

# 3.85 Acres Commercial Land

Chestnut Blvd & Emery Way, Jackson Township, MN



HOME

PROPERTY INFO

AERIALS

PLANS

ZONING

COUNTY WEBSITE



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## Property Highlights

- Easy access from Highway 169
- New Hwy 169-CR 41 Interchange, construction 2019-2020
- Adjacent from future-upgraded Emery Way
- Guided Commercial uses

## Property Information

Location	Chestnut Blvd & Emery Way Jackson Township, MN
PID	060360020
Acres	3.85
Zoning	C-1 General Commercial
Total Taxes	\$3,008
Sale Price	\$800,000
County Contact	Greg Wagner Senior Planner 952 496 8360



## Traffic Counts

	Vehicles Per Day (VPD)
Highway 169	34,500
Hwy 41/Chestnut Blvd	5,200

## Demographics

	1 Mile	3 Miles	5 Miles
Population	1,001	20,704	66,360
Households	336	7,236	23,478
Average HH Income	\$80,919	\$89,604	\$99,631
Daytime Population	533	8,468	27,015
Total Businesses	59	617	1,686

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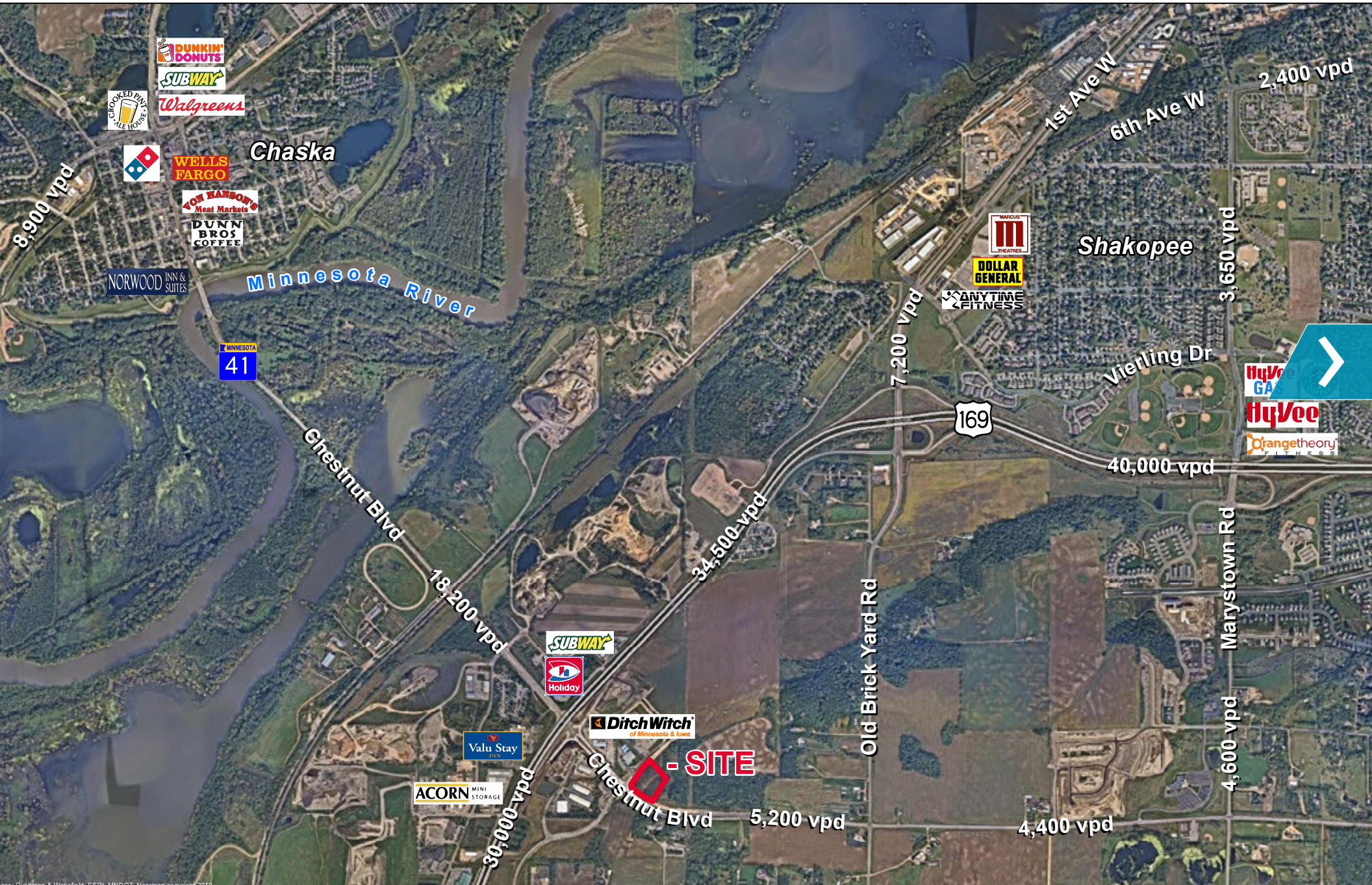
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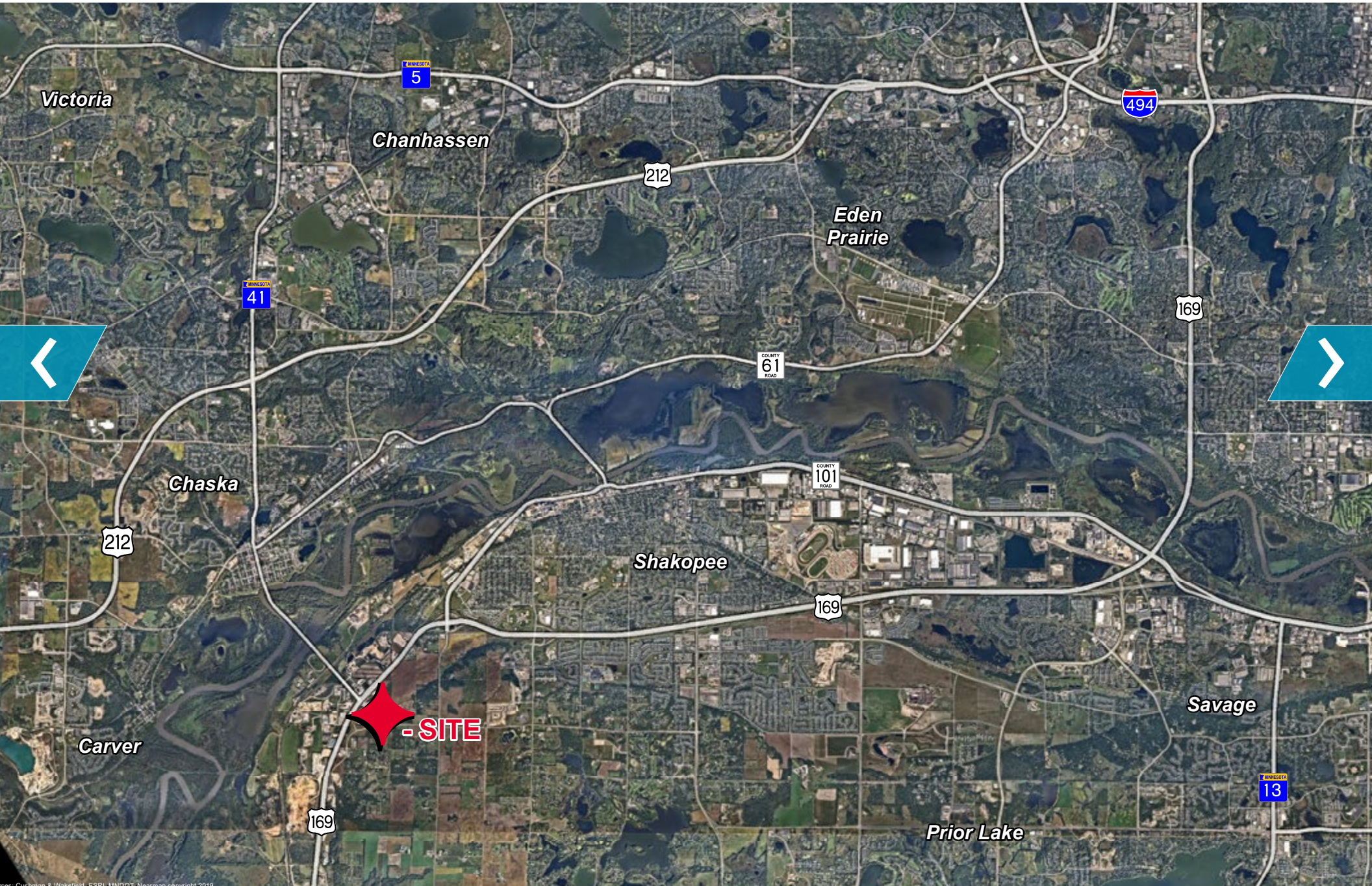
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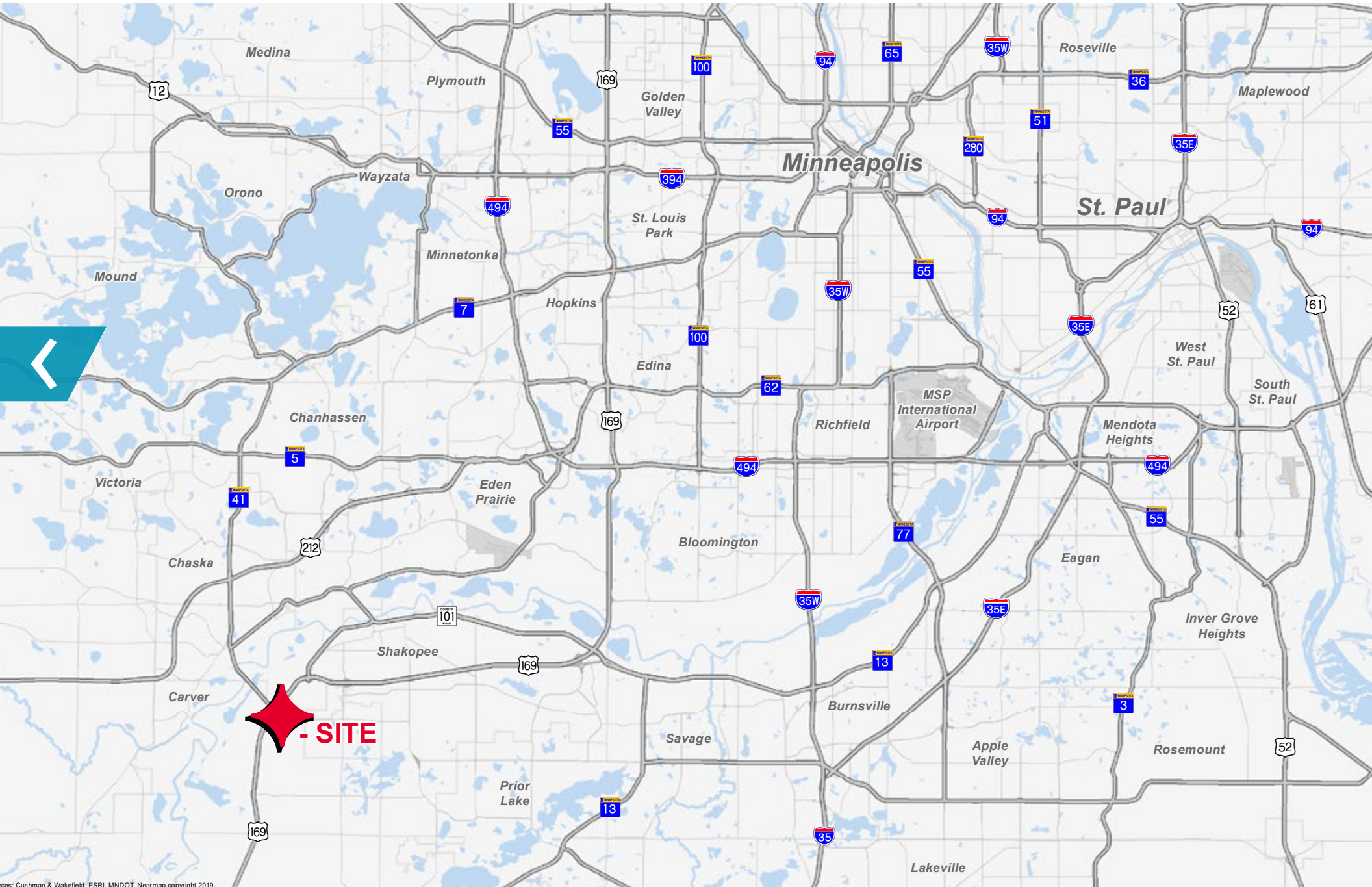
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**- SITE**

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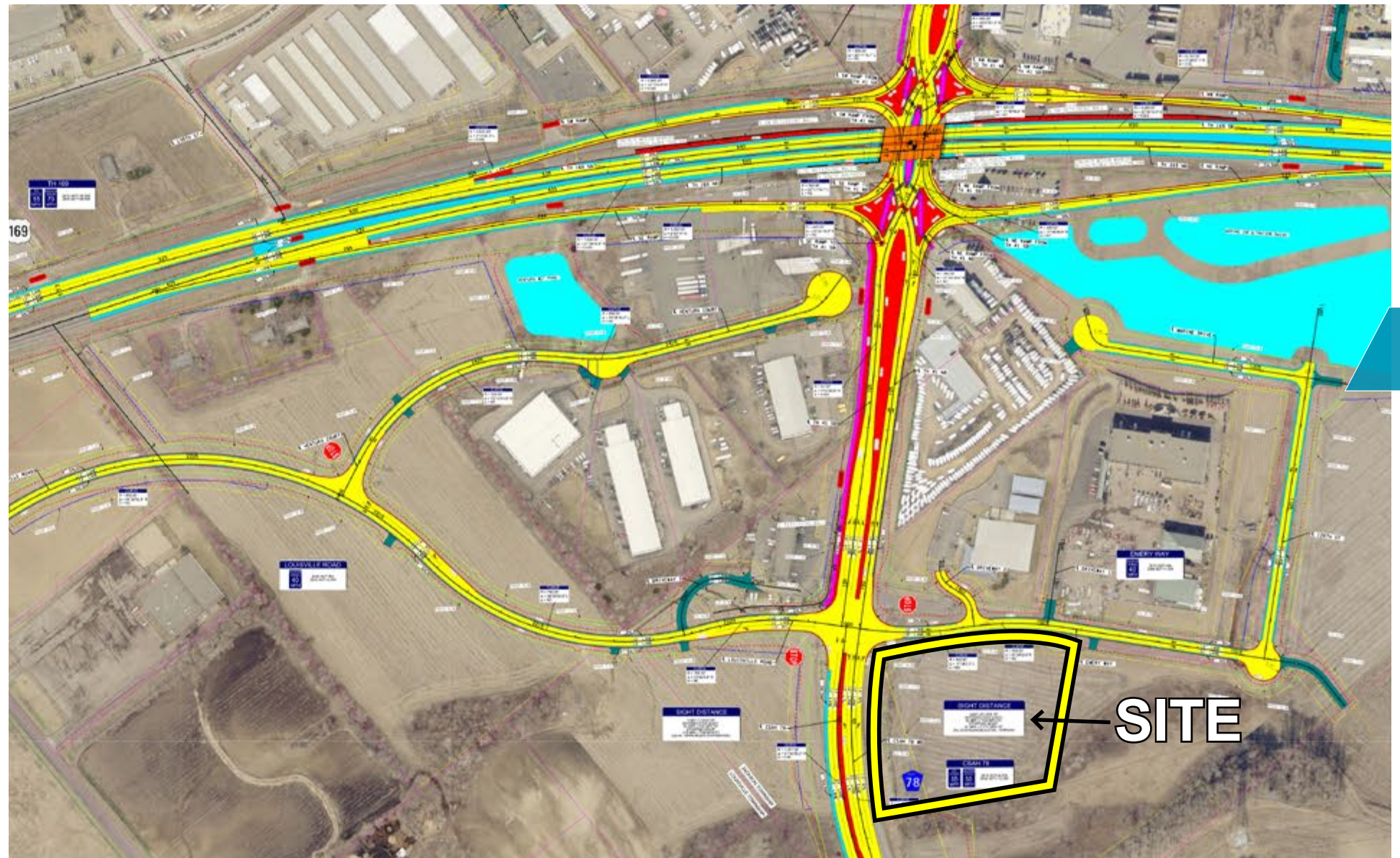
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## 169-41 Interchange Plans



[CLICK SITE PLAN FOR PRINTABLE IMAGE](#)

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## 169-41 Interchange Plans



### HIGHWAYS 169/41/78 INTERCHANGE IMPROVEMENT PROJECT

MnDOT is building a new interchange at Highways 169/41/78 in Jackson and Louisville townships in Scott County. Construction began in fall 2018 and is anticipated to be completed in late fall 2020.

This project will:

- Improve safety and traffic flow in the area by removing direct access to Highway 169.
- Maintain local business access to support area growth via a new frontage road system.
- Support the long-term vision of converting this stretch of Highway 169 into a freeway.

#### ANTICIPATED PROJECT SCHEDULE

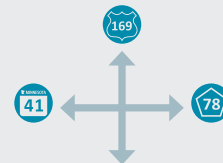


##### FALL 2018

- Construction began
- Utility relocation
- Noise wall construction

##### MID-2019

- New frontage road system opens to traffic
- *New routes to local businesses*



##### EARLY 2019 – LATE 2020

- Highway 169/41/78 interchange construction

##### LATE FALL 2020

- Project completion



#### FOLLOW THE PROJECT

Follow construction progress and be prepared for what's next.



[scottcountymn.gov/169interchange](http://scottcountymn.gov/169interchange)  
Sign up to receive project alerts.



[facebook.com/mndot](https://facebook.com/mndot)



[info@169-41improvements.com](mailto:info@169-41improvements.com)

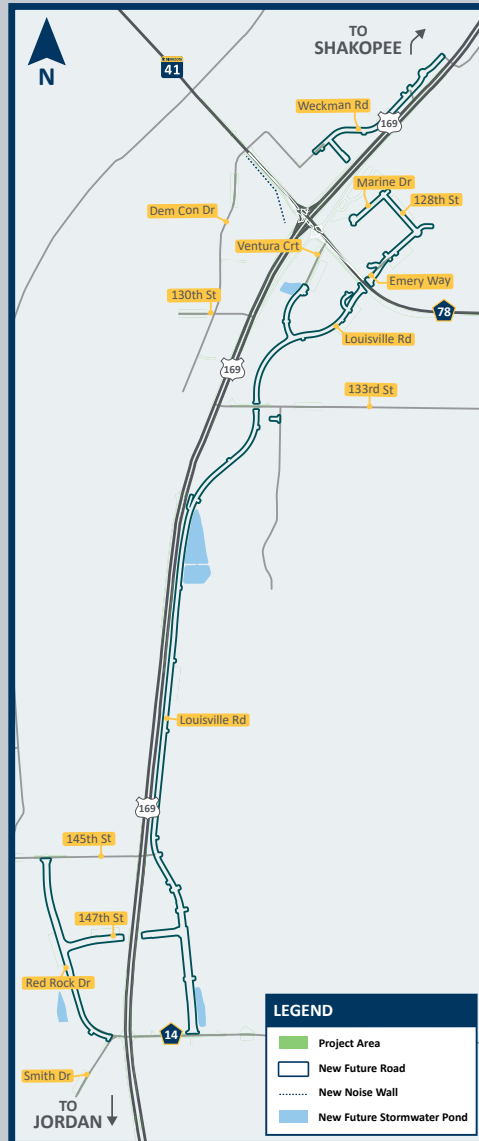


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## 169-41 Interchange Plans



### WHAT TO EXPECT

**Local businesses and destinations are open during construction.**

Permanent access changes in mid-2019 on both sides of Highway 169. Existing driveways will not close until new entrances have been constructed.

- Between County Road 14 and 145th Street.
- Between County Road 14 and Highway 41/ County Road 78.

**County Road 78 and County Road 14 will never be closed at the same time.**

- County Road 14 closure/detour in spring 2019 for approx. one month.
- County Road 78 closure/detour in late 2019 through the end of the year.

**Restricted access to Highway 41 and County Road 78 from Highway 169 in spring/ summer 2020.**

- Highway 169 is open to traffic.
- Designated detour routes will use frontage roads.

**One-month full road closure of Highway 41 west of Highway 169 in summer 2020.**

*All dates are approximate and schedule dependent.*



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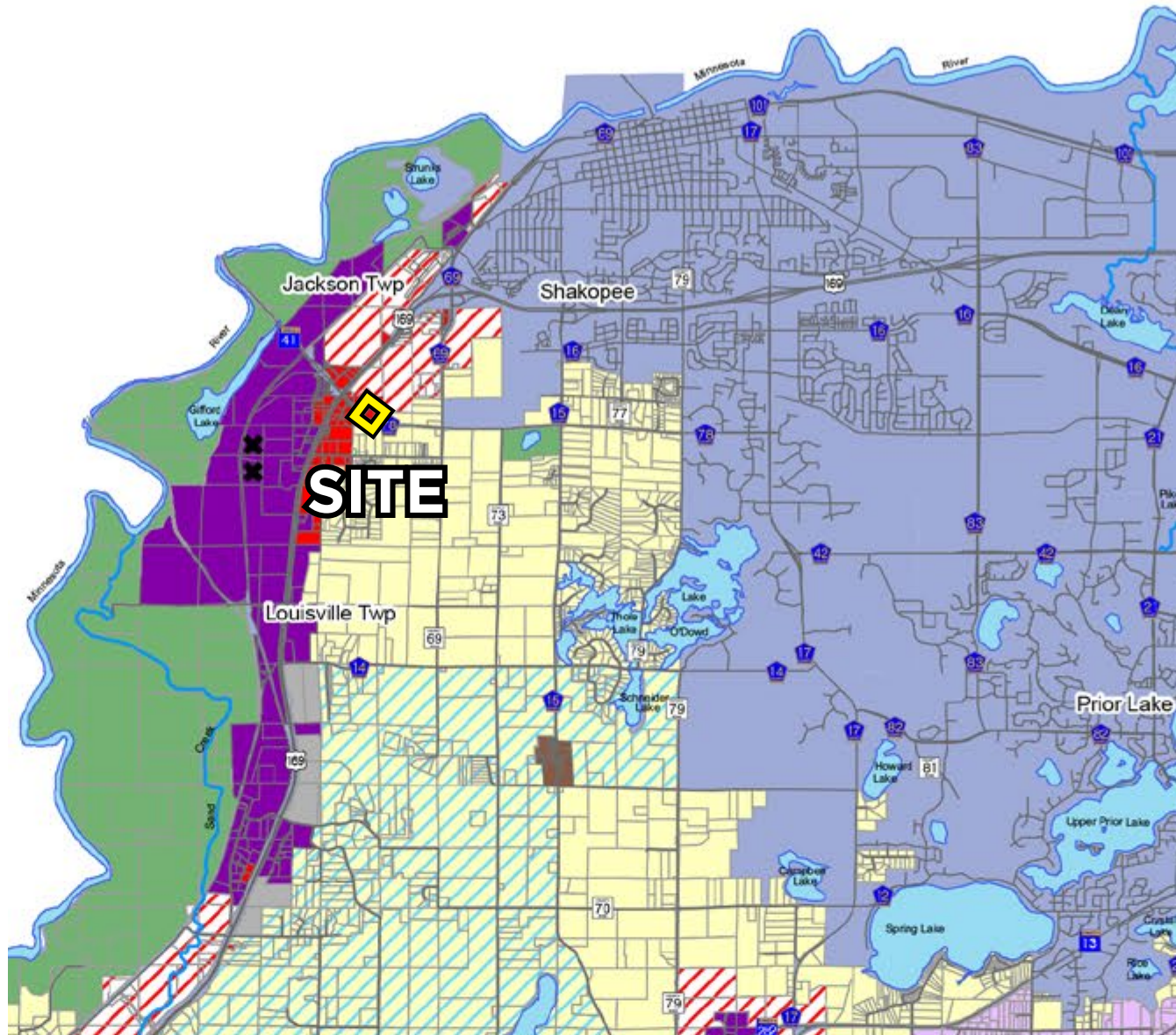
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## Scott County Guided Land Use Map



## Land Use Categories

-  Agricultural Preservation (1 per 40)
-  Urban Expansion (1 per 40)
-  Transition Area (1 per 10 cluster)
-  Rural Residential Reserve (1 per 10 non-wetland)
-  Rural Residential Growth (1 per 2.5)
-  Rural Residential Growth Staged (1 per 2.5)
-  Park/Open Space
-  **Commercial**
-  Industrial
-  Rural Business Reserve
-  Urban Business Reserve
-  Hamlet Mixed Use
-  (Not Under County Planning Authority)
-  Roads
-  Lakes
-  Rivers & Streams
-  Closed Landfill

[CLICK ZONING MAP FOR PRINTABLE IMAGE](#)