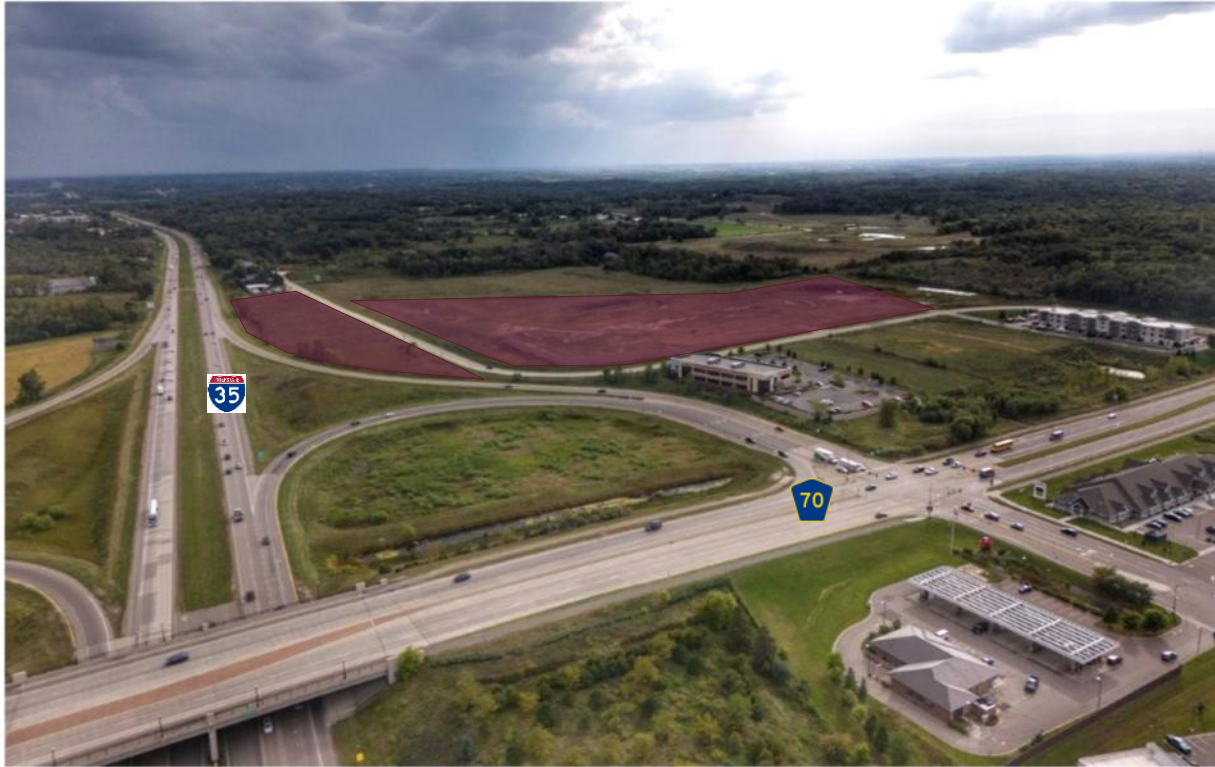


COMMERCIAL INTERSTATE LAND

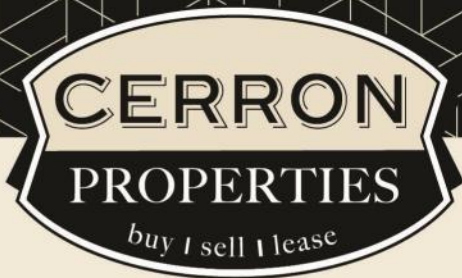
SWQ I-35 AND CR 70, LAKEVILLE, MN 55044



FOR SALE | COMMERCIAL LAND



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
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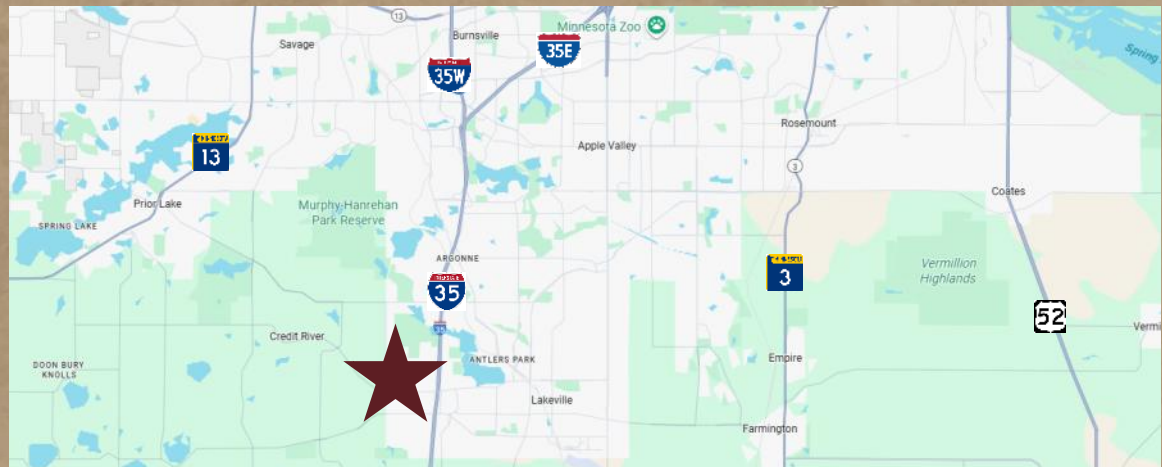
■ PROPERTY HIGHLIGHTS

- Commercial Interstate Land
- SWQ I-35 & CR 70
- Three parcels for sale with option to purchase other two parcels
- Excellent location in high growth area of Lakeville with easy access to I-35 at CR 70
- Dakota County PID#s:
22-80000-01-010 Platted
22-80000-01-020 Platted
22-03600-25-016
- 2025 RE Taxes: TBD
- New proposed Tradition housing project to the west
- Zoning: C-3 General Commercial District (two parcels—third parcel pending C-3)
- Asking Price: \$15/SF

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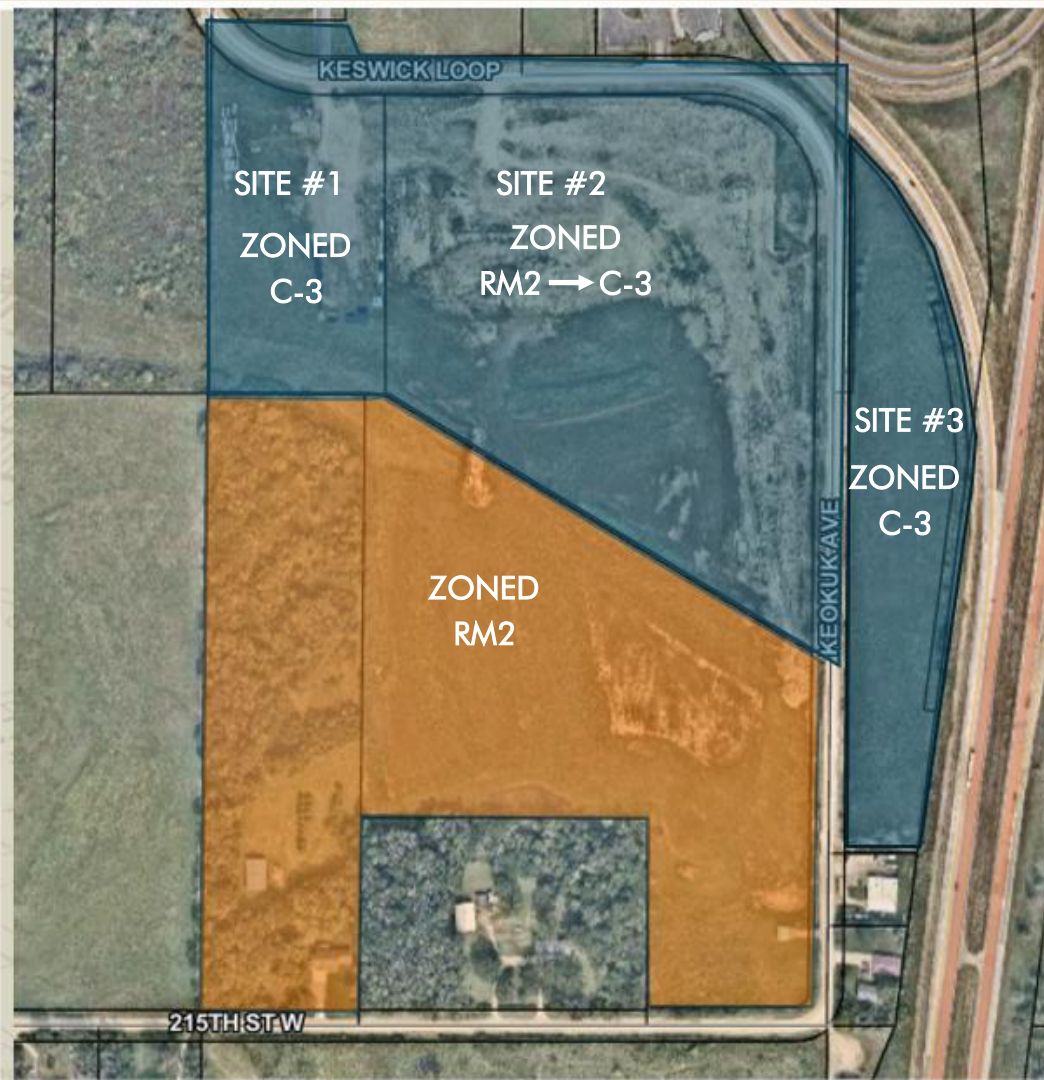
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For more information,
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COUNTY MAP/ZONING

COMMERCIAL INTERSTATE LAND SWQ I-35 AND CR 70, LAKEVILLE, MN 55044



Site #1—PID 22-80000-01-010
(Zoning C-3 Commercial)

Site #2—PID 22-80000-01-020
(Pending C-3 Commercial)

Site #3—PID 22-03600-25-016
(Zoning C-3 Commercial)

Blue = Available Land (see above)

Orange = Potentially Available
(Zoned RM2 Medium/High Density Residential)

Pricing—see Page 7

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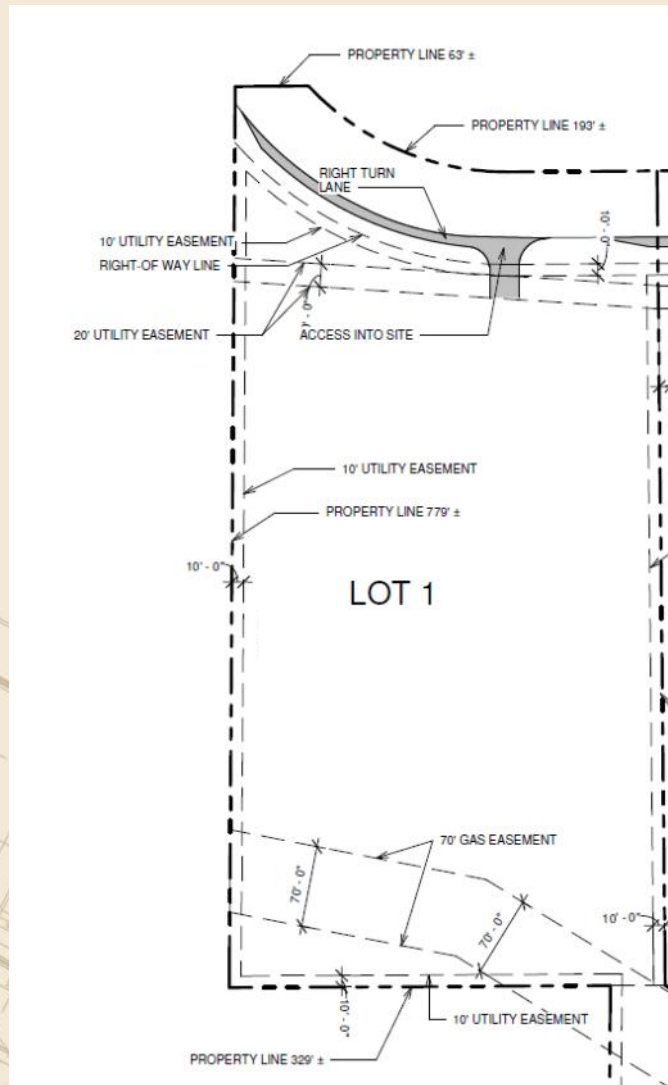


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SITE #1

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LOT 1 APPROX. 5.44 ACRES

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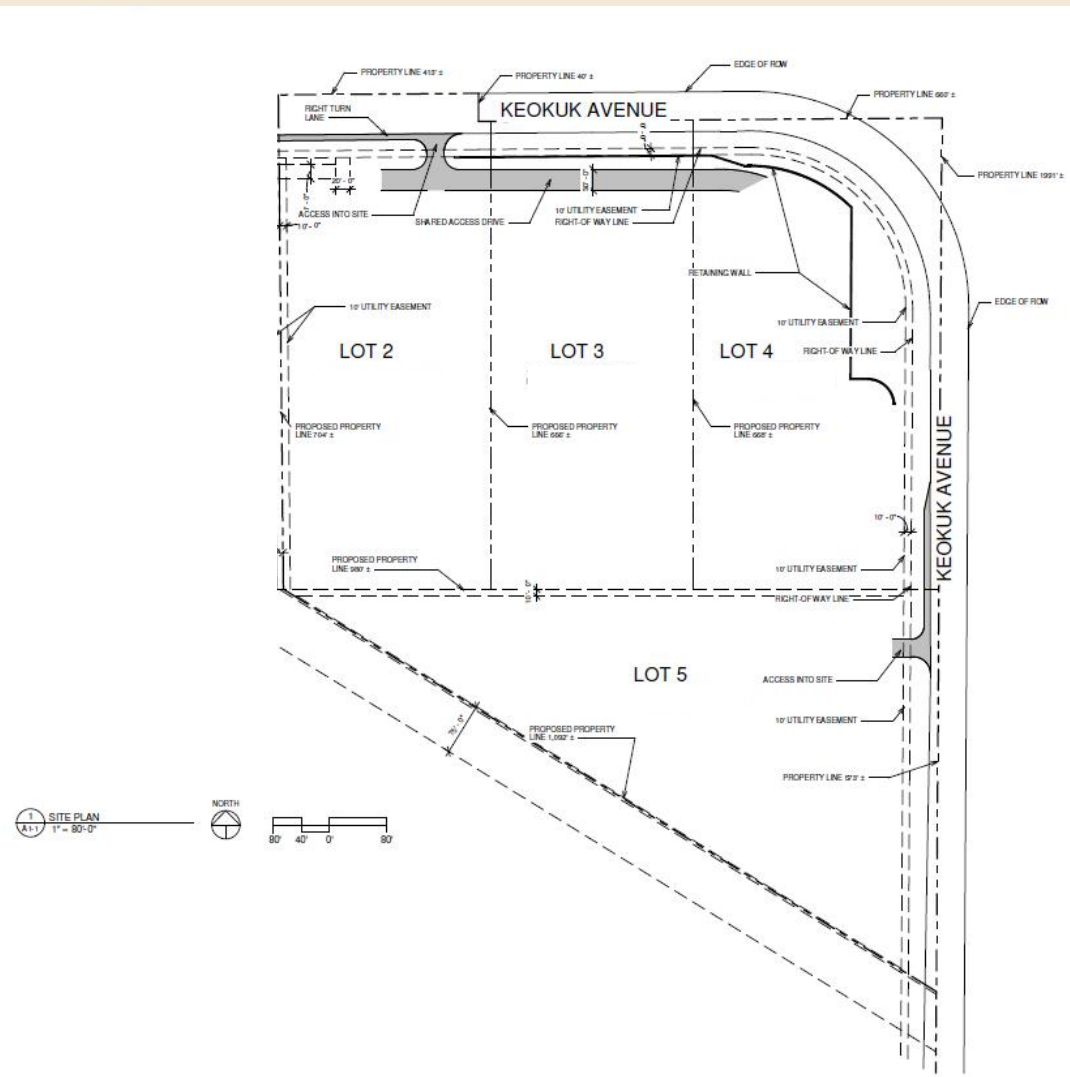


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SITE #2 LOT OPTIONS



POSSIBLE LOTS:

LOT 2 APPROX. 4.28 ACRES

LOT 3 APPROX. 4.16 ACRES

LOT 4 APPROX. 4.25 ACRES

LOT 5 APPROX. 5.70 ACRES

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SUMMARY

COMMERCIAL INTERSTATE LAND SWQ I-35 AND CR 70, LAKEVILLE, MN 55044

Site #	Lot#	Available	PID#	Size (SF)	Acres	\$/SF (Platted)	Lot Price	Notes
1	1	Yes	22-80000-01-010	237,139	5.44	\$15.00	\$3,557,085	Platted, Utilities, Shovel Ready
2		Yes	22-80000-01-020	801,017	18.39	\$15.00	\$12,015,255	Platted, Utilities, Shovel Ready Divisible into 4 lots, 3 in MUSA
	2	Yes	"	186,441	4.28			
	3	Yes	"	181,090	4.16			
	4	Yes	"	185,035	4.25			
	5	Yes	"	248,451	5.70			
3		Yes	22-03600-25-016	287,381	6.60	\$6.00	\$1,724,286	
		Potential	22-80000-00-010	723,084	16.6			
		Potential	22-03500-01-015	435,619	10.0			

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DEMOGRAPHICS

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■ TRAFFIC COUNTS:

- 59,801 vpd on I-35
- 21,813 vpd on CR-70 @ I-35
- 9,328 vpd on CR-70 west of I-35
- 13,788 vpd on CR-70 east of I-35

Source: MNDOT 2024

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	1,066	16,856	52,303
Median HH Income	\$167,417	\$142,721	\$136,456
Avg. HH Income	\$196,925	\$176,531	\$168,702

Source: ESRI 2025

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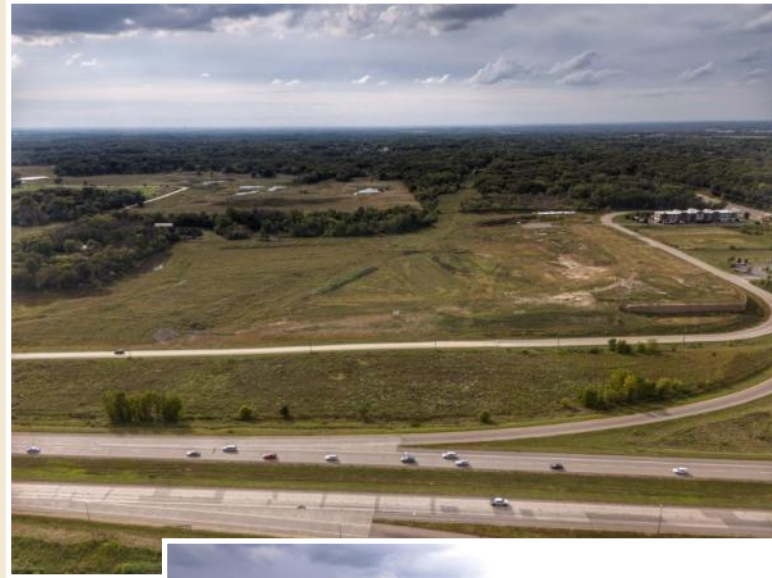


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PHOTOS

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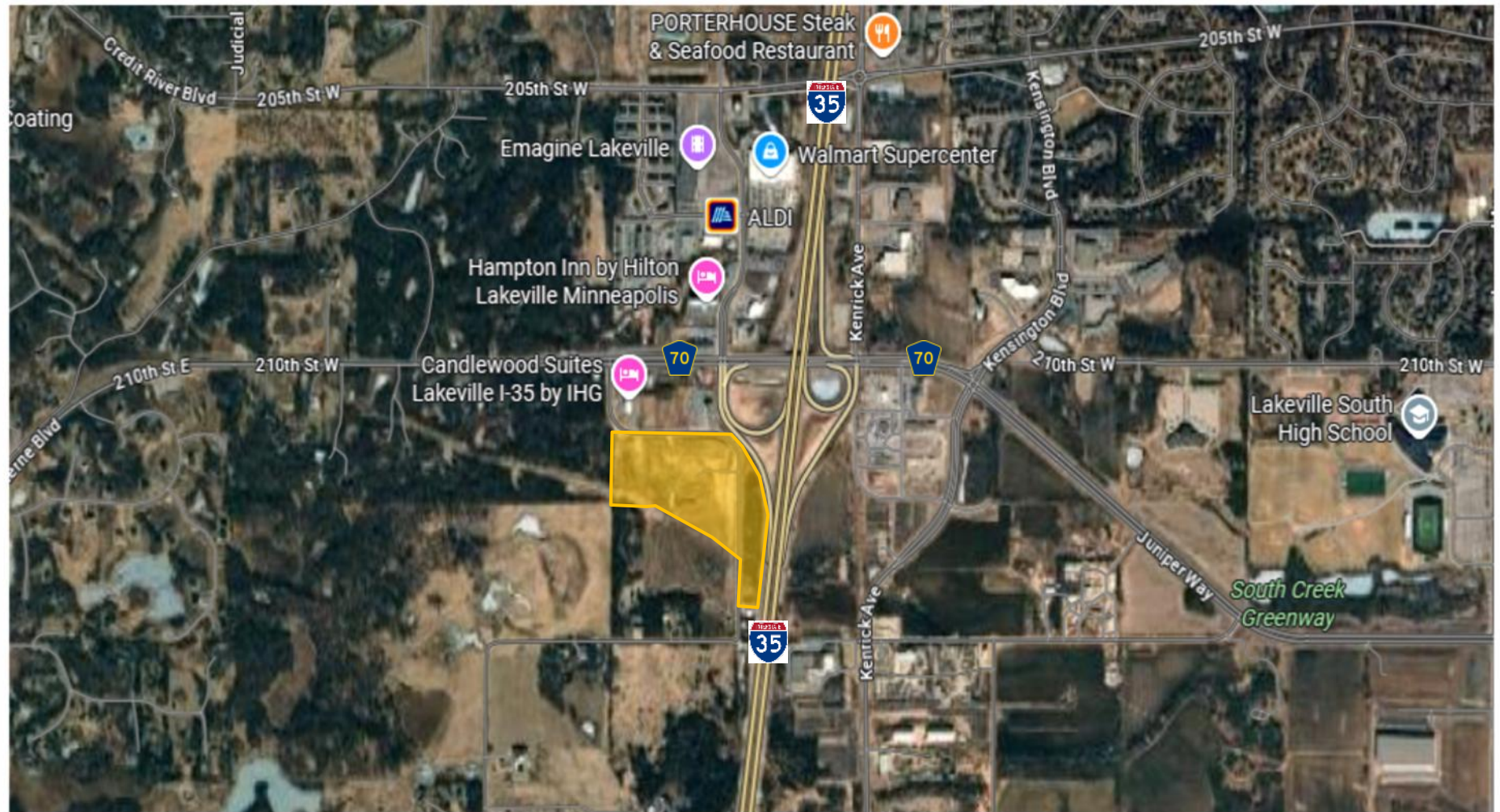


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AERIAL

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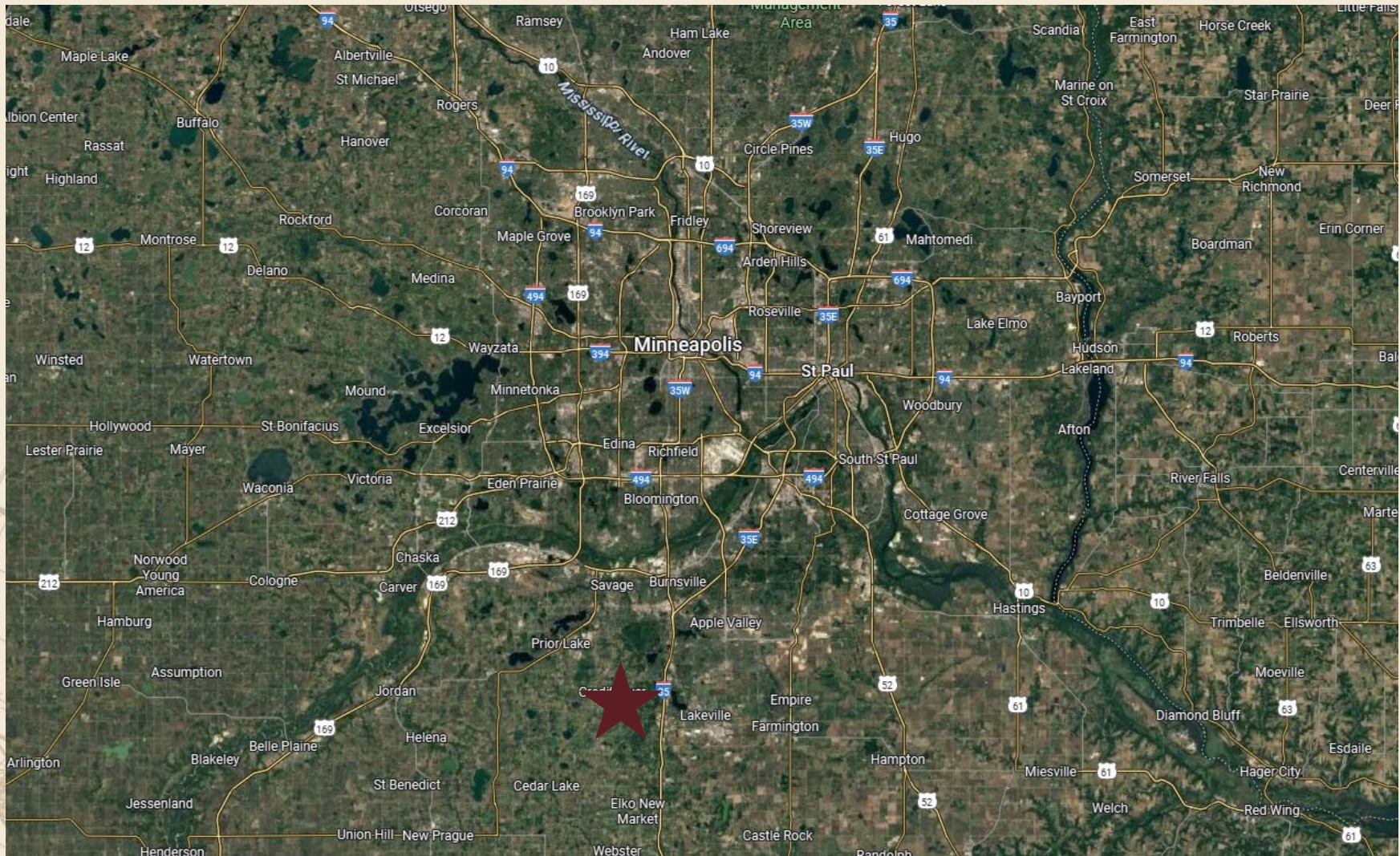


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PROXIMITY IN THE TWIN CITIES



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let's get started!

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