

ark

5.6 ACRES FOR SALE

Viking Blvd NE

6,060 vpd

5,222 vpd

65

Star of  
the North  
Academy

Jackson St



**SITE**

FUTURE  
RESIDENTIAL



5.6 ACRES - WILL SUBDIVIDE

**HWY 65 COMMERCIAL SITE**  
**SANDHILL PKWY NE**  
**EAST BETHEL, MN 55011**

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# HWY 65 & DAVENPORT ST NE EAST BETHEL, MN

## TRAFFIC COUNTS

Hwy 65 - 28,731 vpd

## Property Summary

The Subject Property includes roughly 6 acres guided for commercial, retail, and multi-family. Access to the site is available via a new frontage road off Highway 65, named Sandhill Parkway. The adjacent property is currently being developed into a 212-unit rental townhome community with a central clubhouse, walking trails, and a commercial outlot (Subject Property).

## Property Highlights

- Utilities to site
- 212 unit rental townhomes adjacent
- Neighboring Viking Meadows golf course will be single-family development by Capstone Homes
- Just north of Kwik Trip's new development

## Property Information

PID #	TBD
Acreage	5.61 acres
Zoning	MXU Mixed-Use
2040 Land Use	Mixed-Use

### Highway 65 Improvements (Thrive on 65)

Link Here: [www.blainemn.gov/3629/Thrive-on-65](http://www.blainemn.gov/3629/Thrive-on-65)

- Highway 65 will be converted to a "freeway" with grade-separated interchanges
- The improvements will greatly reduce commute times to Blaine, as well as Minneapolis/St. Paul

## Demographics (2024)

	1 Mile	3 Miles	5 Miles
Population	656	7,708	22,972
Households	249	3,047	9,060
Average HH Income	\$129,829	\$127,245	\$139,516
Daytime Population	494	2,170	4,378





# HWY 65 & DAVENPORT ST NE

## EAST BETHEL, MN

AERIAL

Hwy 65 Access  
1 min/0.5 miles

28,731 vpd

65

**SITE**

Viking Blvd NE

FUTURE  
RESIDENTIAL

FUTURE  
RESIDENTIAL

Hwy 65 Access  
1 min/0.4 miles

**KWIK  
TRIP**

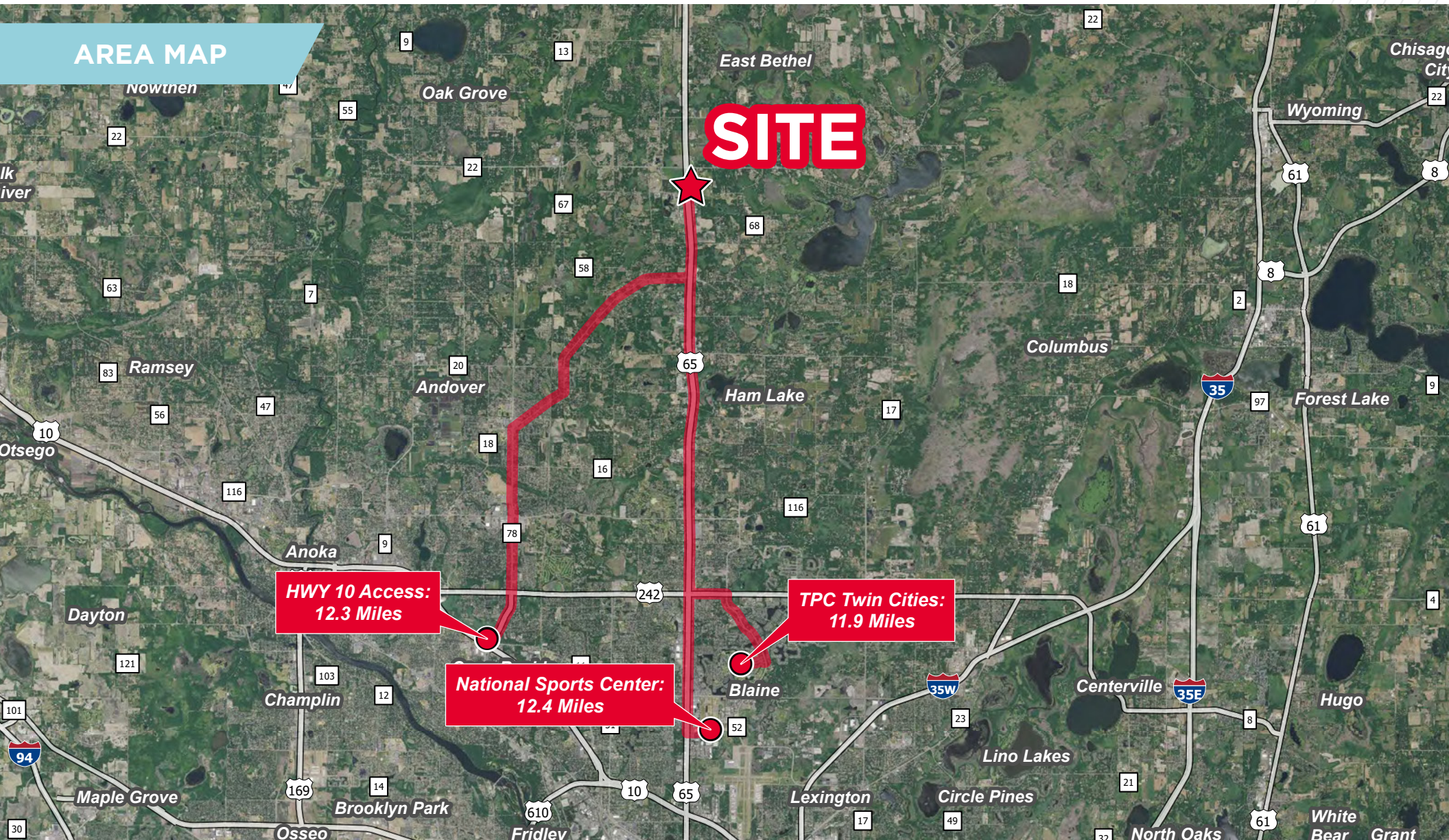




# HWY 65 & DAVENPORT ST NE

## EAST BETHEL, MN

### AREA MAP



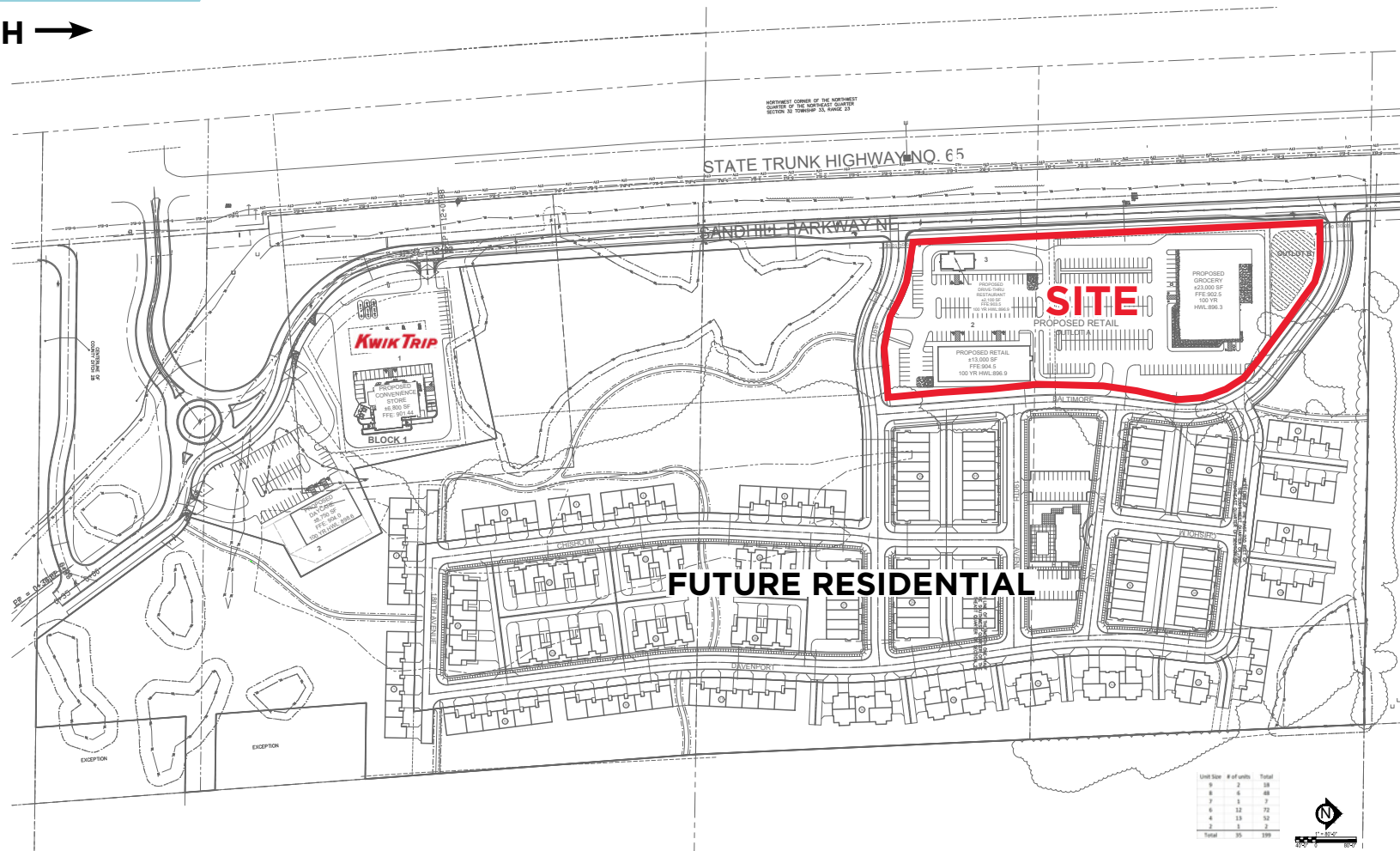


# HWY 65 & DAVENPORT ST NE

## EAST BETHEL, MN

### CONCEPT PLAN

NORTH →



ELEVAGE EAST BETHEL

**CivilSite**  
GROUP

5000 GLENWOOD AVE  
GOLDEN VALLEY, MN 55422  
Office: 612.615.0060  
www.CivilSiteGroup.com

## OVERALL DEVELOPMENT PLAN

80 SCALE - EAST BETHEL, MN

Project Number: 21268 Revision Number:  
Issue Date: 12/06/22 Revision Date:

EX 1





## FOR MORE INFORMATION, CONTACT:

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