



SALE BROCHURE

Premier Development Parcel Near Canterbury Park

3690 EAGLE CREEK BLVD

Shakopee, MN 55379

PRESENTED BY:

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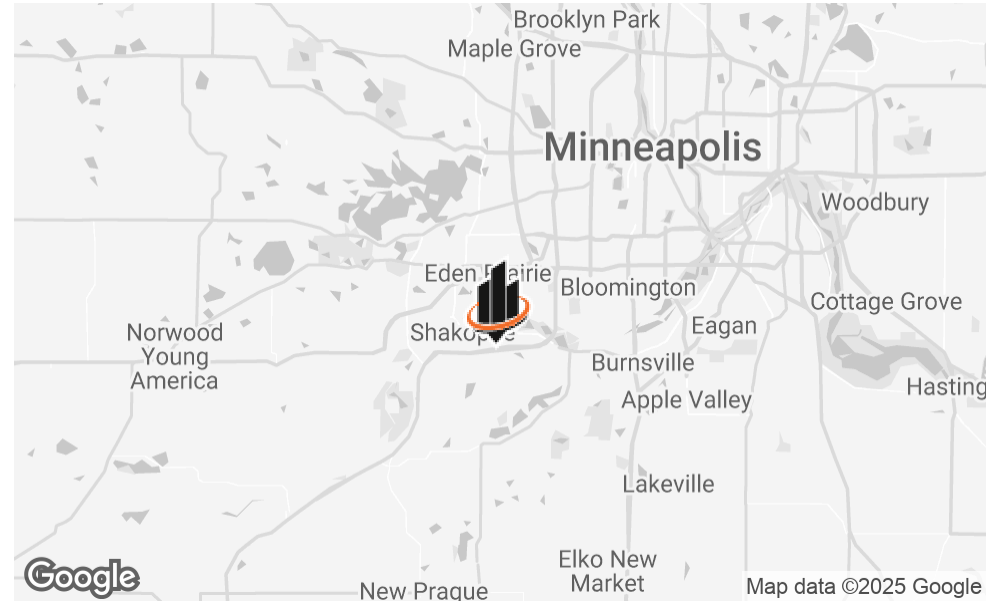
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±15 ACRE PREMIER DEVELOPMENT PARCEL NEAR CANTERBURY PARK



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$8,995,000
PARCEL SIZE:	±15 Acres
ZONING:	Agriculture Preservation (Guided for Mixed Use, Multifamily, Retail)
APN:	279090070
PROPERTY WEBSITE	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale, as exclusive advisor to ownership, ±15 acres of prime development land in one of the Twin Cities metropolitan area's hottest submarkets, Shakopee, MN. The parcel, located at 3690 Eagle Creek Blvd, MN 55379 ("Property"), is strategically located in the heart of the City amidst over 3,500 residential units under development within 2 miles of the Property. The Property would be ideal for a residential, retail, or mixed use development.

The Property is in close proximity to popular local and regional attractions including Valleyfair, the largest amusement park in the upper Midwest, Canterbury Park, and Mystic Lake Casino. This parcel sits between bustling Highway 169 (10,542 VPD) and Eagle Creek Blvd (9,700 VPD).

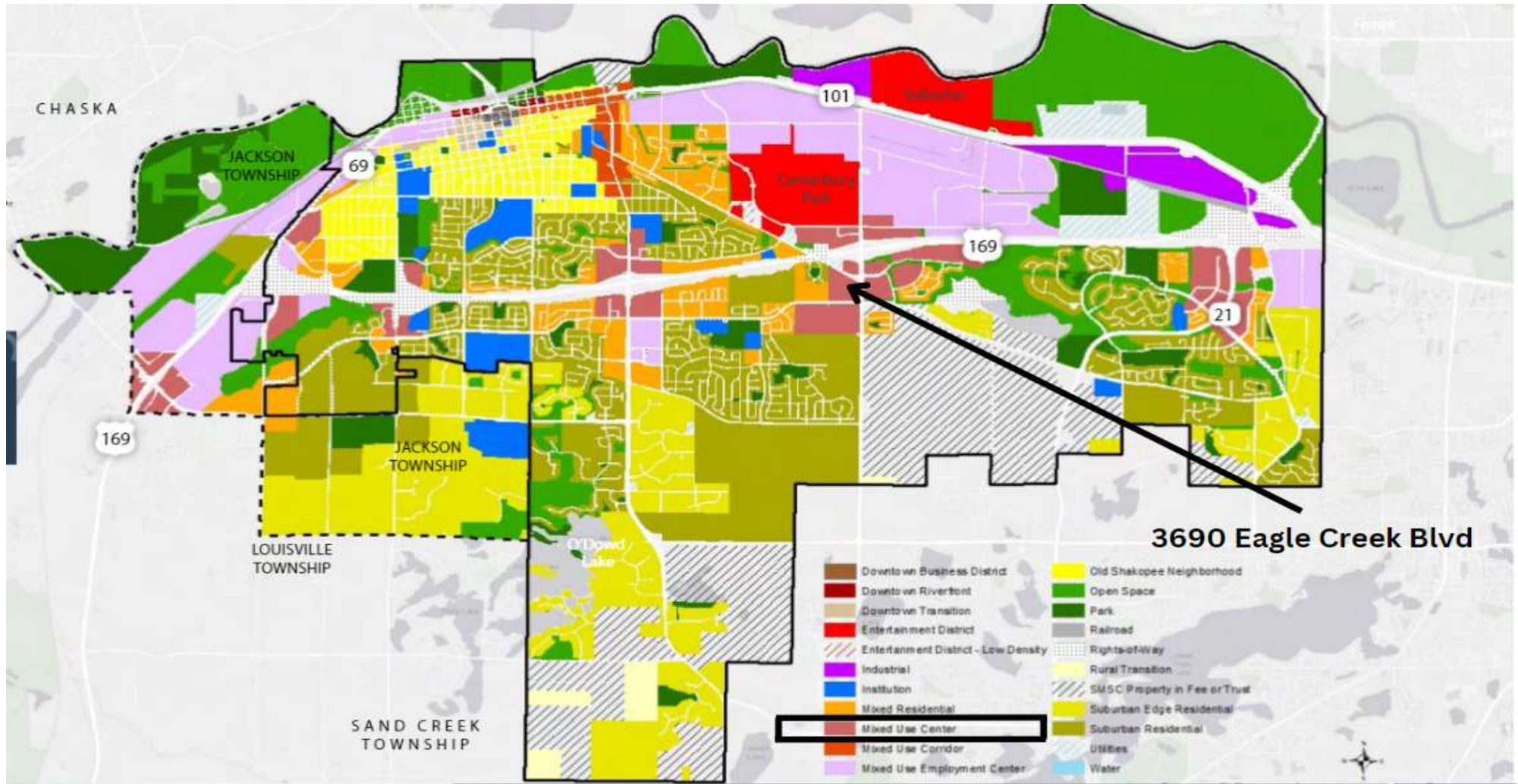
SALE HIGHLIGHTS



SALE HIGHLIGHTS

- ±15 acres of prime development land in one of the Twin Cities metropolitan area's hottest submarkets, Shakopee, MN
- This property would be ideal for a residential, retail, or mixed use development
- Located amidst over 3,500 residential units under development within 2 miles of the Property, including a proposed 140 AC master development across the street that would include single-family homes, townhomes, multifamily uses, as well as office, retail, restaurant and grocery uses
- Near popular local and regional attractions including Valleyfair, the largest amusement park in the upper Midwest, Canterbury Park, and Mystic Lake Casino
- Nestled between bustling Highway 169 (10,542 VPD) and Eagle Creek Blvd (9,700 VPD).
- **Zoning:** Agricultural Preservation - this is considered a holding zoning and the property would be re-zoned during entitlement to a use consistent with the guided uses (mainly commercial/retail or higher density residential).
- Shakopee's 2040 land use planning: property is guided for a **Mixed Use Commercial Center** Classification: Commercial, office, up to 5 stories. Secondary uses include Multi-family residential, transit facilities, and gathering spaces.
- Retail and Mixed Use would be permitted with up to 60 residential units per acre.

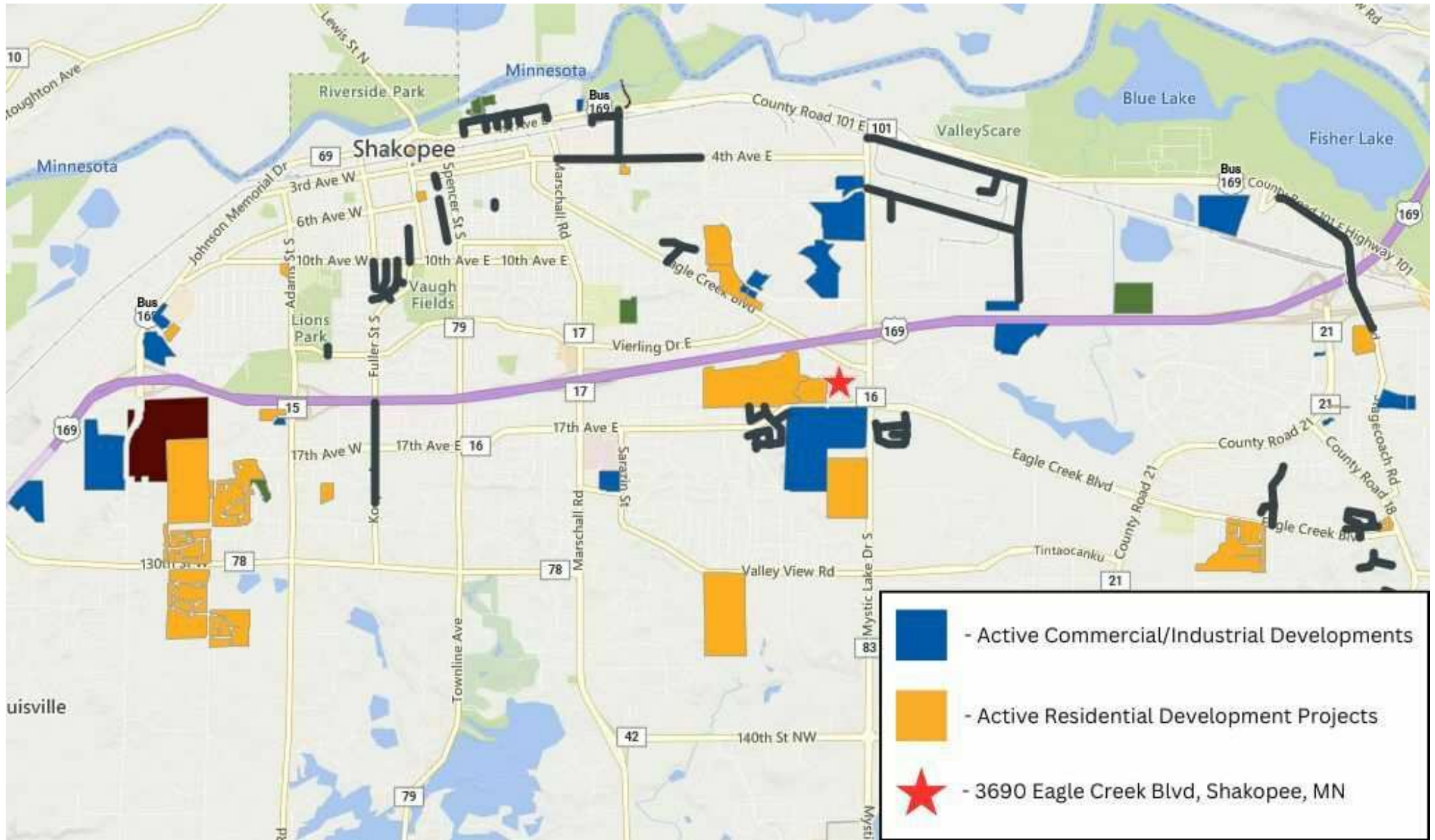
ENVISION SHAKOPEE (PLANNED LAND USE) - 2040 PLAN



2040 LAND USE CLASSIFICATIONS AND DETAILS

Land Use Classification	Residential Density	Building Heights	Setbacks	Floor Area Ratio	Primary Uses	Secondary Uses
Mixed Use Commercial Center	30-60 DU/A	1 to 5 stories	Varies	0.2 to 1.5	Commercial & Office	Multifamily, Parking, Transit Facilities & Gathering Space

SHAKOPEE CURRENT DEVELOPMENT MAP



Shakopee Developments within 2mi of subject property				
Project Development Name	Project Status	What/Units	Units	Developer
Summerland Place	Under Construction	588 Residential, PUD	588	Lennar
Quarterra	Under Construction	288 Residential	288	Quarterra
Shakopee Gravel Environmental Assessment Worksheet	Proposed	Residential, mixed, 140 acres	-	
Valley Crest	Under Construction	175 residential	175	M/I Homes
Arbor Bluff	Under Construction	196 homes	196	Lennar
Prairie Pointe	Securing Funding	46 unit residential	46	Beacon Interfaith
Omry 55+ Apartments	Completed	147 luxury apts, PUD	147	TE Miller Development
Canterbury Crossing	Under Construction	152 units	152	Pulte Homes
Triple Crown at Canterbury	Under Construction	321 units, clubhouse	321	Doran
Canterbury Starting Gate	Under Construction	9,600sf, restaurant, 3 tenants	-	
Canterbury Boardwalk and Stables PUD	Approved	1900sf restaurant, event venue	-	
Saint Francis Ambulatory Surgery Center	Under Construction	44,000sf ambulatory surgery center	-	
J&J Minneapolis	Under Construction	126,000sf industrial spec building	-	
Southwest Logistics Center	Recently Completed	505,000 sf facility, leased to Sams Club.	-	
Whispering Waters	Under Construction	134 single family	134	Brandt Anderson Homes
Scott County CDA office and Senior Housing	Applied	60 senior housing units	60	Scott County
Highview Park	Under Construction	172 homes	172	D.R. Horton
Windemore South 4th Addition	Under Construction	125 SF lots	125	Windemere Development
Windemere South 5th Addition Preliminary Plat	Under Construction	101 SF lots	101	Windemere Development
Windemere South 6th Addition Final Plat	Under Construction	43 SF lots	43	Windemere Development
Residential Developments: Countryside 3rd Addition	Preliminary plat	17 SF lots	17	Donnay Homes
Bluff View PUD	Approved 2/2023	222 SF homes, 80 acres	222	Quarterra
River Valley Business Park	Under Construction	150,000 & 300,000sf office, industrial builds		
Blakely Apartments	Under Construction	205 apartments	205	Roers
Countryside 3rd Addition	Preliminary plat	17 SF lots	17	Donnay Homes
Gateway Townhouses	Awaiting Construction	43 units	43	Vincent Companies
Core Crossing Apartments	Undergoing Planning	61 unit apartments	61	Sand Companies
Trio at Southbridge	Under Construction	305 units	305	Sand Companies
			3418	

SHAKOPEE GRAVEL PIT DEVELOPMENT



140 AC MASTER DEVELOPMENT ACROSS THE STREET

Just across 17th Ave E, Shakopee Gravel, Inc. is moving forward with plans for a mix of residential units, a grocery, and offices.

The project received city approvals late 2024 on the development including a tax incremental financing (TIF) plan.

Plans include single-family homes, 110 attached townhomes, 74 detached townhomes, and over 500 apartment units, as well as retail stores and a water park. The plan also envisions a 44,000-square foot grocery store along with 100,000 square feet of office space.



LOCATION OVERVIEW

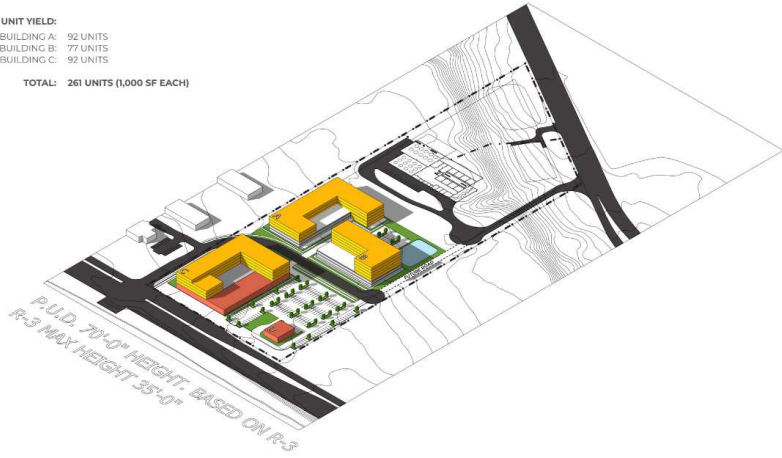


Shakopee, MN, is a vibrant city located in the southwestern part of the Minneapolis-St. Paul metropolitan area. Situated along the banks of the Minnesota River, Shakopee is located approximately 20 miles southwest of downtown Minneapolis. Its strategic location provides residents with easy access to major highways, facilitating convenient commutes to the Twin Cities and other nearby suburbs. The Property is tucked between two high traffic roads: Highway 169 (10,542 VPD) and Eagle Creek Blvd (9,700 VPD), with site accessibility possible from either direction. Shakopee is home to several attractions that draw visitors from across the region including Valleyfair, the largest amusement park in the upper Midwest, Canterbury Park, and nearby Mystic Lake Casino. The City has experienced significant growth over the past few decades - more than tripling since 1990, and up almost 10% since 2020. The population growth has driven demand for housing, including mixed-use projects. Within 2 miles of the Property there are over 3,500 residential units within projects that are either approved or under construction currently, according to the City of Shakopee's development website. See all 20 of the residential and all 19 of the other commercial / industrial developments happening in Shakopee here: <https://www.shakopeemn.gov/business-development/current-development>

SAMPLE MASTER PLAN - 296 UNIT PUD

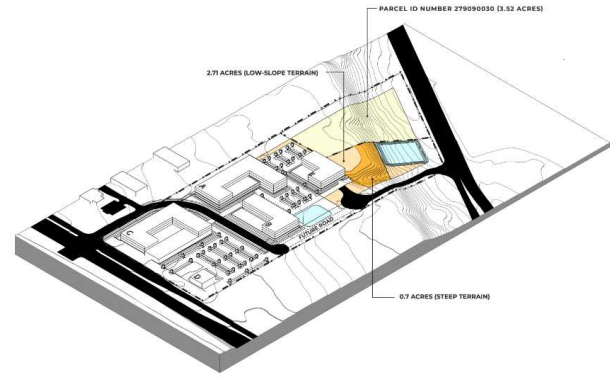
SHAKOPEE MASTER PLAN OPTION 1B (P.U.D) - MAX HEIGHT 70'-0"

TOTAL ACRES: 10.3	UNIT YIELD:
UNITS PER ACRE: 25.84	BUILDING A: 92 UNITS
20.8% OPEN GREEN SPACE (WITHIN SETBACK)	BUILDING B: 77 UNITS
	BUILDING C: 92 UNITS
BUILDING A	TOTAL: 261 UNITS (1,000 SF EACH)
height 50'-0"	
CSF 115,634 SF	
units +/- 92	
parking +/- 186 spaces	
BUILDING B	
height 70'-0"	
CSF 96,640 SF	
units +/- 77	
parking +/- 156 spaces	
BUILDING C	
height 60'-0"	
CSF 114,547 SF	
units +/- 92	
res parking +/- 183 spaces	
commercial 25,137 gsf	
parking +/- 100 spaces	
BUILDING D	
Drive thru	
height 20'-0"	
CSF 4,353 SF	
parking +/- 17 spaces	

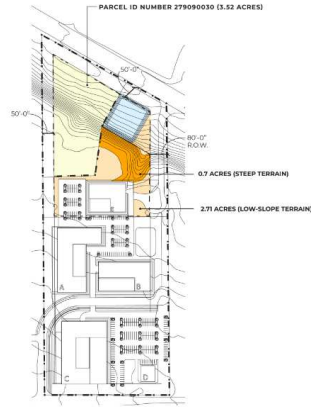


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SHAKOPEE MASTER PLAN NORTH PARCEL (BUILDABLE)



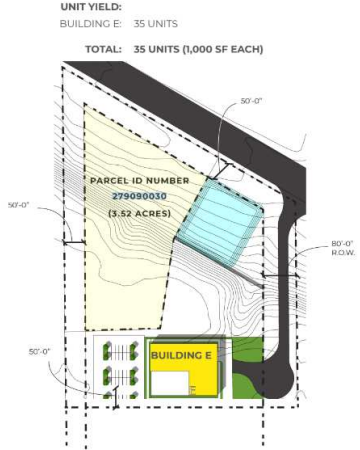
AXON
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SHAKOPEE MASTER PLAN | FEBRUARY 2023

SHAKOPEE MASTER PLAN NORTH PARCEL (DEVELOPMENT)

TOTAL ACRES: 0.32	UNIT YIELD:
UNITS PER ACRE: 6.7	BUILDING E: 35 UNITS
BUILDING E	TOTAL: 35 UNITS (1,000 SF EACH)
height 40'-0"	
CSF 44,049 SF	
units +/- 56	
parking +/- 101 spaces (71 Needed)	



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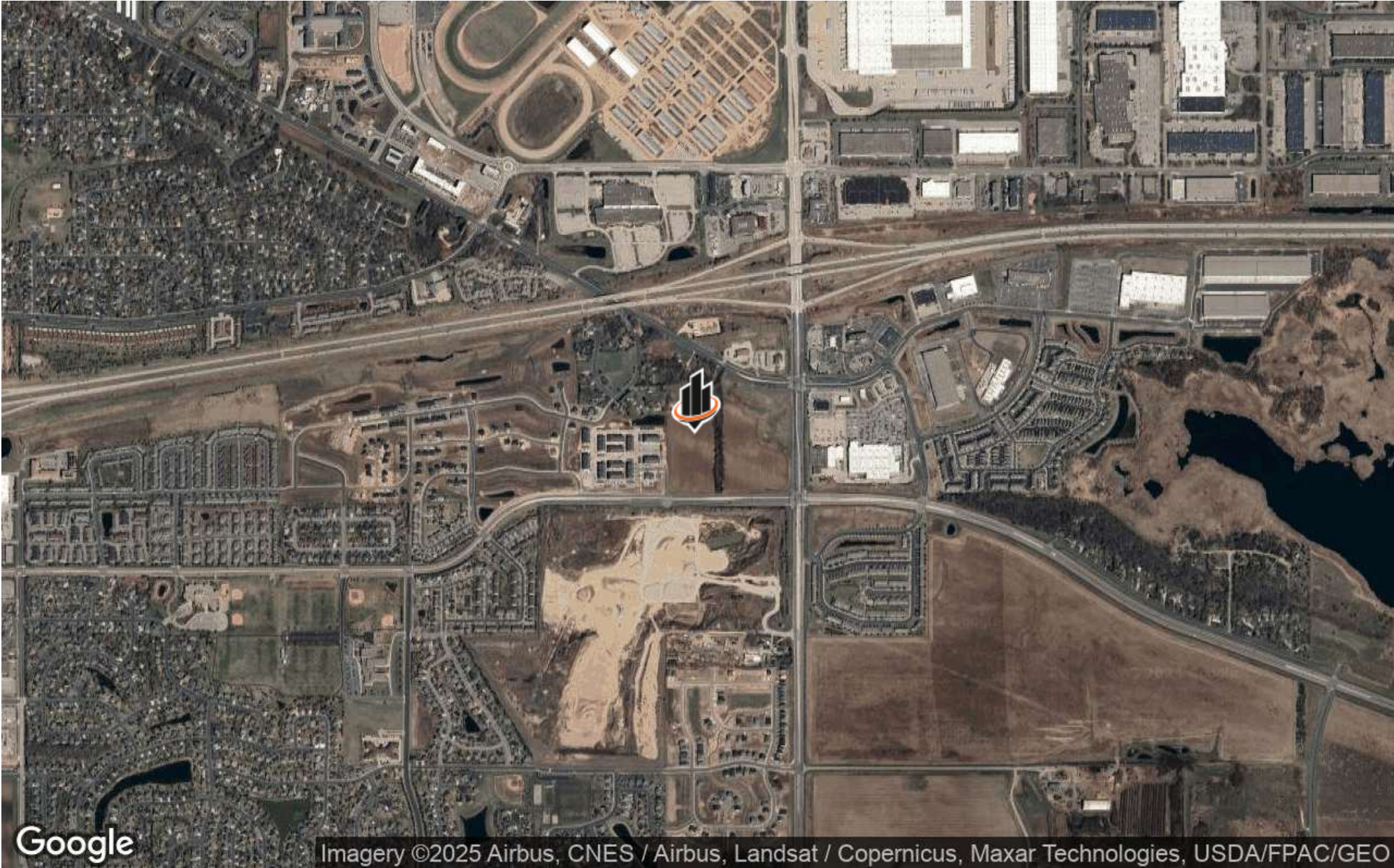
SHAKOPEE MASTER PLAN AERIAL



REGIONAL MAP



AERIAL MAP

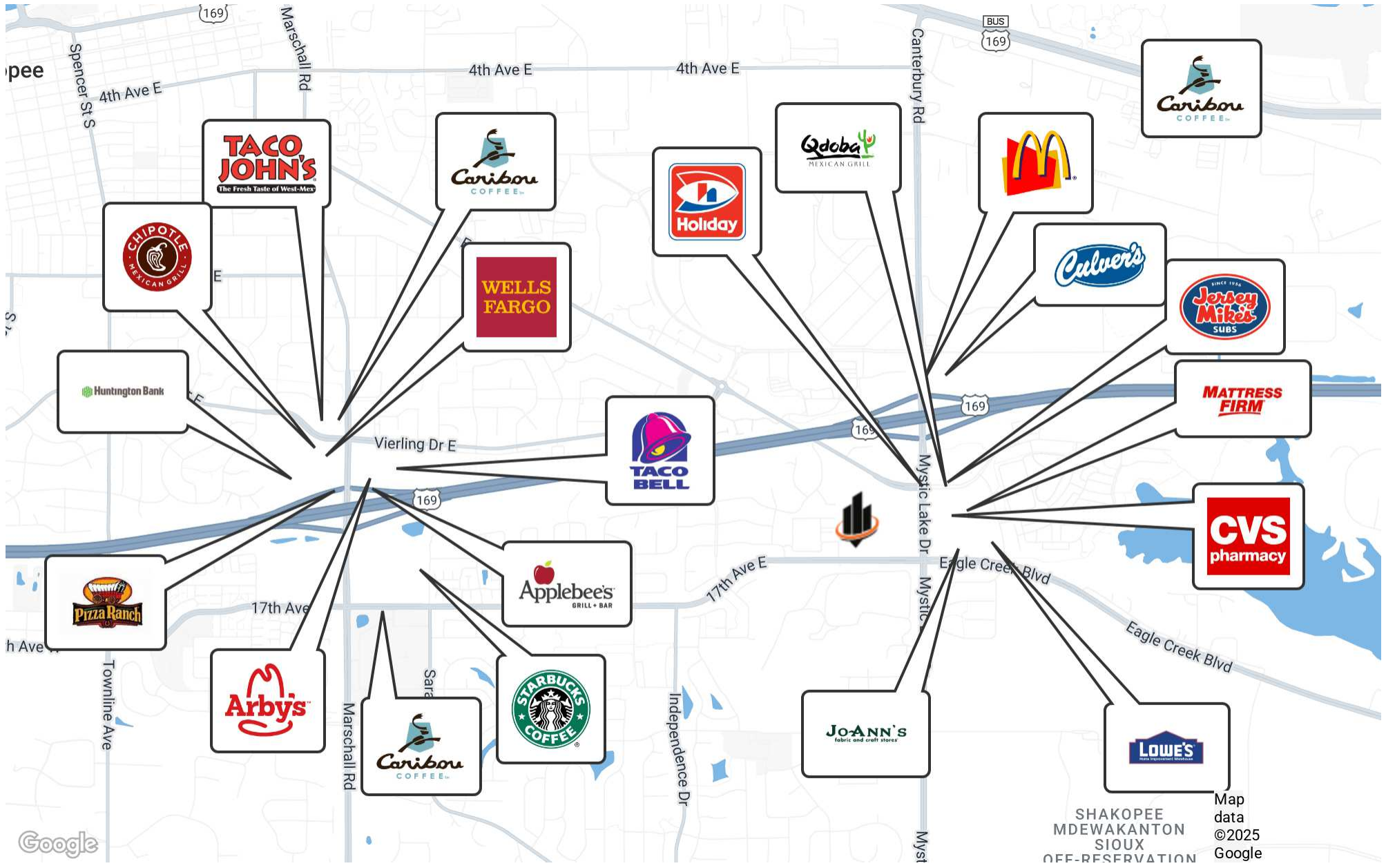


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PARCEL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

2 MILES 10 MILES 30 MILES

	2 MILES	10 MILES	30 MILES
TOTAL POPULATION	18,880	392,875	3,010,602
AVERAGE AGE	36	41	39
AVERAGE AGE (MALE)	35	40	39
AVERAGE AGE (FEMALE)	36	41	40

HOUSEHOLDS & INCOME

2 MILES 10 MILES 30 MILES

	2 MILES	10 MILES	30 MILES
TOTAL HOUSEHOLDS	6,438	151,914	1,178,718
# OF PERSONS PER HH	2.9	2.6	2.6
AVERAGE HH INCOME	\$134,543	\$154,961	\$129,871
AVERAGE HOUSE VALUE	\$378,547	\$505,726	\$430,455

Demographics data derived from AlphaMap

