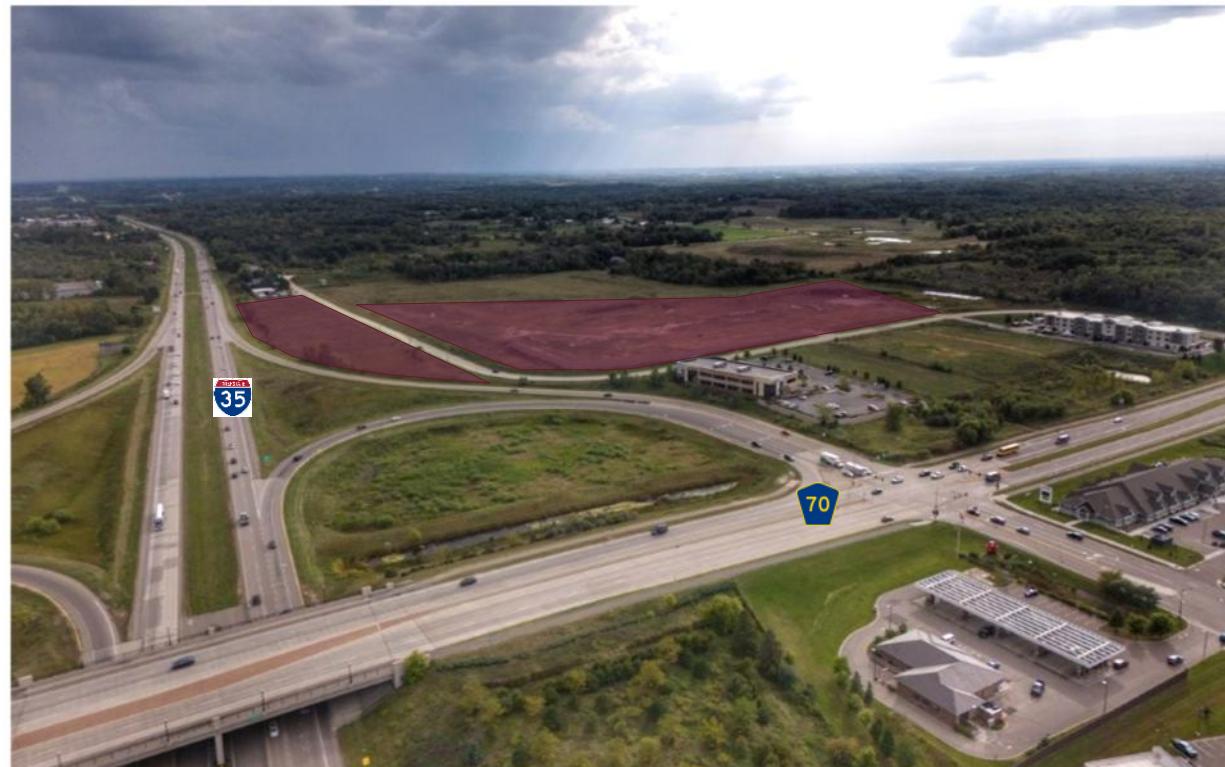


# COMMERCIAL INTERSTATE LAND

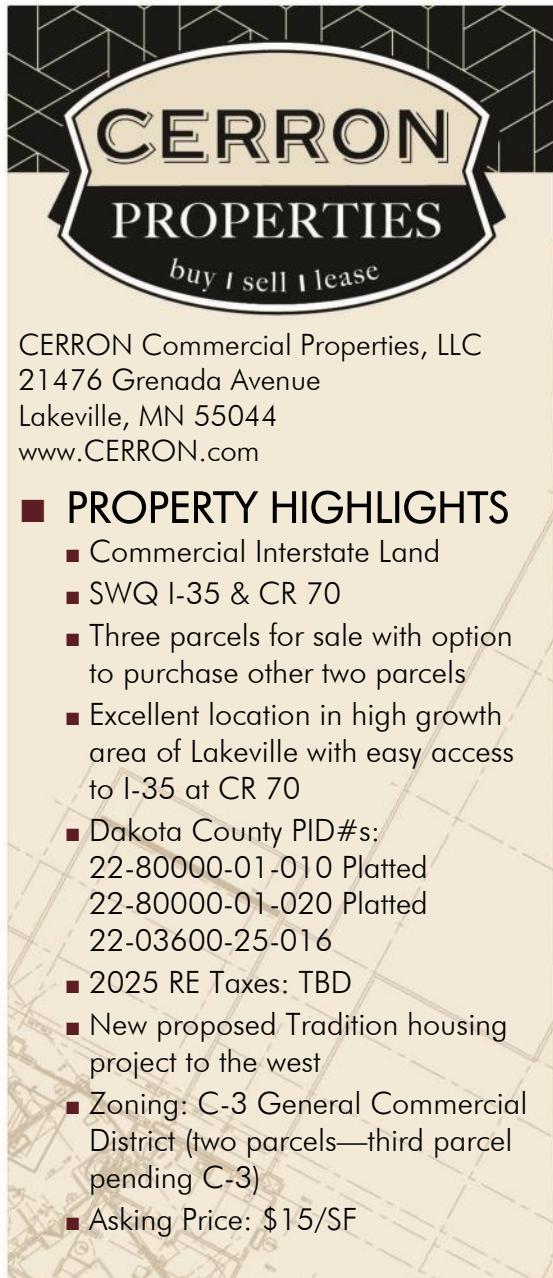
SWQ I-35 AND CR 70, LAKEVILLE, MN 55044



FOR SALE | COMMERCIAL LAND



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
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# COMMERCIAL INTERSTATE LAND

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FOR SALE | COMMERCIAL LAND



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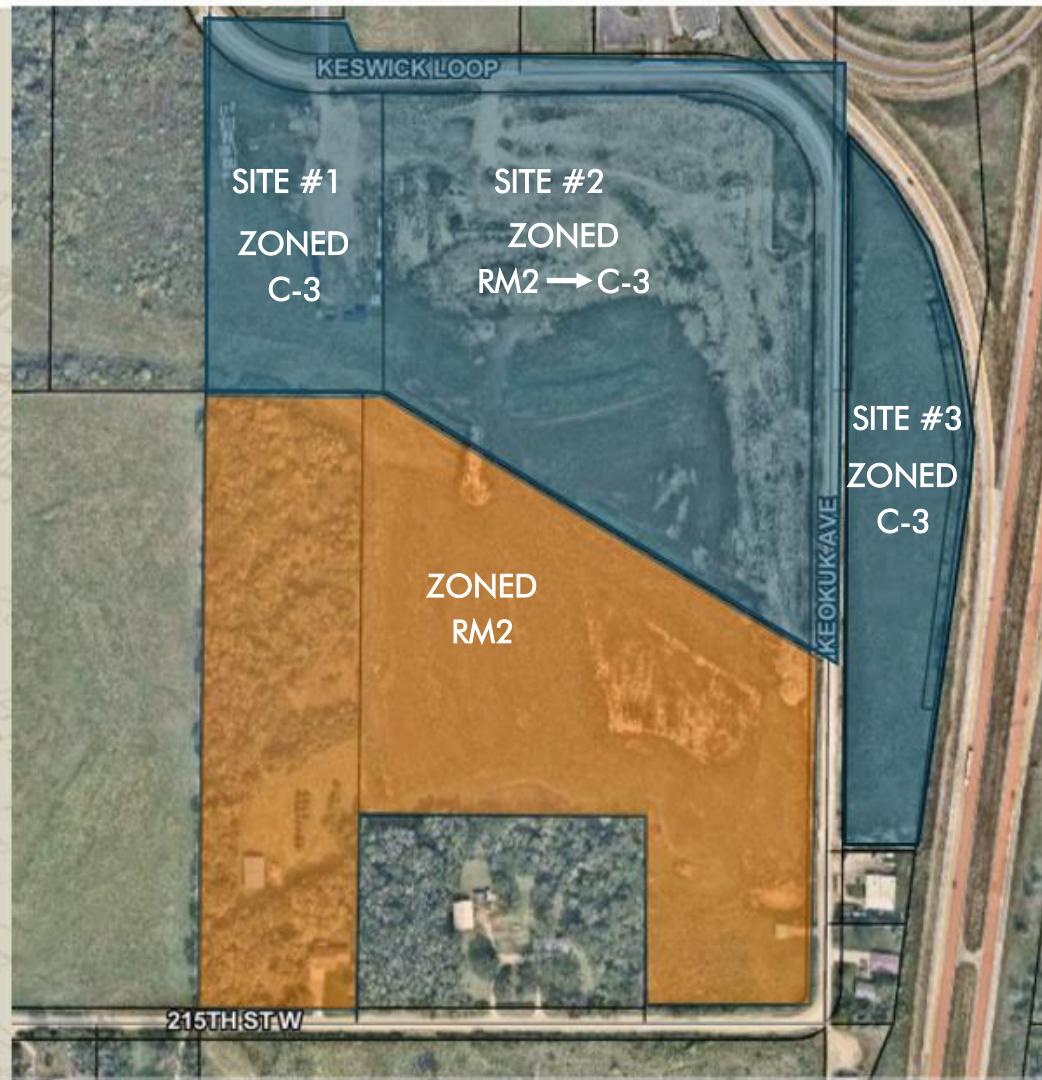
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**Rocky Ranch**  
**952.583.6135**  
[rockyr@cerron.com](mailto:rockyr@cerron.com)



# COUNTY MAP/ZONING

## COMMERCIAL INTERSTATE LAND

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**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)

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**Blue** = Available Land (see above)

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

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Pricing—see Page 7

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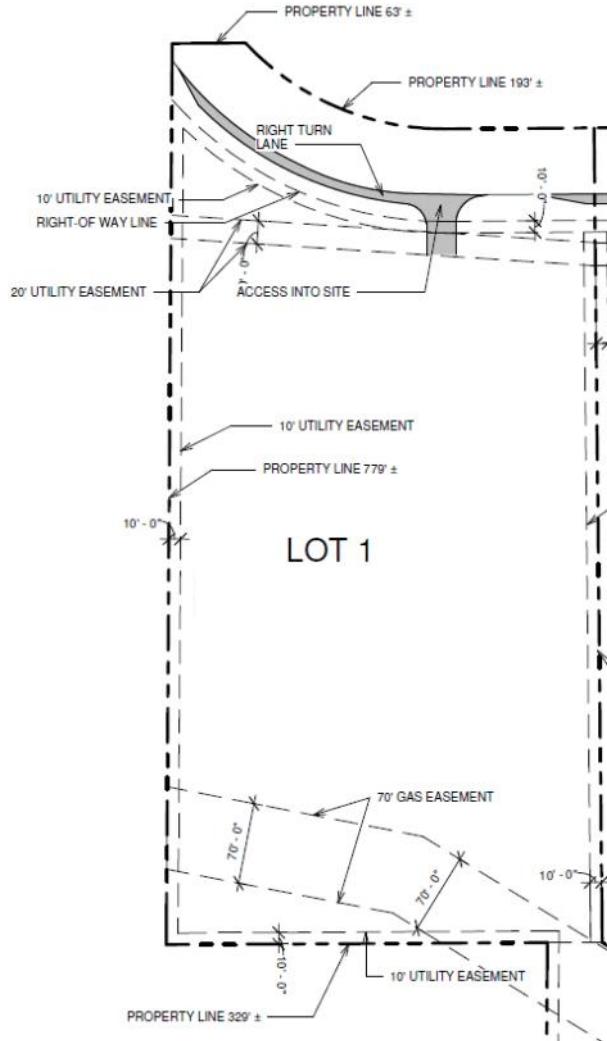


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# SITE #1

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LOT 1 APPROX. 5.44 ACRES

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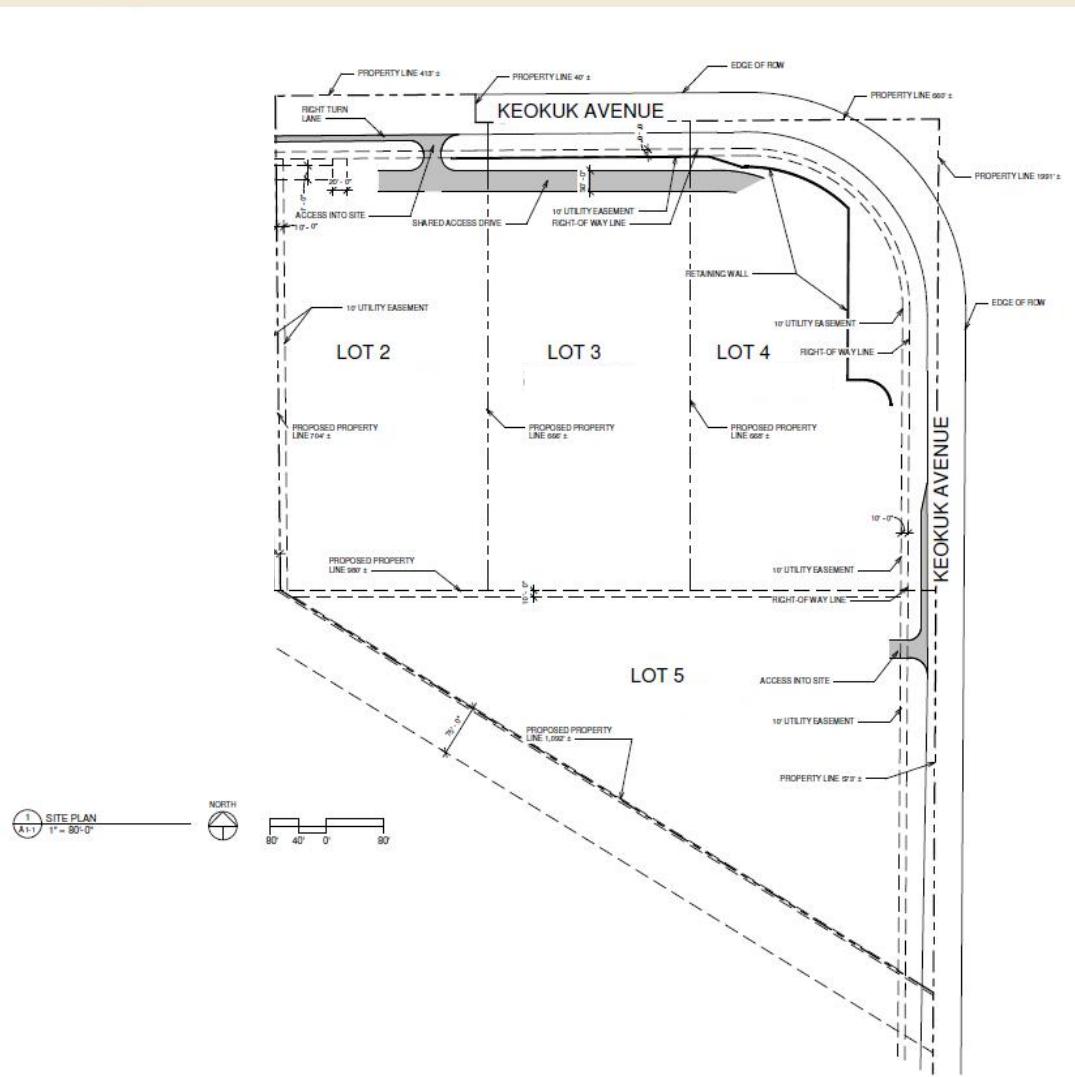
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## SITE #2 LOT OPTIONS



### 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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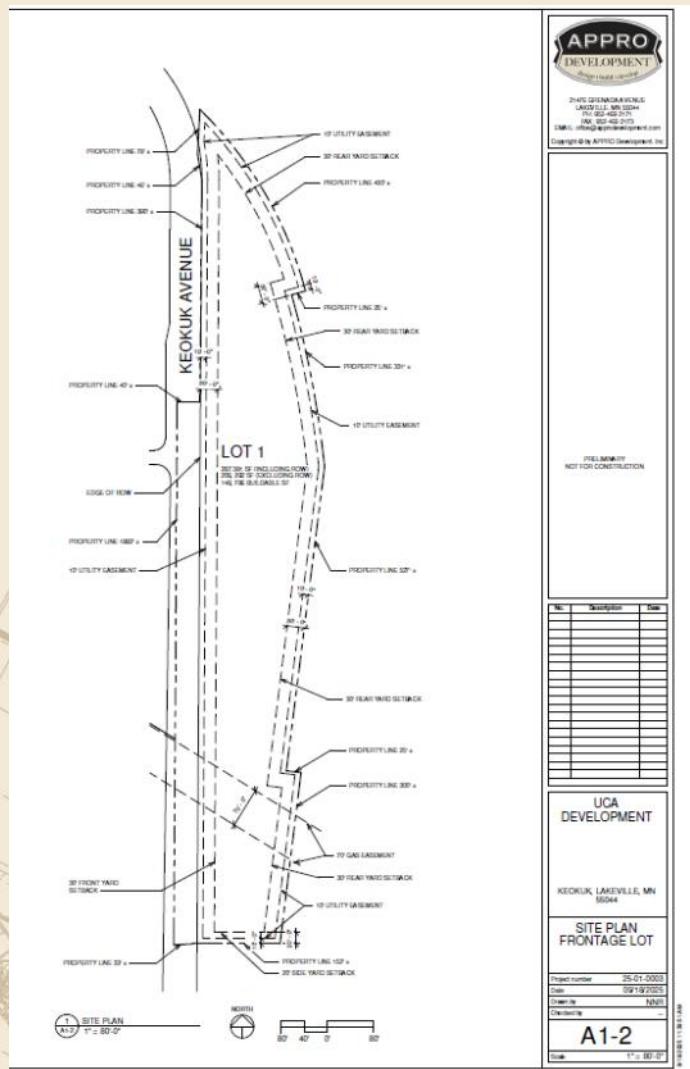
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# SITE #3

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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	Lot Price	Notes
(Platted)								
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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# COMMERCIAL INTERSTATE LAND

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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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## PHOTOS

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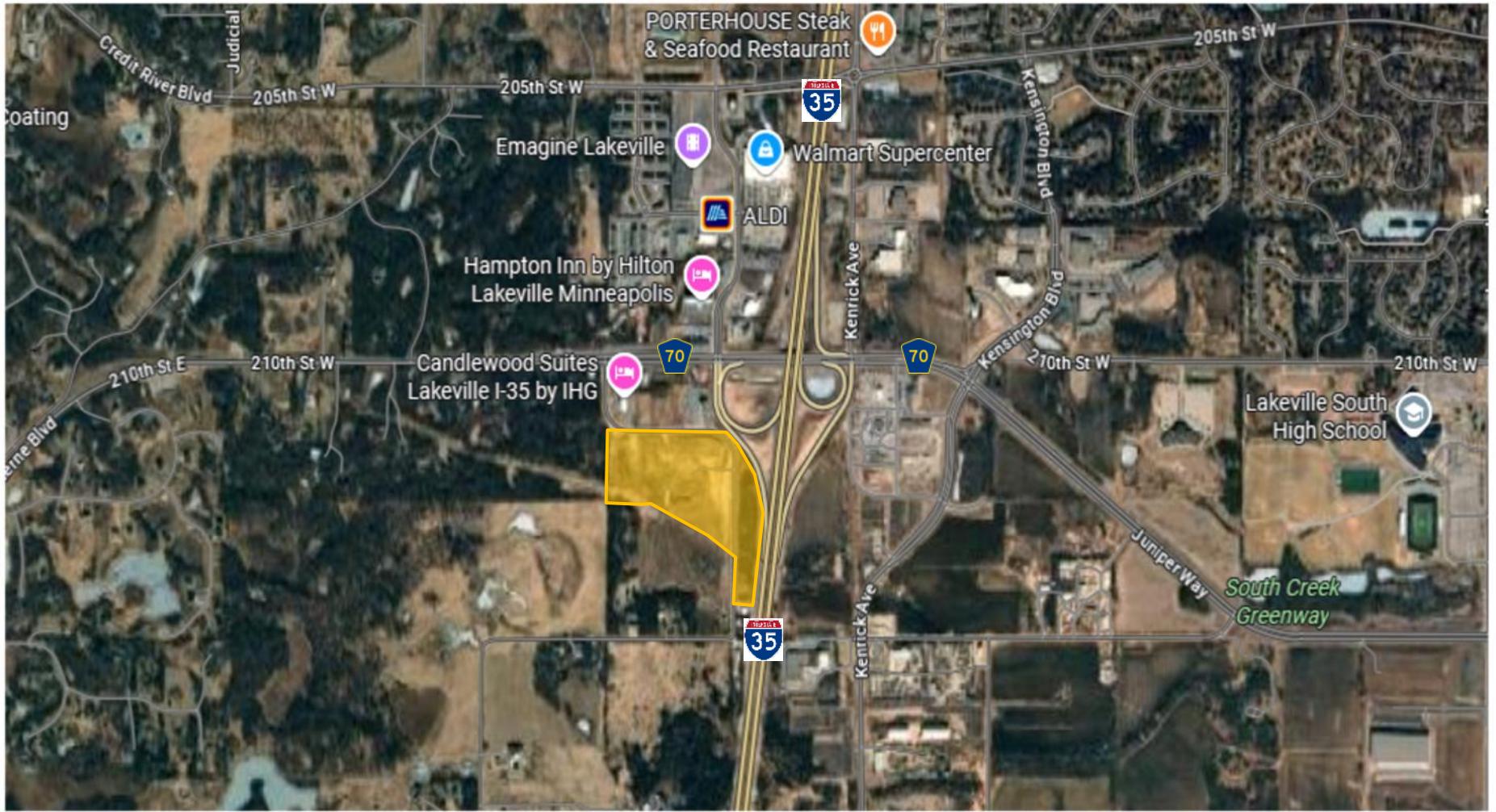


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AERIAL

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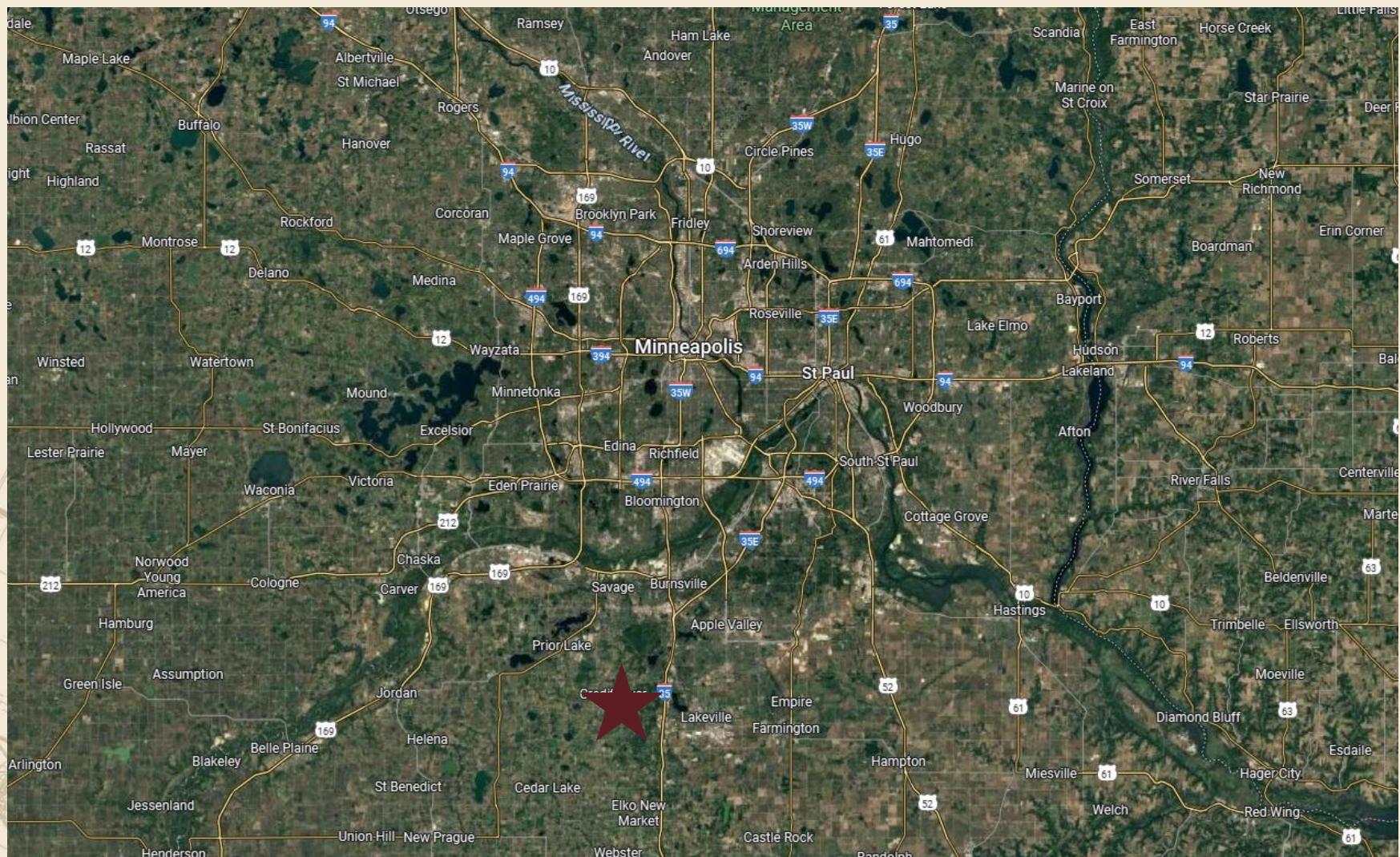
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# COMMERCIAL INTERSTATE LAND

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PROXIMITY IN THE TWIN CITIES



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let's get started!

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