

Land For Sale



SITE INFO

Address

- SE corner of MN Hwy 13 and 126th St

Space

- Land: 31,833 sq ft

Property Use

- Land for sale

Frontage & Visibility

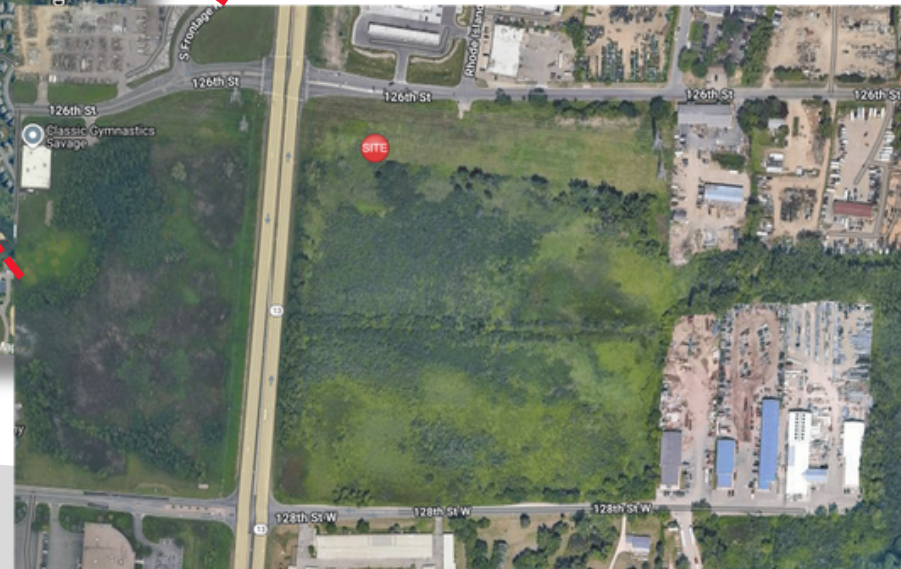
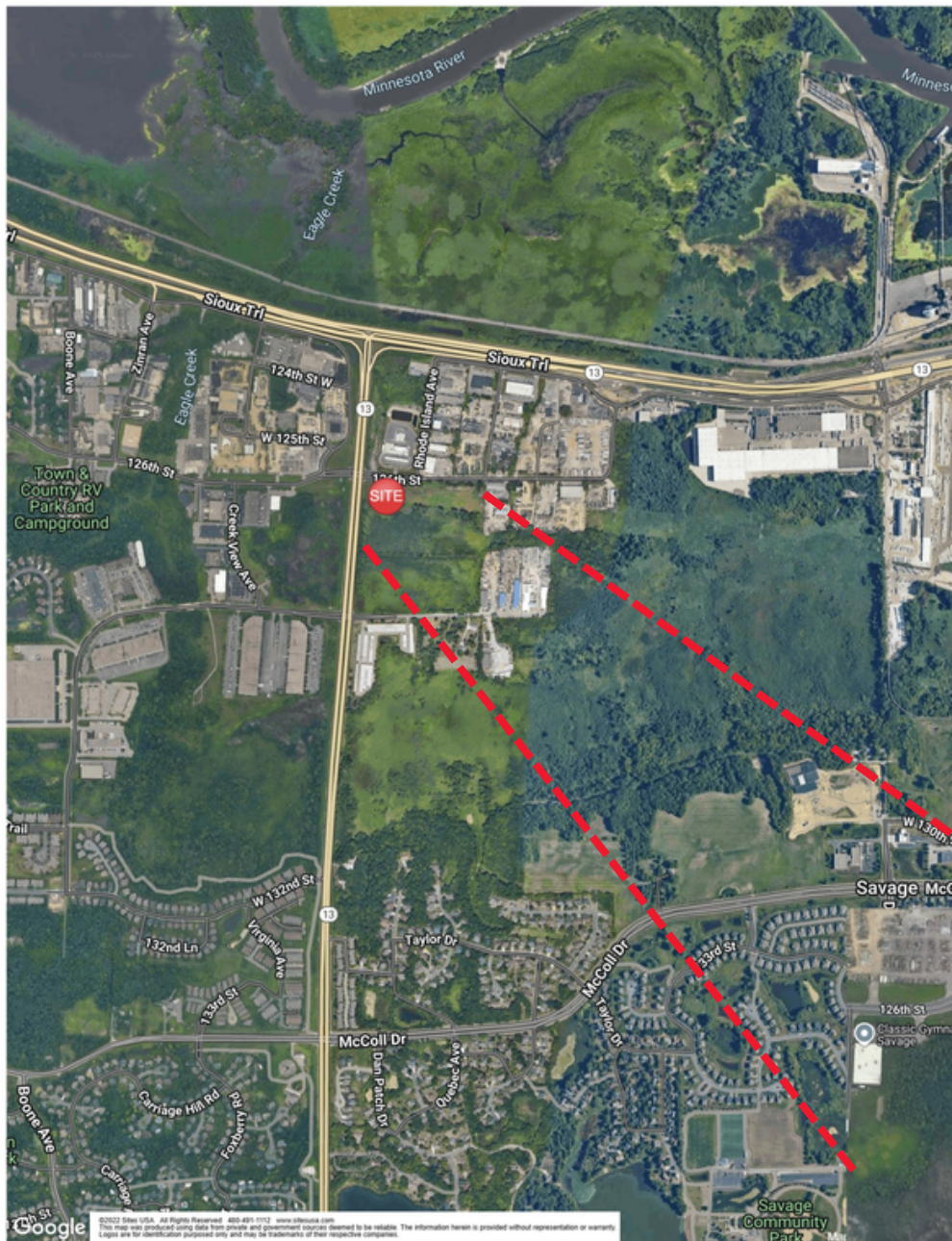
- Good visibility to Hwy 13 and 126th St

Accessibility

- Full movement. Current access off of 126th St.

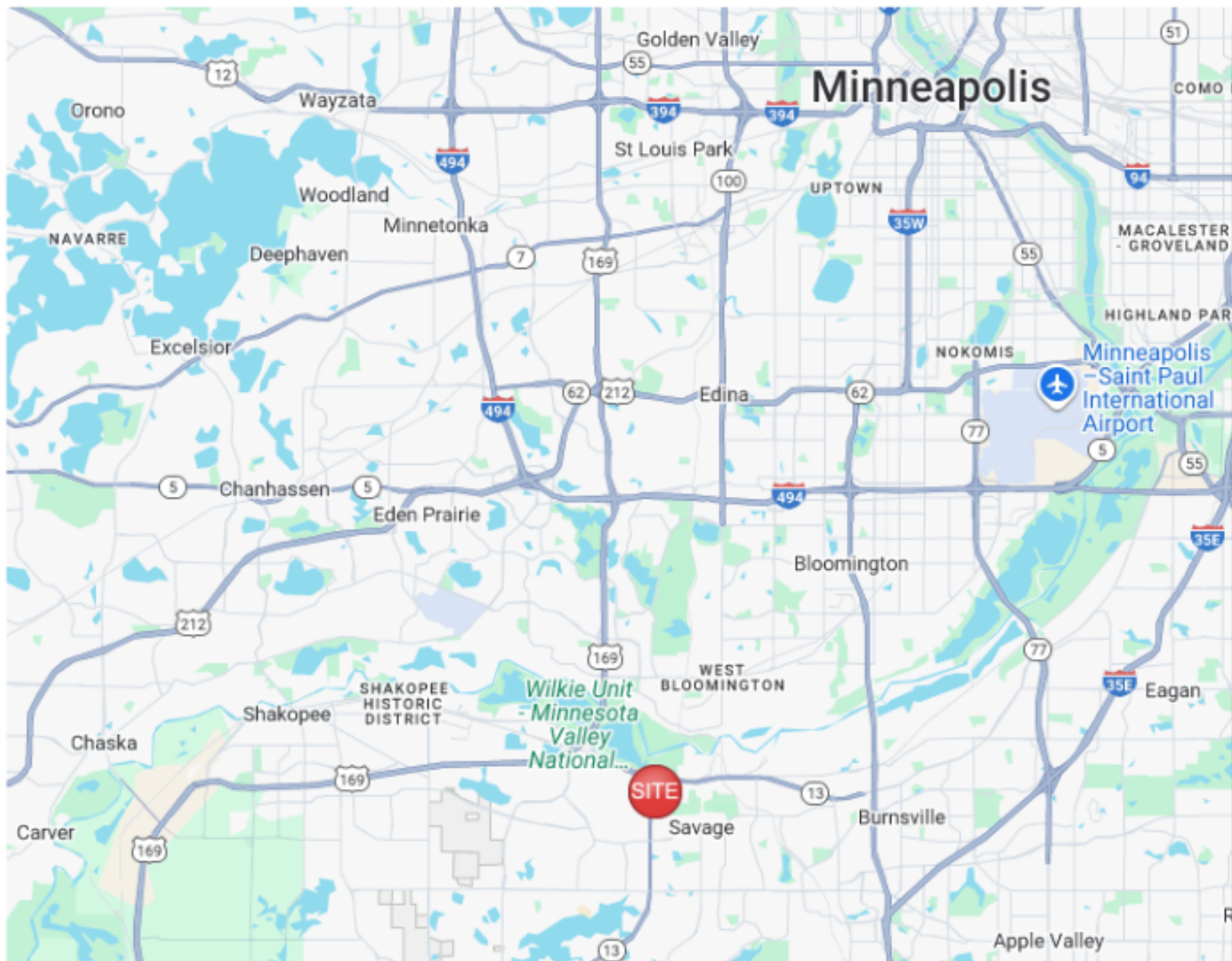
Features:

- Great access and visibility



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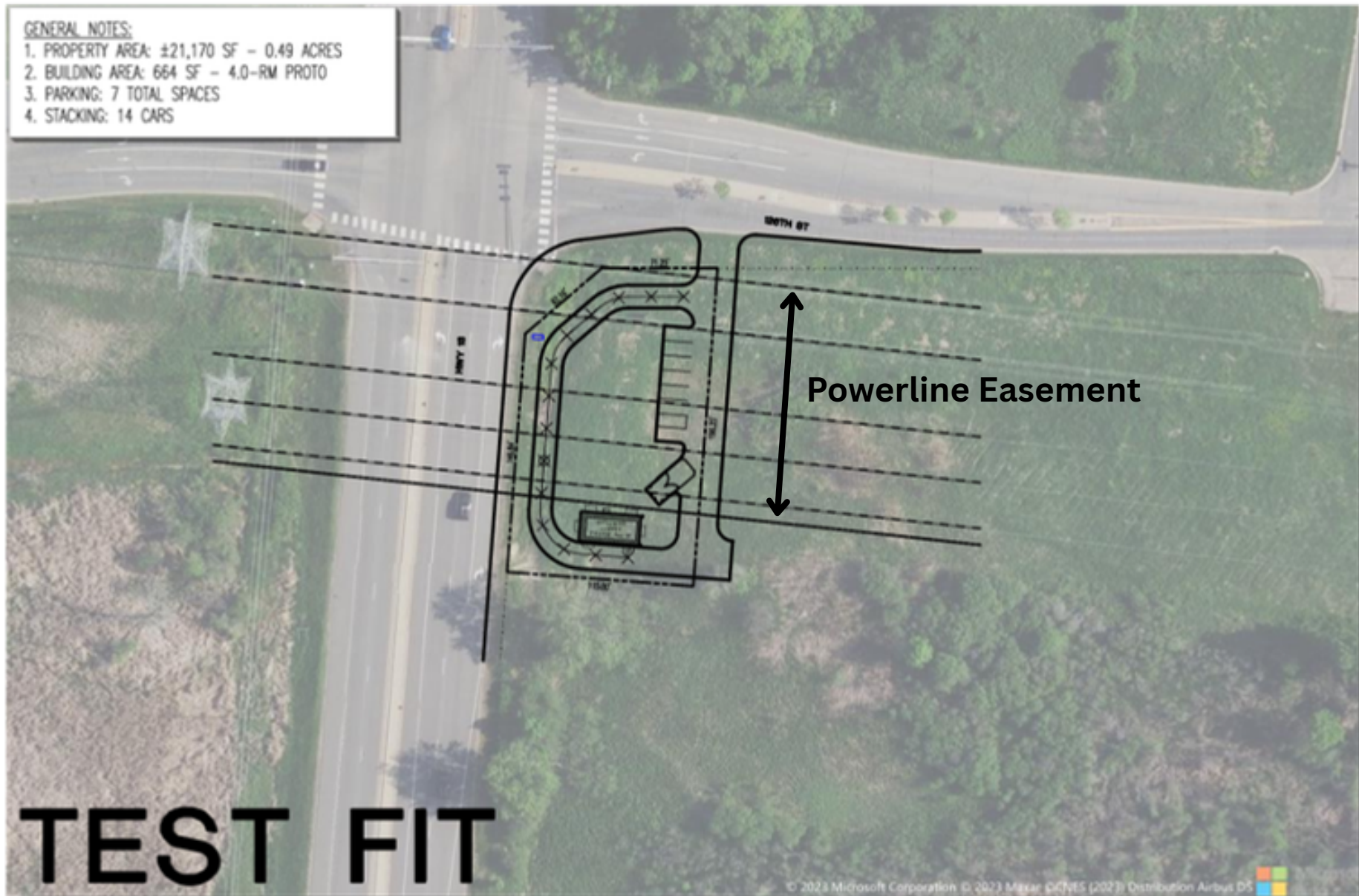
LOCATION

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GENERAL NOTES:

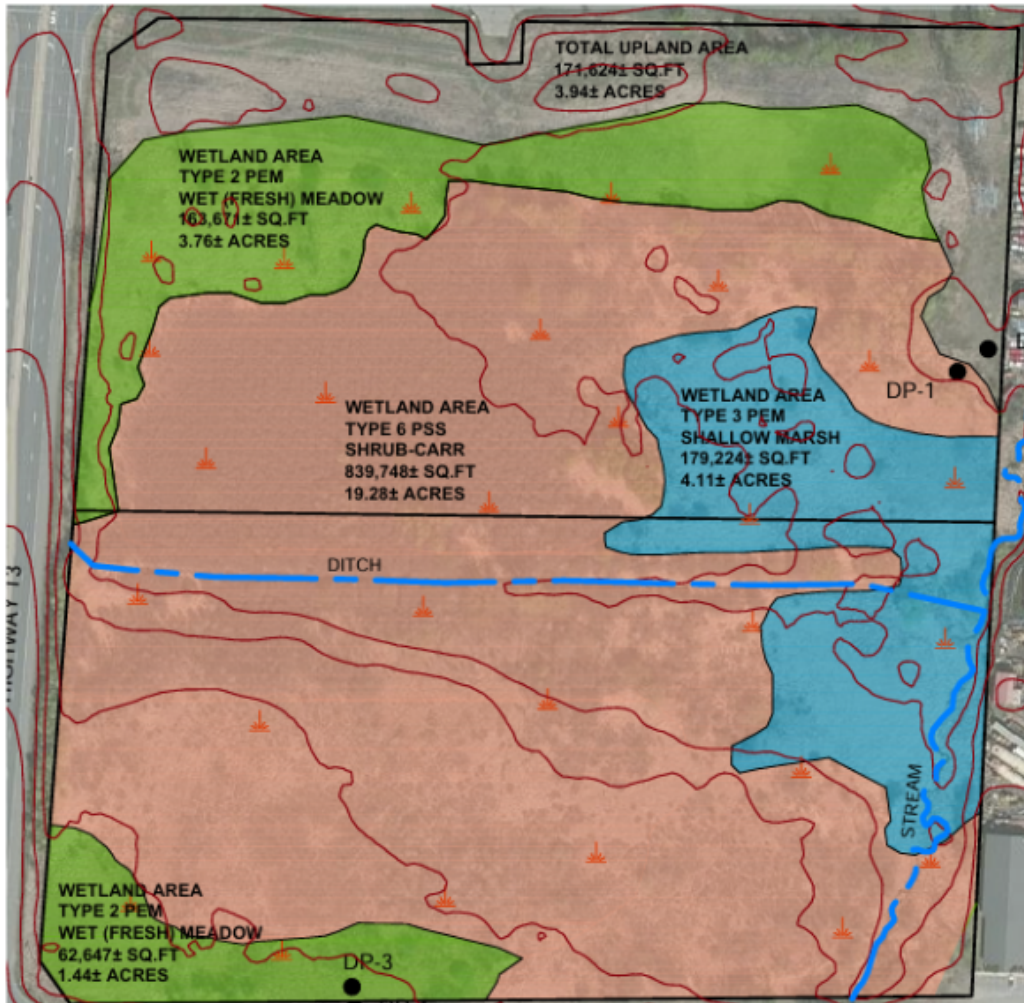
1. PROPERTY AREA: ±21,170 SF - 0.49 ACRES
2. BUILDING AREA: 664 SF - 4.0-RM PROTO
3. PARKING: 7 TOTAL SPACES
4. STACKING: 14 CARS



SITE PLAN

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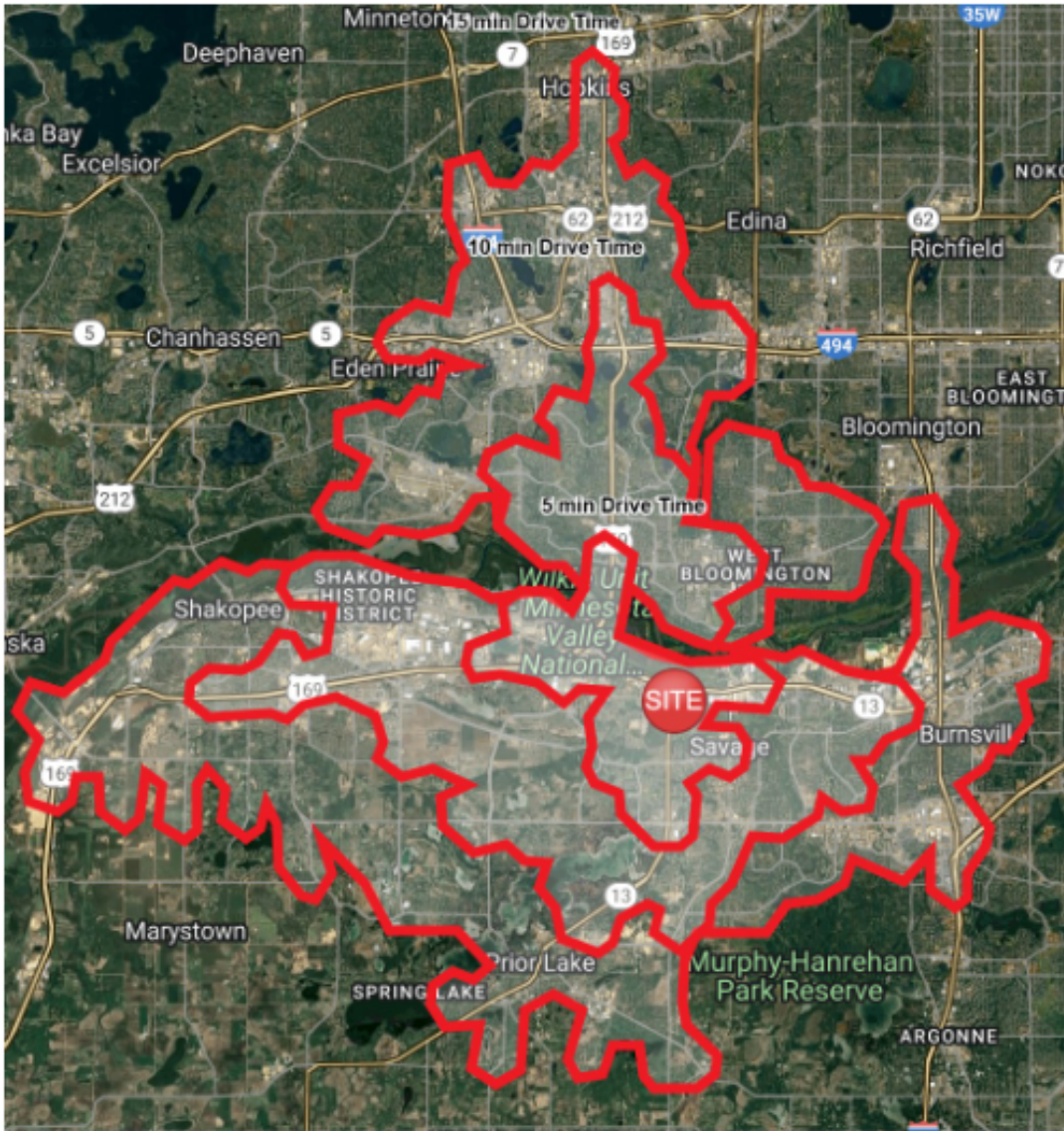


Scott County, Minnesota (MN139)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ab	Alluvial land, frequent overflow, 0 to 6 percent slopes	3.8	8.1%
Bc	Blue Earth mucky silty clay loam, 0 to 1 percent slopes	17.3	36.6%
HeB	Sparta loamy fine sand, 2 to 6 percent slopes	1.9	4.1%
Ia	Isanti fine sandy loam	6.1	12.9%
PbA	Houghton muck, 0 to 2 percent slopes	18.2	38.4%
Totals for Area of Interest		47.3	100.0%

WETLAND & SOIL STUDY

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DEMOGRAPHICS

Population (2025)

- 5 mins: **11,435**
- 10 mins: **91,144**
- 15 mins: **229,031**

Avg Income (2025)

- 5 mins: **\$180,899**
- 10 mins: **\$158,558**
- 15 mins: **\$146,598**

Traffic Volume

- Sioux Trail: **54,462** per day (2025)
- Hwy 13: **29,761** per day (2025)

AREA RETAILERS





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