office buildings, Office/warehouses and office/showrooms, Processing, packaging, cleaning, storage, assembling, servicing, repair or testing of materials, goods or products, when wholly contained within a building and which meet and maintain all applicable standards established by the state, Public utility tower mounted antennae, subject to the regulations thereof elsewhere in this chapter, Public utility uses, Research laboratories, when wholly contained within a building and which meet and maintain all applicable standards established by the state, Technical, vocational and business schools.

For More Information:

[https://library.municode.com/mn/eagan/codes/code\\_of\\_ordinances?nodeId=CICO\\_CH11LAUSREZO\\_S11.60USDIOV](https://library.municode.com/mn/eagan/codes/code_of_ordinances?nodeId=CICO_CH11LAUSREZO_S11.60USDIOV)

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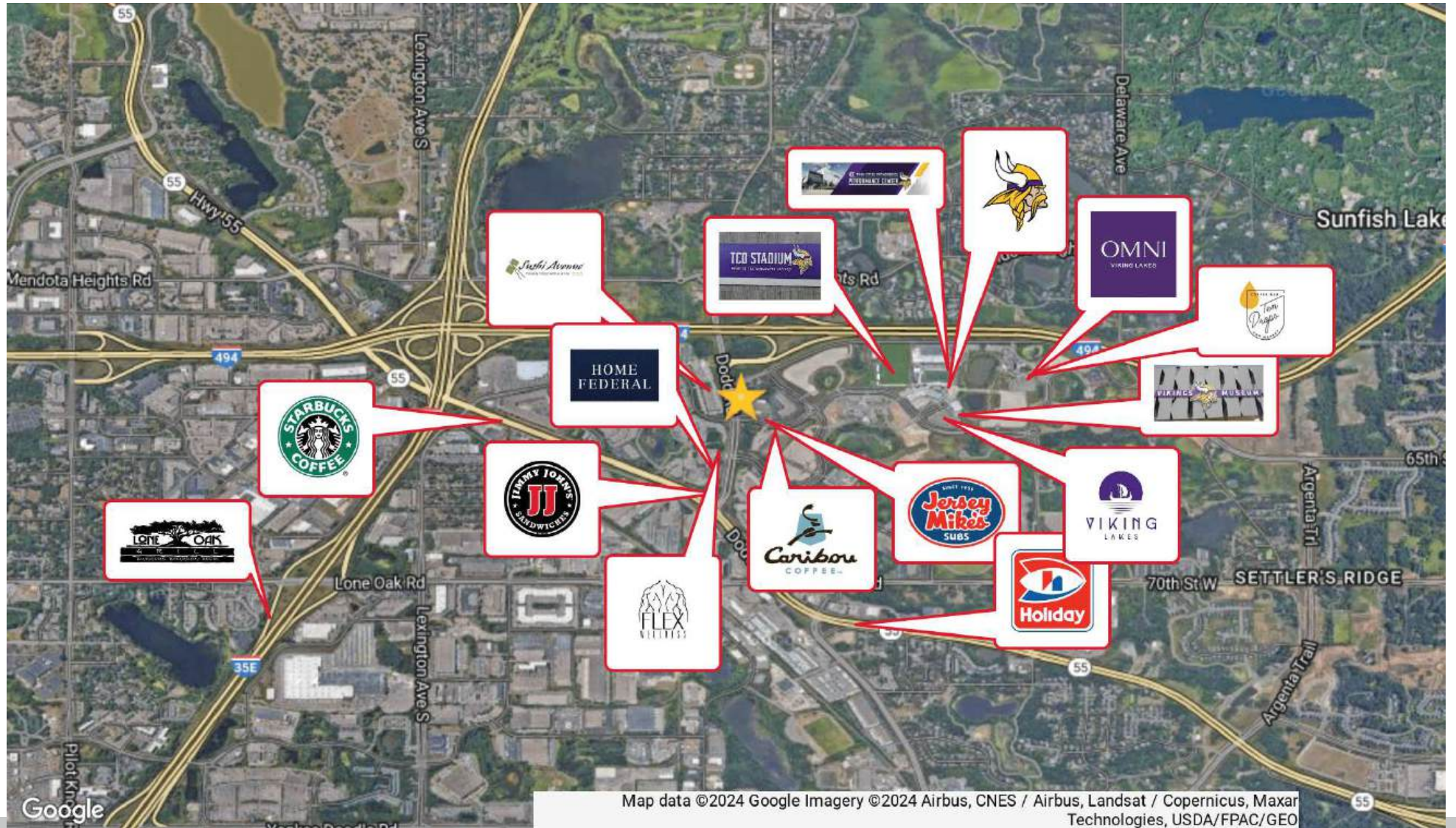
# LOCATION INFORMATION

# RETAILER MAP

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

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# TOPOGRAPHIC MAPS

## EAGAN REDEVELOPMENT SITE

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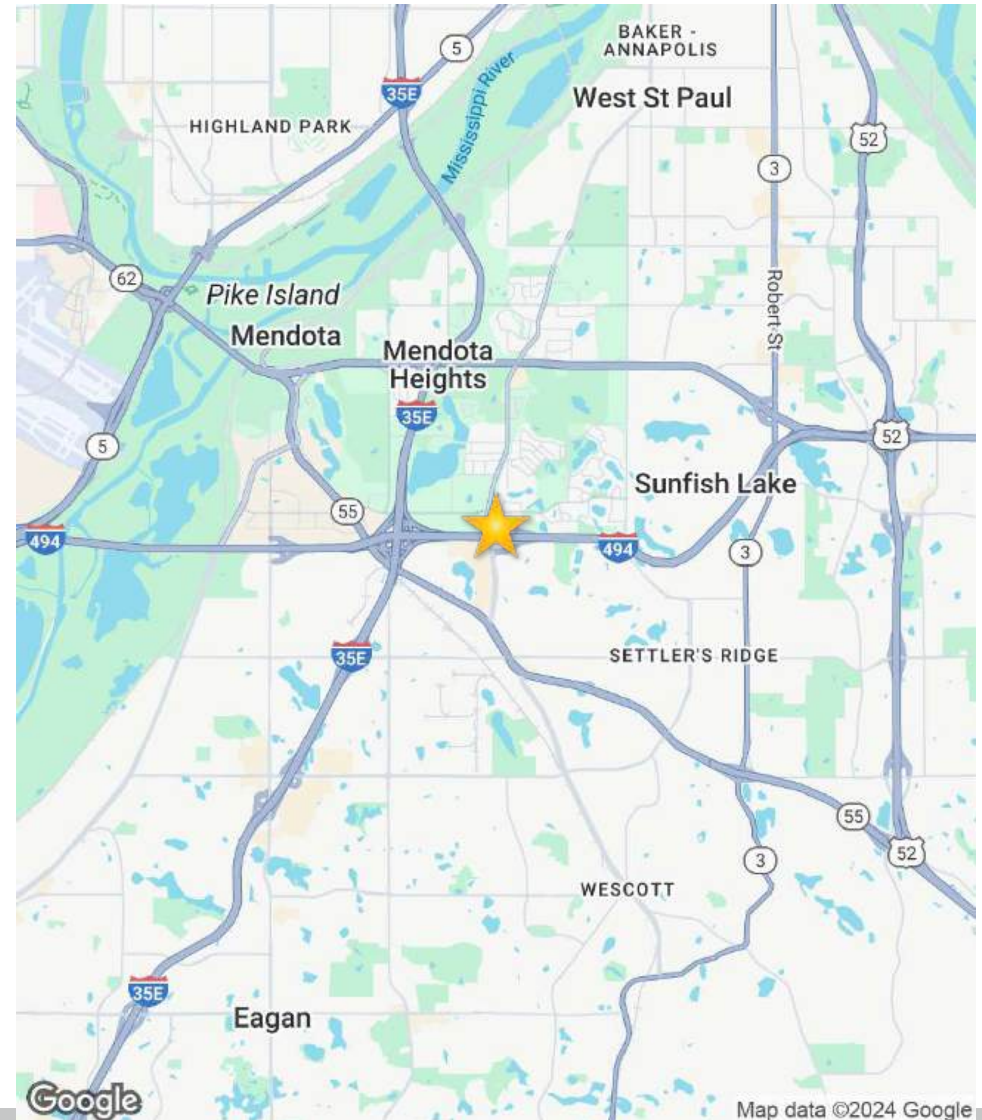
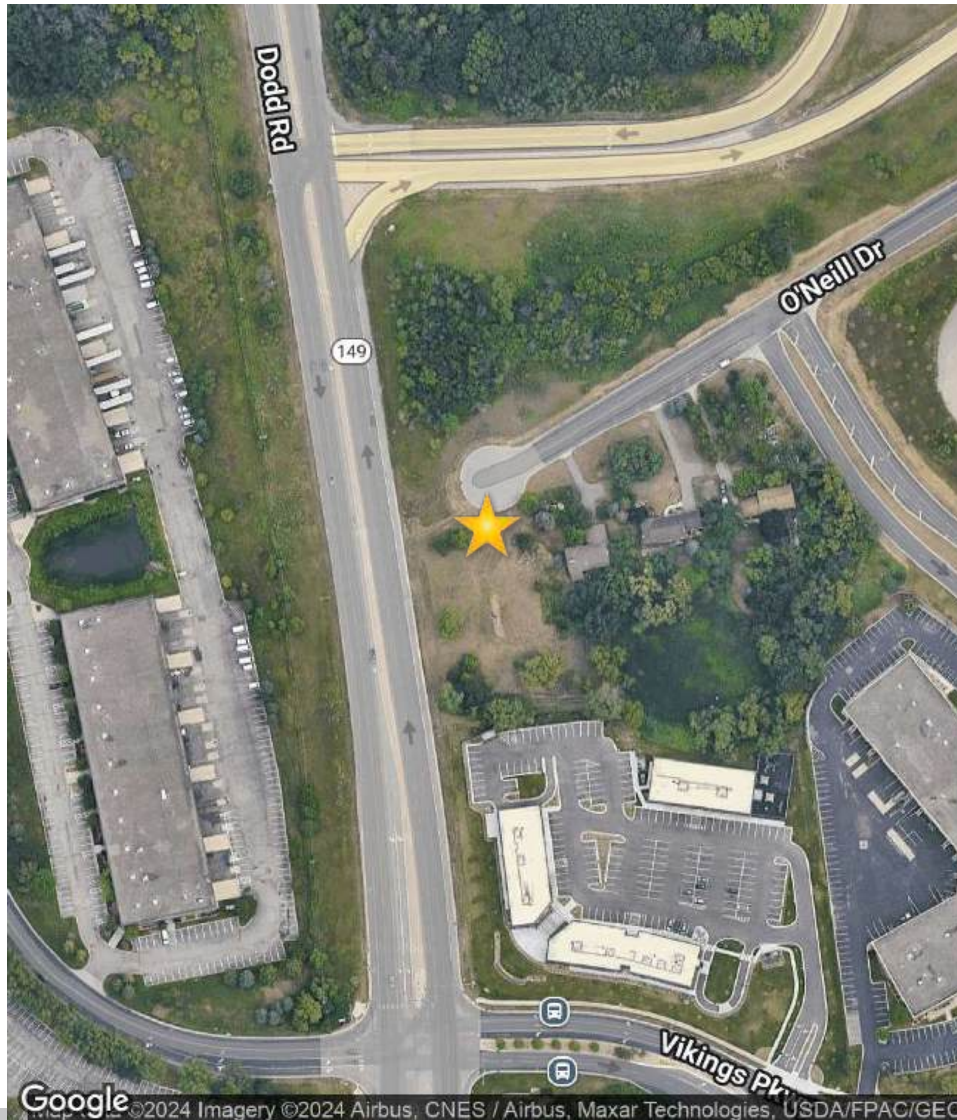
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# AERIAL & REGIONAL MAP

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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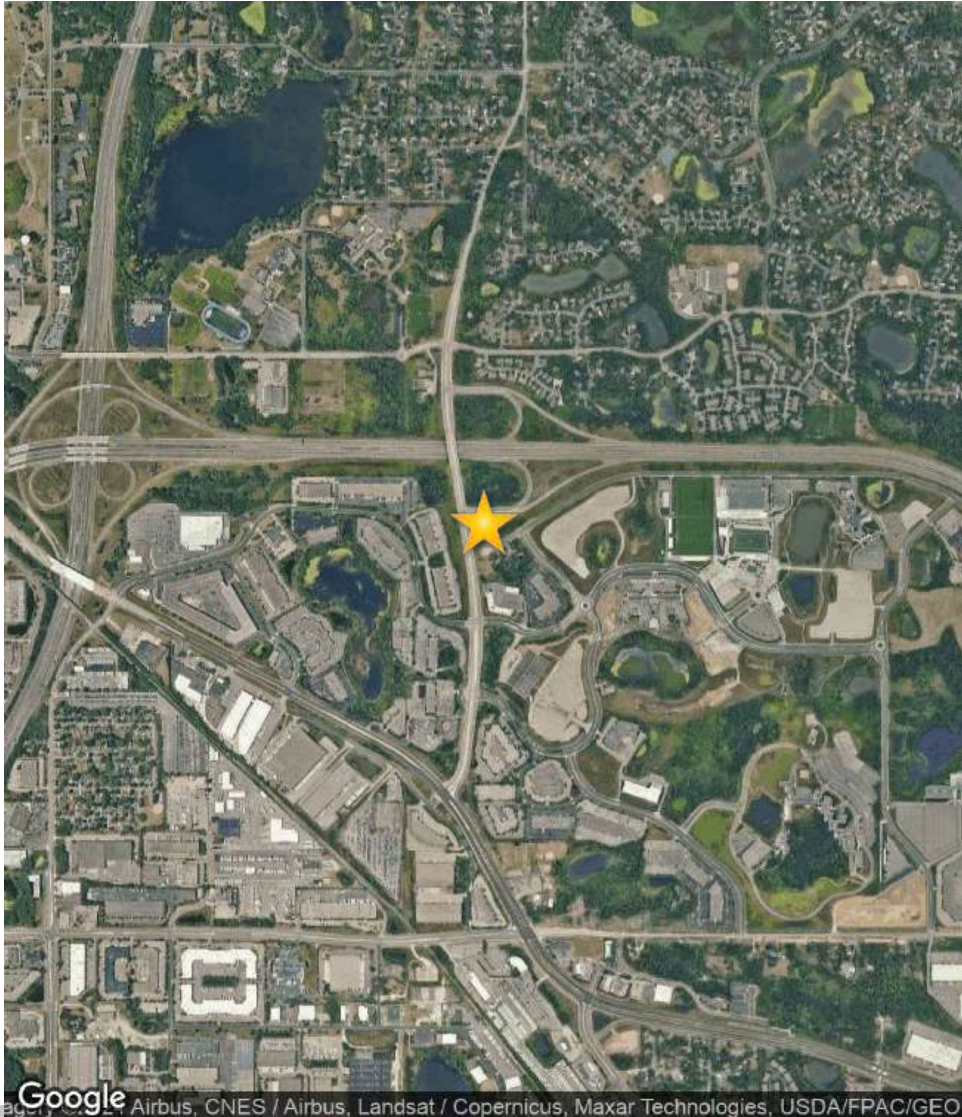
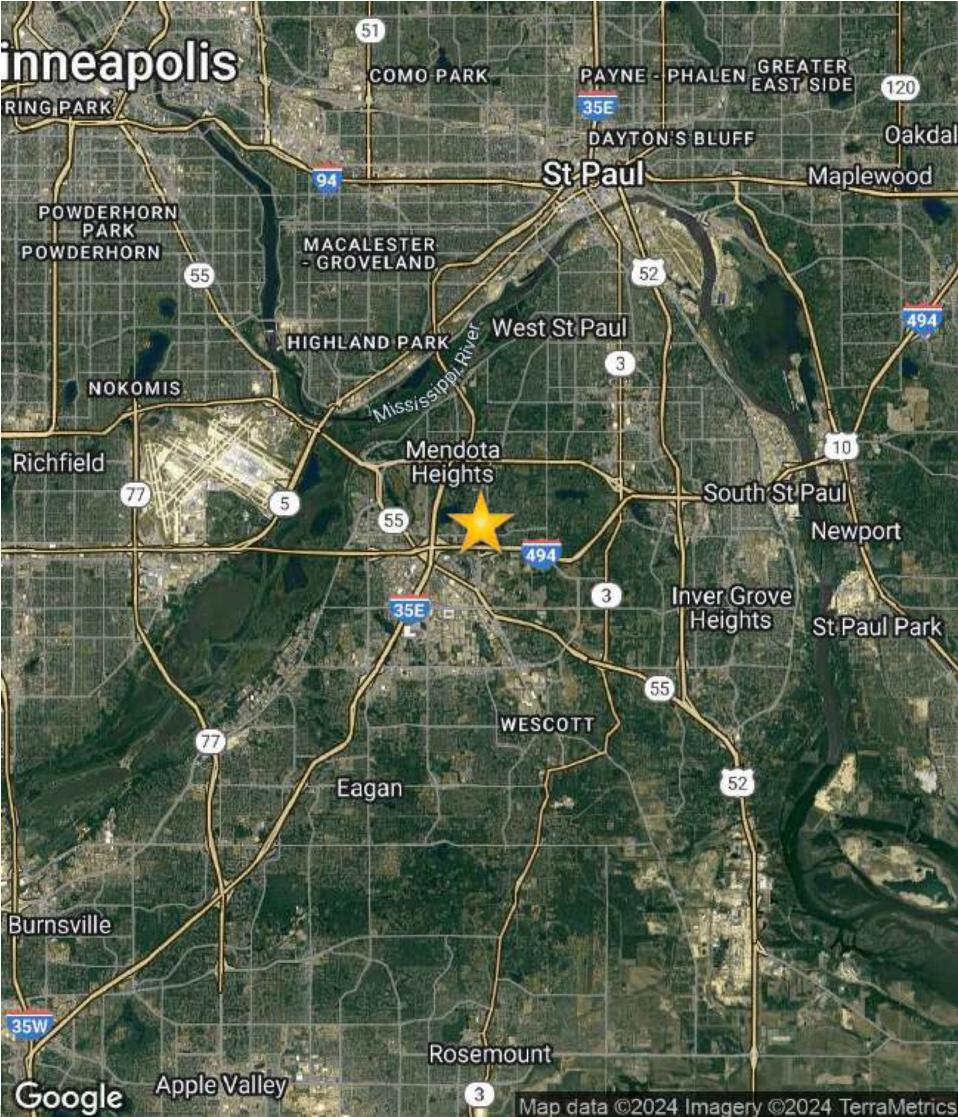
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# LOCATION & AERIAL MAP

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# ABOUT VIKING LAKES

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## VIKING LAKES

Viking Lakes is a bold mixed-use development in Eagan that is innovative, delivering new to market concepts by integrating best-in-class office, residential, medical, retail, hotel and entertainment to create a vibrant urban community. The 200-acre property features prime development opportunities with 2M+ SF of professional and medical corporate offices, 160,000 SF of retail, up to 1,000 multi-family units and 320 hotel rooms. We invite everyone to join our community and explore all that Viking Lakes has to offer.

Anchored by the Minnesota Vikings world headquarters, Viking Lakes is home to an elite roster of tenants including Twin Cities Orthopedics Eagan Clinic, Omni Viking Lakes Hotel, Minnesota Vikings Museum and Locker Room Store, USTA Northern, Arete Academy, Salvo Soccer, and more.

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# ABOUT VIKING LAKES

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## VIKING LAKES

### Viking Lakes Innovation Center

This fully leased, 60,000sf, two-story commercial office building with attached parking ramp is located in the heart of the Viking Lakes Campus. The Innovation Center is integrated with the community plaza, overlooking TCO Stadium and the Minnesota Vikings world headquarters, TCO Performance Center. This building is ideal for companies who value branding and signage opportunities.

### Twin Cities Orthopedics Eagan Clinic

The Twin Cities Orthopedics Eagan Clinic is a public, full-service orthopedic and sports medicine facility designed in true partnership with the Vikings and City of Eagan. TCO is proud to offer a comprehensive suite of services to the local community, including Walk-In Orthopedic Urgent Care, an orthopedic clinic, physical and hand therapy, imaging, and the Eagan Orthopedic Surgery Center.

### Sports Medicine Center

In between Viking Lakes Innovation Center and Twin Cities Orthopedics sits the Sports Medicine Center, which is home to the Training Haus and Vikings Museum and Locker Room Store. Training Haus, powered by TCO, is an elite performance facility built on a foundation of science, research and world-class sports medicine expertise. Both the Museum and Team Store are open to the public, offering fans a look at the Minnesota Vikings history and pickup their favorite game day gear.

### Retail

Integrated within the Twin Cities Orthopedic Clinic is 3,500 SF of available cafe space, which features outdoor patio seating with great views of both TCO Performance Center and Omni Viking Lakes Hotel. In addition, this is all right next door to the Viking Lakes Residences new resort style apartments.

Viking Lakes is a developing best-in-class destination bringing a vibrant, diverse and sustainable environment to tenants, residents, partners and the community. It is innovative, delivering new to market concepts to Minnesota. Our eyes are looking to the future to create a place to live, work and play not just for today, but for the next 150 years.

We vow to inspire stakeholders, employees, residents and fans while developing a safe, healthy and equitable state-of-the-art campus. To accomplish this mission, all aspects of Viking Lakes will be held to the highest standards of character, integrity and commitment.

For More Information: <https://www.explorevikinglakes.com/>

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# ABOUT THE CITY OF EAGAN, MN

# ABOUT EAGAN

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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## ABOUT EAGAN

The City of Eagan is conveniently located just minutes from both downtown Minneapolis and St. Paul, MSP International Airport, the Mall of America and other desirable attractions with two interstates serving the area. We are home to over 2,000 diverse businesses and one of the largest employment and corporate campus centers in the Minneapolis-St. Paul region. These businesses range from sole proprietorship to large Fortune 500 businesses and have made Eagan the highest job growth community in the metro area over the last decade.

Eagan is the 2nd largest city in Dakota County, Minnesota. Its landscape is made up of rolling hills and nearly 1,200 lakes, wetlands and ponds. Eagan is a community known for its trees. As of 2022, it is the 13th largest city in the state with just over 69,000 people. Eagan is south and equal distance to both downtown Minneapolis and St. Paul. Just across the Minnesota River is the Minneapolis-St. Paul International Airport.

With 60,000 people working in Eagan each day, Eagan has one of the largest employment bases in the Twin City region. Over 2,000 businesses representing a range of diverse industries call Eagan home. We are committed to providing an environment where business can grow and prosper.

**Source:** <https://cityofeagan.com/about-eagan>

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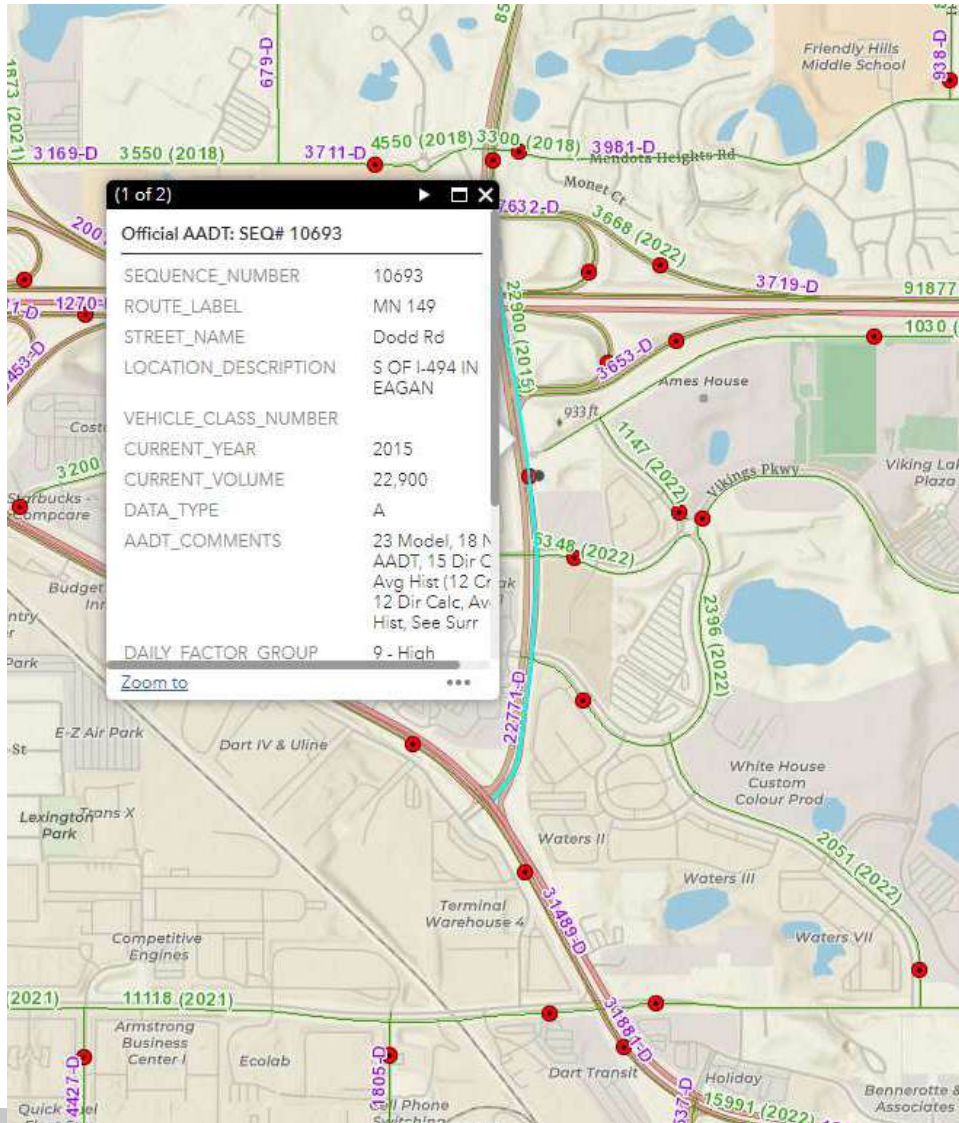
# DEMOGRAPHICS

# TRAFFIC COUNTS

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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Dodd Road	22,900 Vehicles Per Day
I 494	91,877 Vehicles Per Day
MN 55	18,300 Vehicles Per Day
I 35E	102,498 Vehicles Per Day

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# DEMOGRAPHICS MAP & REPORT

## EAGAN REDEVELOPMENT SITE

O'NEILL DRIVE & DODD ROAD, EAGAN, MN 55121

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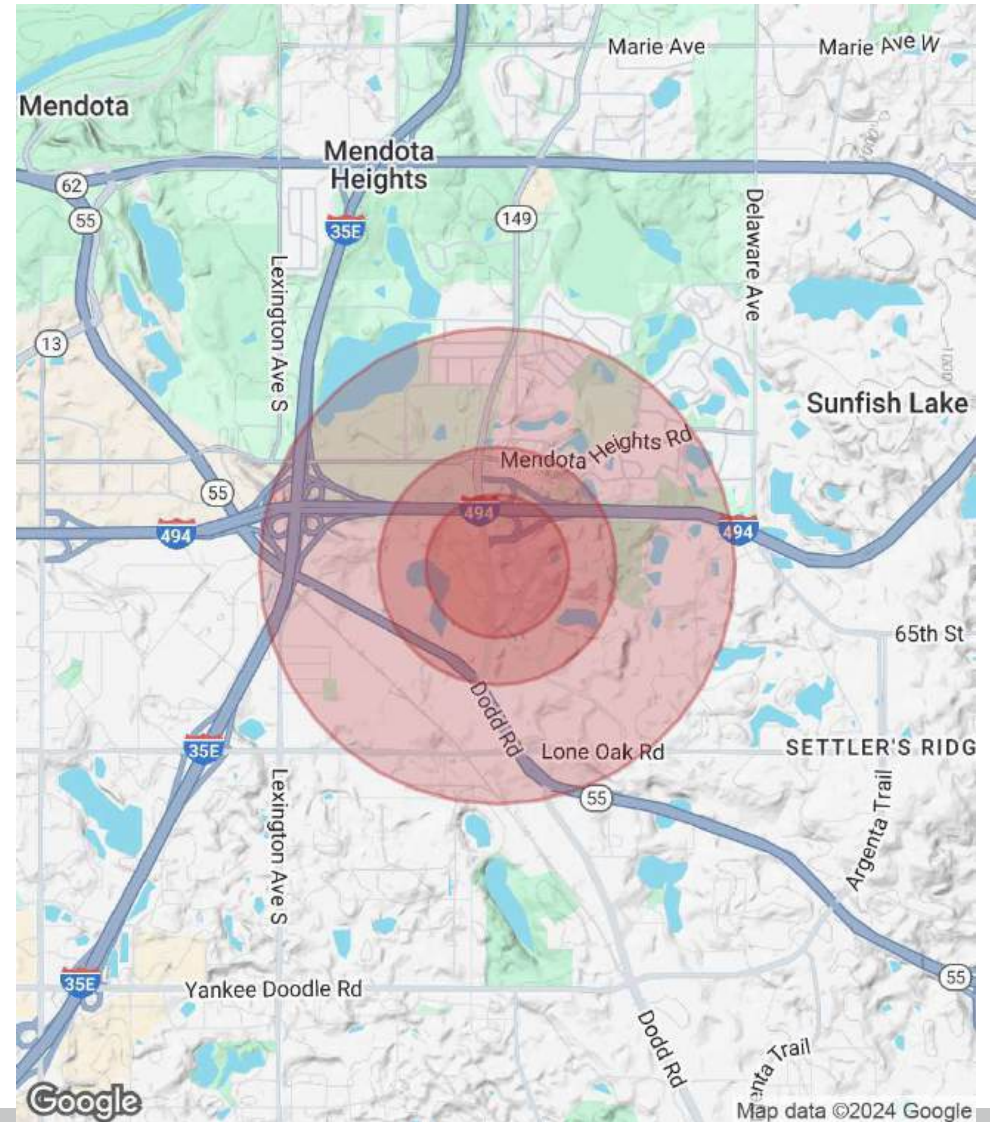
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	97	582	2,824
Average Age	39	41	41
Average Age (Male)	39	40	40
Average Age (Female)	40	42	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	223	1,091
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$203,768	\$185,789	\$165,121
Average House Value	\$509,891	\$532,383	\$503,142

Demographics data derived from AlphaMap



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# MEET THE TEAM

## EAGAN REDEVELOPMENT SITE

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