



**SITE**

**EDINA INDUSTRIAL BLVD**

**E BUSH LAKE RD**

DEVELOPMENT SITE AVAILABLE

**5700 W 78TH STREET | BLOOMINGTON, MN**



# PROPERTY SUMMARY

**LOCATION:** 5700 W 78th Street | Bloomington, MN  
**DESCRIPTION:** Double Tree parking lot  
**LOT SIZE:** 2.57 acres  
**PARCEL ID:** 16.116.21.22.0002  
**ZONING:** CS 1: Commercial Service

## FOR SALE

**ASKING PRICE:** \$2,900,000

## TRAFFIC COUNTS

**142,116 VPD** I-494  
**61,466 VPD** MN-100  
**15,721 VPD** Edina Industrial Blvd

## HIGHLIGHTS

- Superb location in the NWQ of I-494 + MN 100 and within 10 miles of MSP Airport and the Mall of America
- Hotel has ground leased the parking lot for over 40+ years
- Great development site with easy access and excellent visibility
- In place income while developer secures entitlements with cancellation provisions

## DEMOGRAPHICS

DISTANCE	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,809	75,411	245,082
DAYTIME EMPLOYMENT	33,589	104,064	24,555
MEDIAN HH INCOME	\$92,420	\$94,328	\$94,059
AVERAGE HH INCOME	\$122,575	\$122,845	\$121,487

## AREA TENANTS

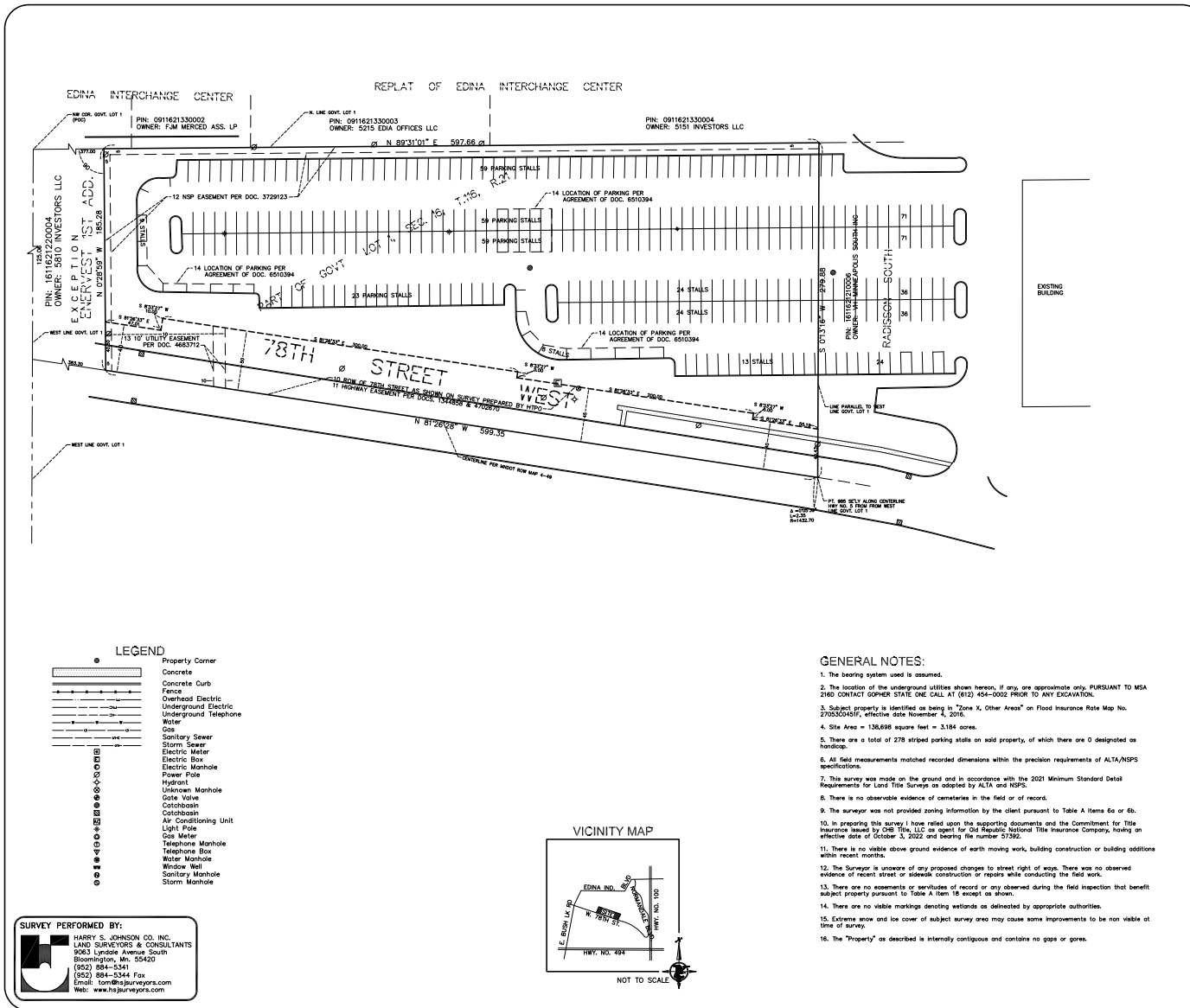


**for information  
CONTACT**

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**Patrick Crawford** · 612 615 1244 · patrick.crawford@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES

# ALTA SURVEY



**LEGAL DESCRIPTION**

All that part of Government Lot 1, Section 16, Township 116 North, Range 21, West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence South along the West line of said Government Lot 1 to the center line of State Highway No. 5; thence Southeast along the center line of said Highway 985 feet; thence North parallel with the West line of said Government Lot 1 to the North line of said Government Lot 1; thence West along the North line of said Government Lot 1 to the point of beginning. EXCEPT that part there described as follows: All that part of Government Lot 1, Section 16, Township 116, Range 21, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence East along the North line of said Government Lot 1, 377.0 feet; thence South at right angles to the center line of State Highway No. 5; thence Northwest along the center line of said Highway to the West line of said Government Lot 1; thence North along the West line of said Government Lot 1 to the point of beginning.

Abstract Property

**NOTES CORRESPONDING TO SCHEDULE B:**

10. Right of way for 78th Street West (Old State Highway No. 5) as shown on the survey of the Land prepared by Hansen Thorp Patton Sloan, Inc., dated September 23, 2013. (AS SHOWN ON SURVEY)

11. Easement for highway purposes in favor of the State of Minnesota, including any incidental rights, as contained in the Highway Easement dated February 24, 1928, recorded April 8, 1928 on Document No. 1344858. The rights to the above Easement were conveyed by the State of Minnesota to the City of Bloomington by Quit Claim Deed dated August 1, 1976, recorded February 25, 1982 on Document No. 4700870. (AS SHOWN ON SURVEY)

12. Terms, conditions, provisions and easement for electrical transmission purposes in favor of Northern States Power Company, a Minnesota corporation, including any incidental rights, as contained in the Easement dated August 7, 1968, recorded August 8, 1968 on Document No. 3729123. (AS SHOWN ON SURVEY)

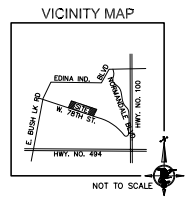
13. Terms, conditions, provisions and easement for utility purposes in favor of the City of Bloomington, a Minnesota municipal corporation, including any incidental rights, as contained in the Easement dated October 20, 1981, recorded November 10, 1981 on Document No. 4683712. (AS SHOWN ON SURVEY)

14. Terms, conditions and provisions of the Partition Agreement, by and between Minnesota California Partners, a California general partnership, Carlson Real Estate Company, a Minnesota limited partnership, and the City of Bloomington, a Minnesota municipal corporation, dated November 2, 1995, recorded December 11, 1995 on Document No. 6510394. (APPROXIMATE PARKING LOCATION SHOWN ON SURVEY)

**STATEMENT OF POTENTIAL ENCROACHMENTS:**

There are no visible above ground encroachments over or across any property lines of subject property.

- LEGEND**
- Property Corner
  - Concrete
  - Concrete Curb
  - Fence
  - Overhead Electric
  - Underground Electric
  - Underground Telephone
  - Water
  - Gas
  - Sanitary Sewer
  - Storm Sewer
  - Electric Meter
  - Electric Box
  - Power Pole
  - Hydrant
  - Unknown Manhole
  - Gate Valve
  - Catchbasin
  - Air Conditioning Unit
  - Light Pole
  - Gas Meter
  - Telephone Manhole
  - Telephone Box
  - Water Manhole
  - Window Well
  - Sanitary Manhole
  - Storm Manhole



- GENERAL NOTES:**
- The bearing system used is assumed.
  - The location of the underground utilities shown herein, if any, are approximate only, PURSUANT TO MSA 216C CONTACT CORPUS STATE ONE CALL AT (612) 654-0002 PRIOR TO ANY EXCAVATION.
  - Subject property is identified as being in "Zone X, Other Area" on Flood Insurance Rate Map No. 270530451F, effective date November 4, 2016.
  - Site Area = 130,690 square feet = 3.04 acres.
  - There are a total of 278 striped parking stalls on said property, of which there are 0 designated as handicaps.
  - All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
  - This survey was made on the ground and in accordance with the 2021 Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
  - There is no observable evidence of cotermines in the field or of record.
  - The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.
  - In preparing this survey, I have relied upon the supporting documents and the Commitment for Title Insurance issued by CNA Title, LLC as agent for CNA Insurance National Title Insurance Company, having an effective date of October 3, 2022 and bearing the number 57392.
  - There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
  - The Surveyor is unaware of any proposed changes to street right of way. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
  - There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 18 except as shown.
  - There are no visible markings denoting wetlands as delineated by appropriate authorities.
  - Extreme snow and ice cover of subject survey area may cause some improvements to be non visible at time of survey.
  - The "Property" as described is internally contiguous and contains no gaps or gores.

**LAND TITLE SURVEY**  
ALTA/NSPS  
for:  
QV 78th MN, LLC

**SITE: 5700 78TH STREET WEST  
BLOOMINGTON, MINNESOTA**

**CERTIFICATION:**

To Hunt Management, LLC, a Minnesota limited liability company, "Wings Financial Credit Union Old Republic Title Insurance Company and One Title, LLC.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof.

The field work was completed on November 23, 2022.  
Date of Plot or Map: November 23, 2022

*H. E. Hoffert*  
Harrison E. Hoffert, L.S., LL.M.  
Minn. Reg. No. 23677

**HARRY S. JOHNSON CO., INC.**  
LAND SURVEYORS & CONSULTANTS  
1000 W. WASHINGTON ST.  
BLOOMINGTON, MN 55403  
PHONE: 952-894-9241 FAX: 952-894-5344 Email: hsj@hsjland.com

Sheet No. **1 OF 1**  
Scale: 1" = 60'  
Date: **2022385**  
File No. **2022385**  
Drawing No. **01**

Survey No. **2022385**

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