



Colliers

Premier Development Site

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For Sale 3.93 Acres

Pioneer Trail & Hennepin Town Road, Eden Prairie, MN 55347

PROPERTY DETAILS

- Fantastic land opportunity in the City of Eden Prairie
- 3.93 acres
- Easy access to Hwy 169 & I-494
- Utilities available
- Signalized intersection
- Strong population and demographics
- Area tenants: Jerry's Foods, Walgreens, Papa Murphy's, McDonald's, Starbucks, and many more

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Accelerating success.

For Sale

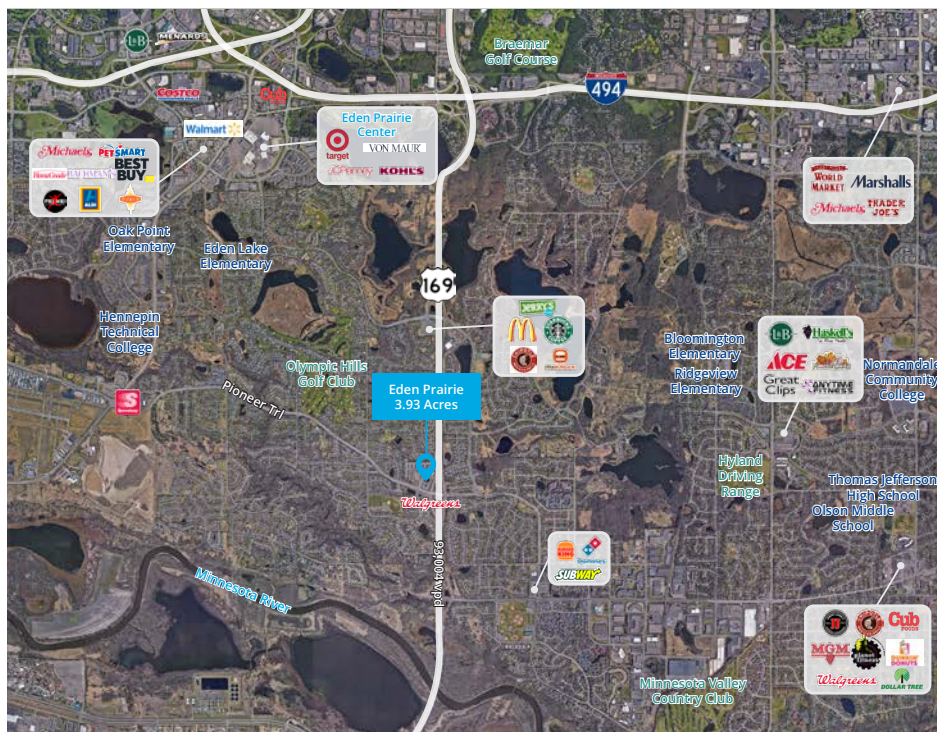
Site Information

Address:	Pioneer Trail & Hennepin Town Road			
Location:	Eden Prairie, MN			
Description:	3.93 acres			
Land Use:	Commercial			
Zoning:	N-Com: Neighborhood Commercial			
Demographics*:		1 mi	3 mi	5 mi
	Population	9,948	45,532	134,181
	Median HH Income	\$121,622	\$109,811	\$113,298
	Average HH Income	\$175,609	\$155,228	\$157,898
Traffic Counts**:	Highway 169 - 93,004 vehicles per day			
	Pioneer Trail - 12,907 vehicles per day			
Pricing:	\$2,700,000			

*Source: Esri, U.S. Census, 2024

**Source: Minnesota Department of Transportation

Area Aerial



Area Tenants



Contact us:

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