

FOR SALE

21300 Flagstaff Ave

FARMINGTON, MN 55024

19.93 Acres

Price Negotiable



County Road 50

Flagstaff Avenue

Results
COMMERCIAL
RE/MAX RESULTS

LISTING BROKERS



MARK HULSEY

Managing Broker

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EXECUTIVE SUMMARY

Property Overview

- **PRIME LOCATION! Nearly 20 Acres**, corner parcel, ready for development at the corner of County Road 50 (Richard J. Ames Memorial Highway) & Flagstaff Avenue.
- **Price Negotiable.** Sellers are interested in reviewing strong offers only. Contact Brokers for guidance.
- Longtime family ownership. **Annual farmland rental.** No long-term lease
- **Zoned A-1 Agriculture.** Parcel is not enrolled in the Ag Preserve Program. Rezoning of site unlikely in the immediate future, per the City of Farmington.
- **Similar use possible as current ownership: outdoor landscaping or similar business (grandfathered in use)**
- **No wetland delineation, environmental, or soil reports have been completed by ownership.** County is responsible for buffers around ditches & culverts such as the area running through the SW corner of the parcel.
- **One pole barn out-building on site.** Electric runs to the property and all other utilities are nearby the site on County Road 50 & Flagstaff Avenue
- Large land parcel to the north has environmental studies complete and is currently for sale and zoned for industrial use. If developed, rezoning for the subject property site may be possible

- Bethel Rock Church immediately adjacent to site. Farmington High School is 1.7 miles to the north. City of Lakeville & City of Farmington near 20 Acre subject
- Strong residential development near the subject property. 40 minutes south of Minneapolis & St. Paul. Surrounded by major retailers to the east & west
- Excellent visibility and easy access off County Road 50 & Flagstaff Avenue
- ~17,500 Vehicles Per Day on County Road 50



Offering Summary

Asking Price	Negotiable
Land Size	19.93 Acres
Buildings	1
Zoning	Agriculture
PID#	14-03500-50-013
2026 Taxes	\$1,684





**Bethel's Rock
Church**

PROPERTY MAPS

Annual Flooding Map

Legend

Environment

Environment - Geology & Soils

Annual Flooding



Frequent



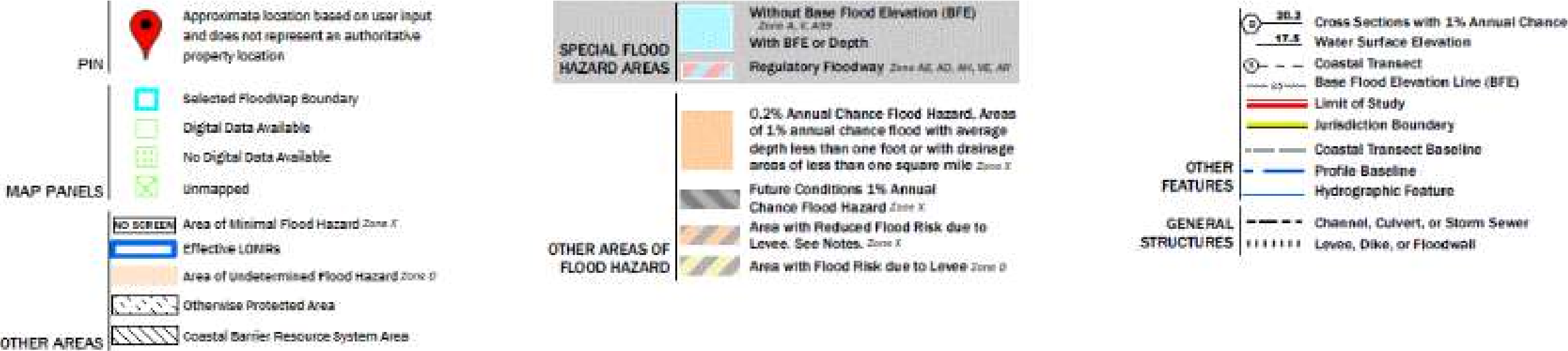
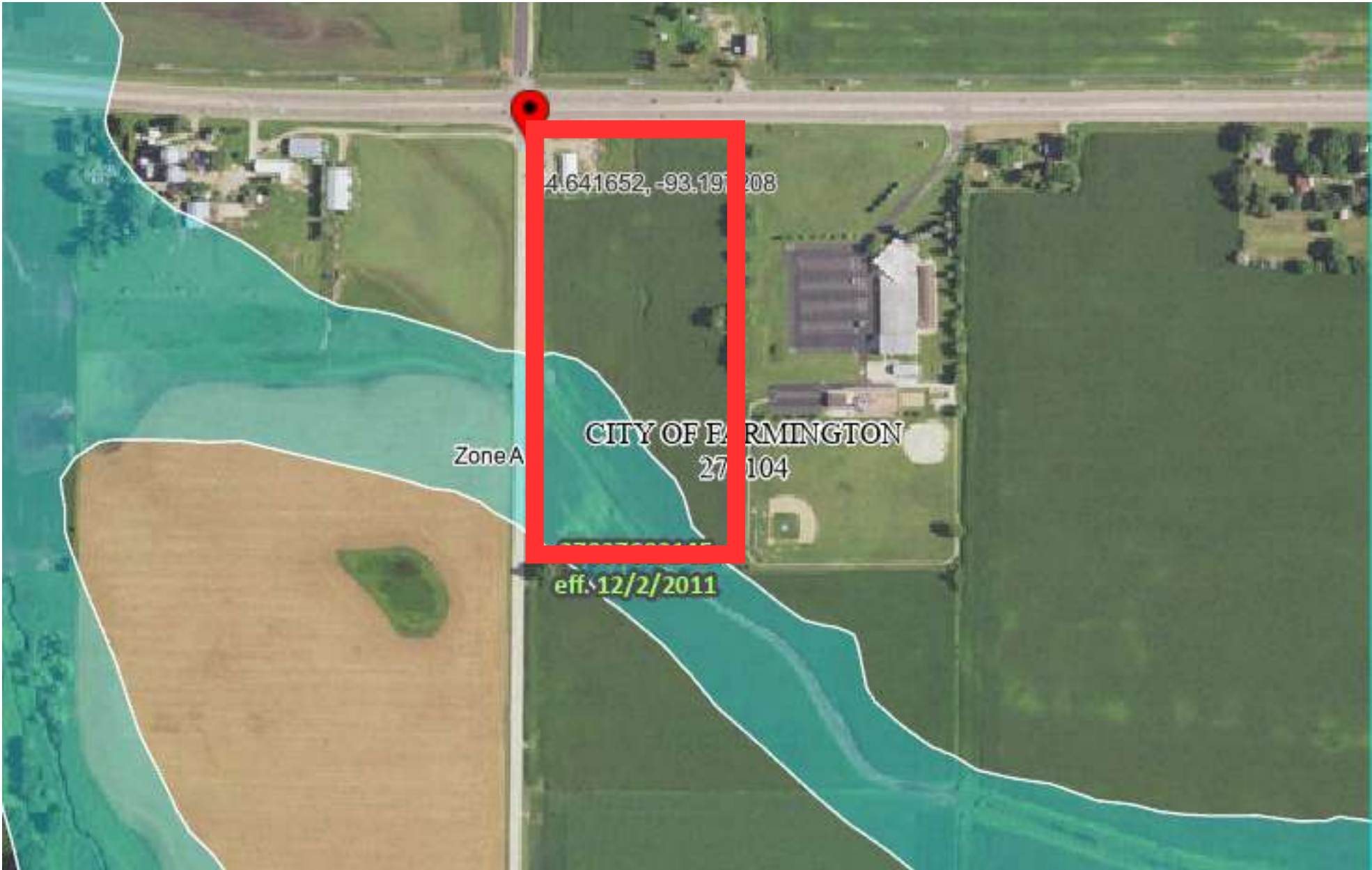
Occasional



Rare



FEMA Flooding Map



Retailer Map

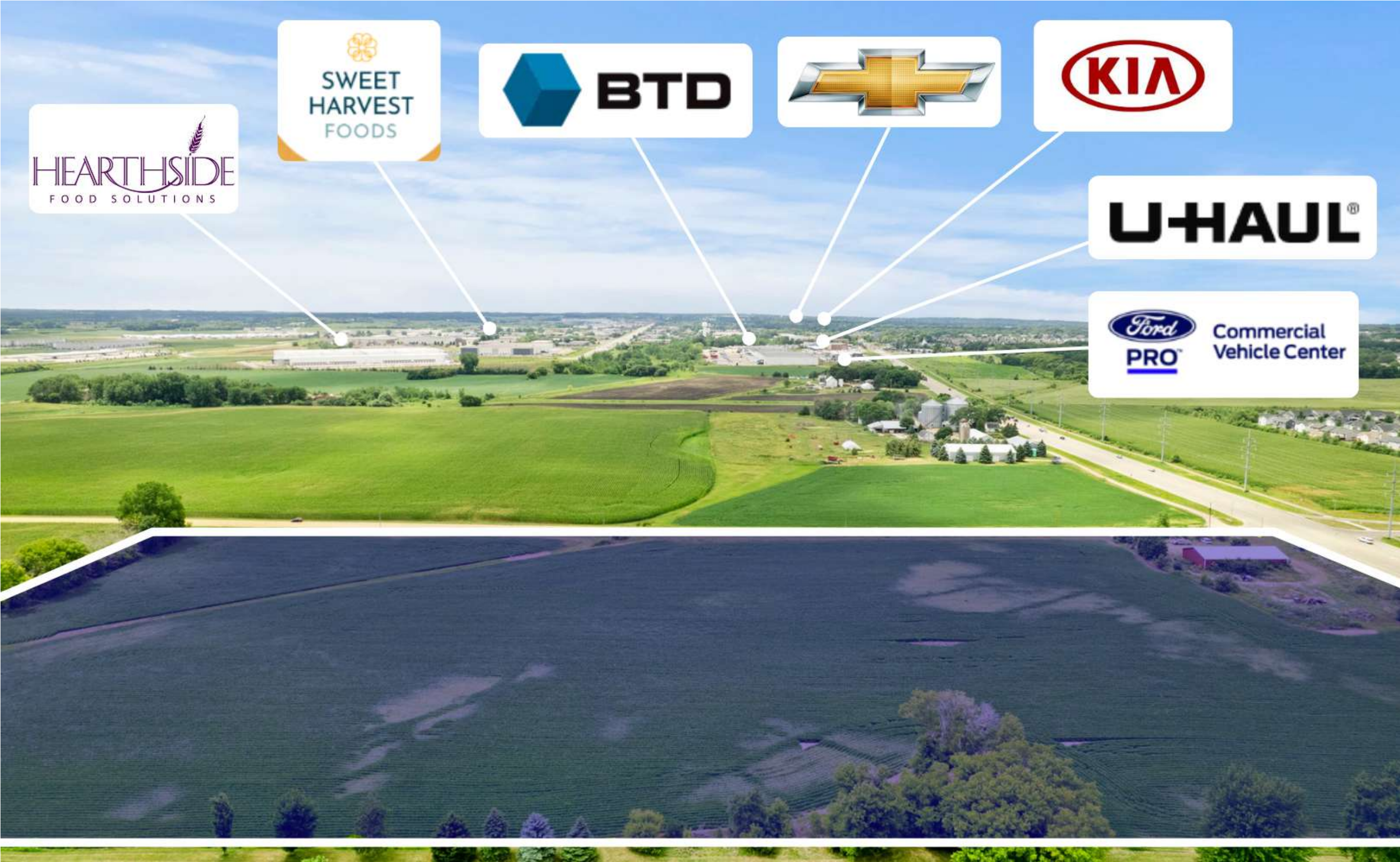


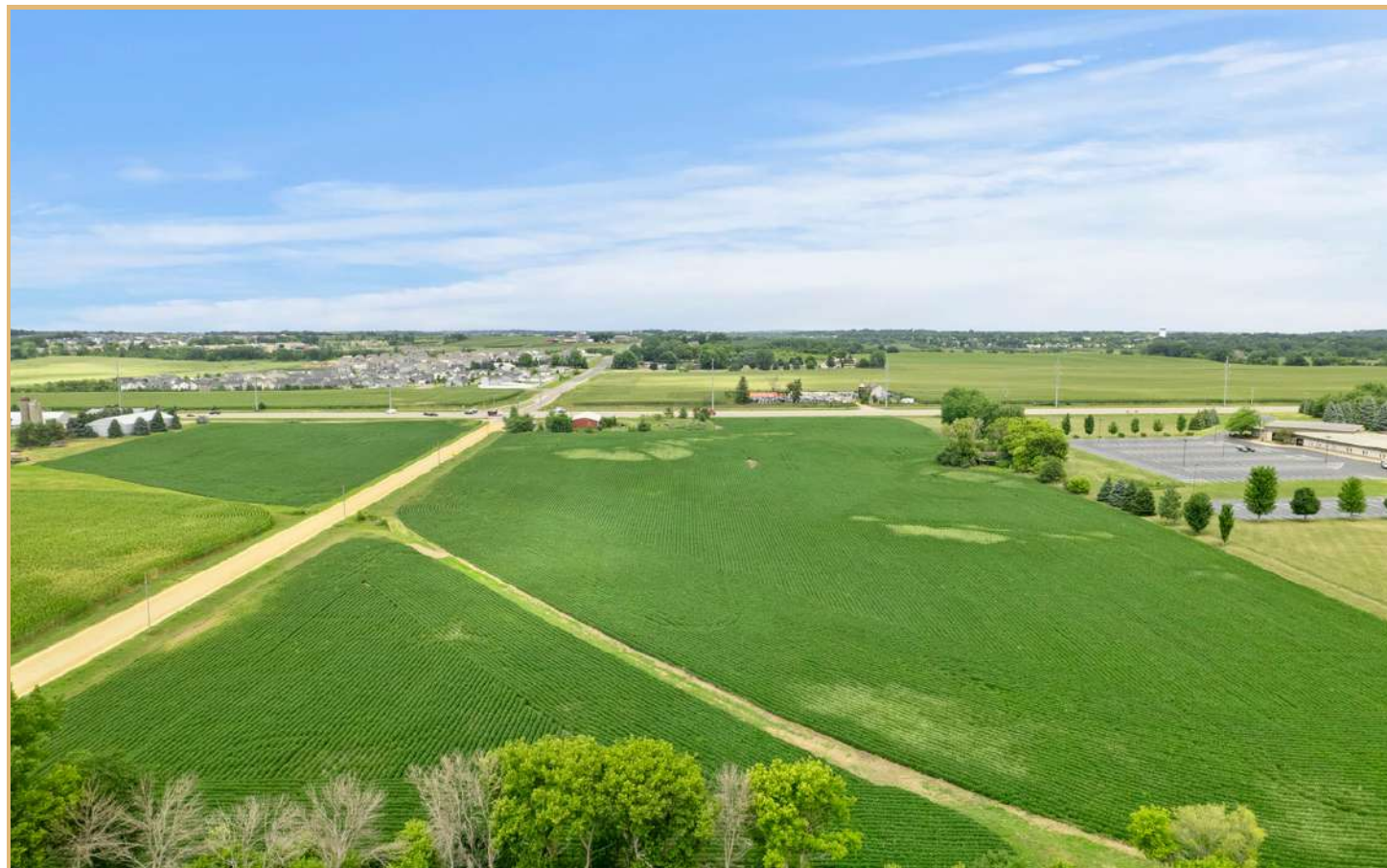


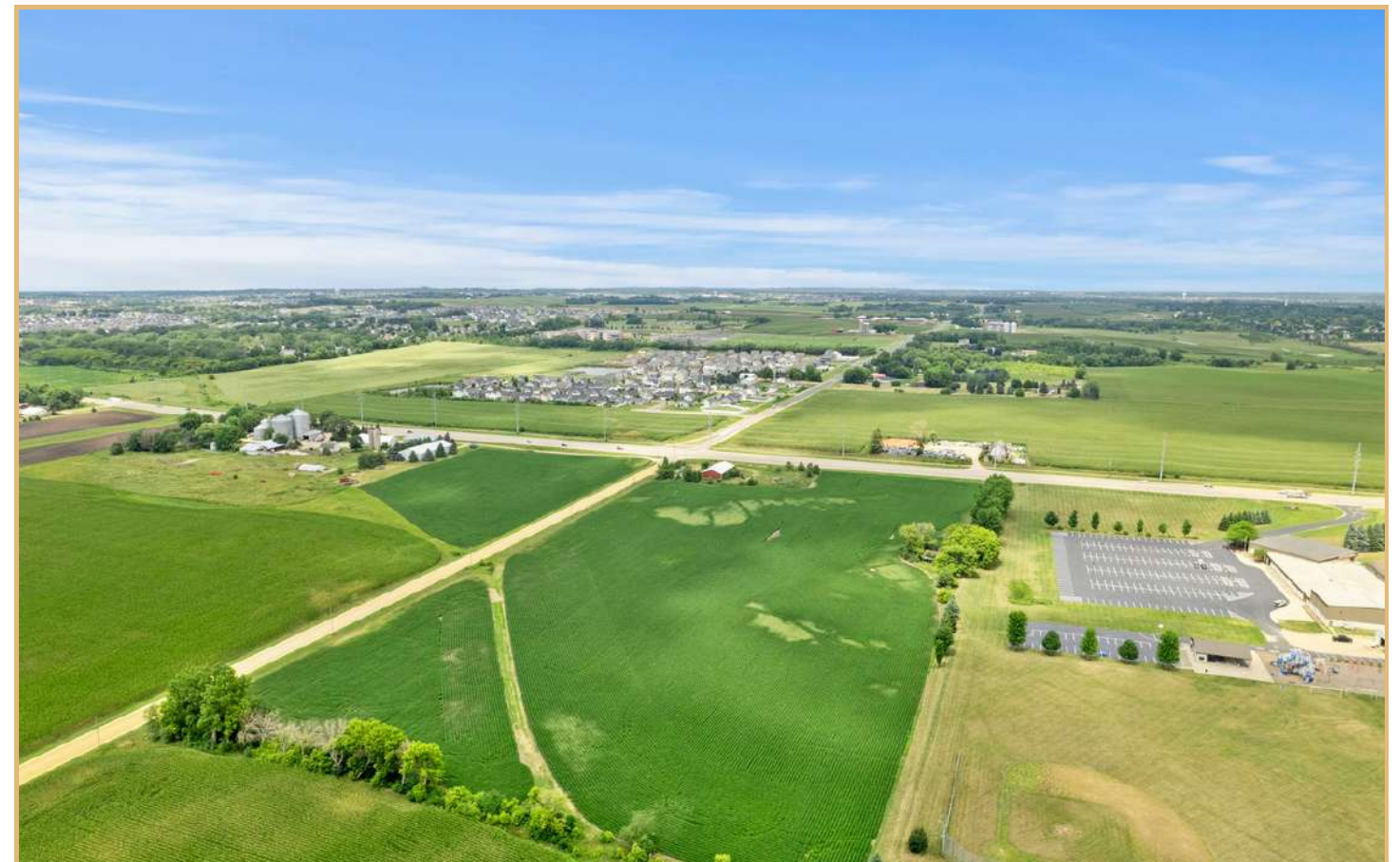
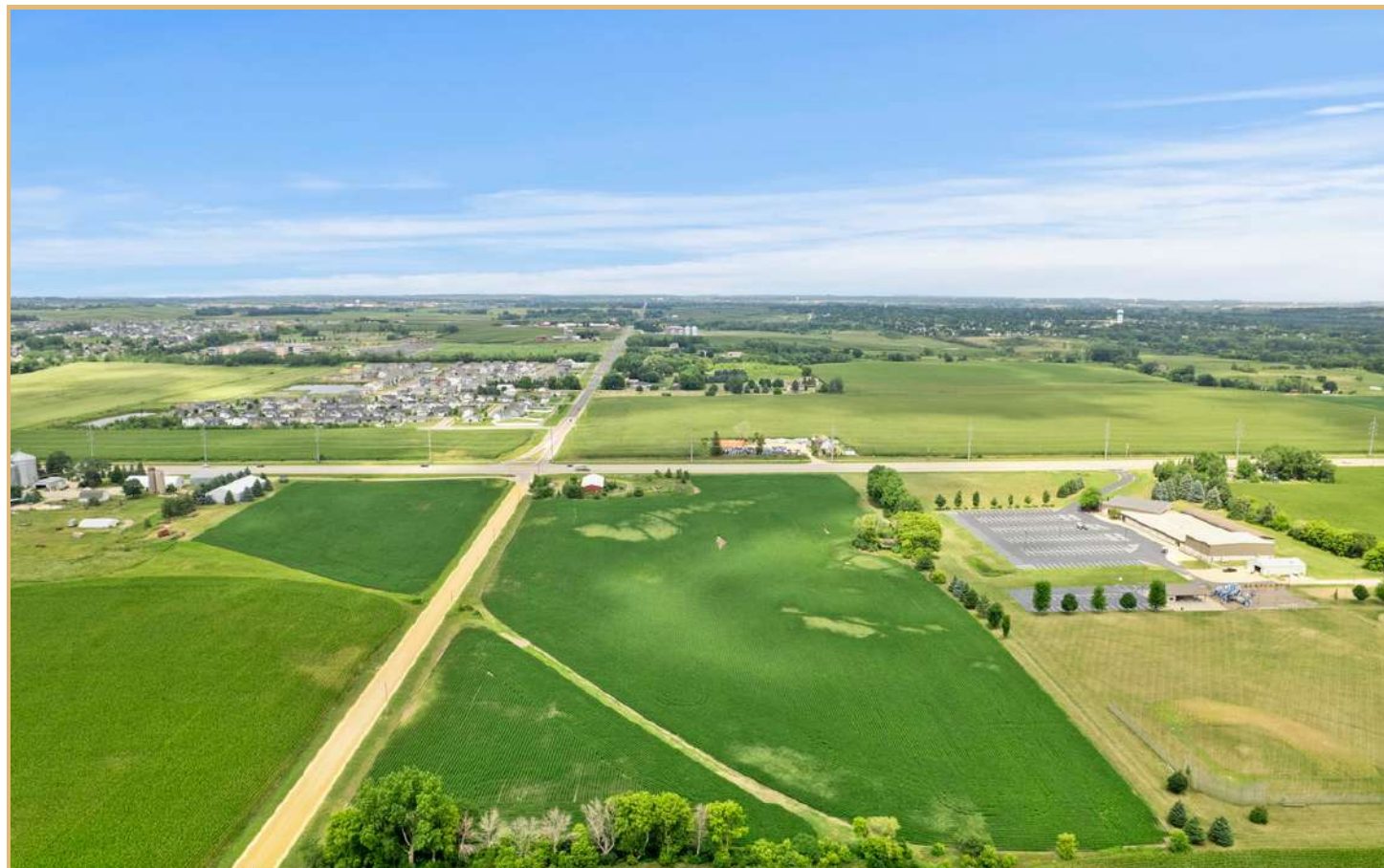
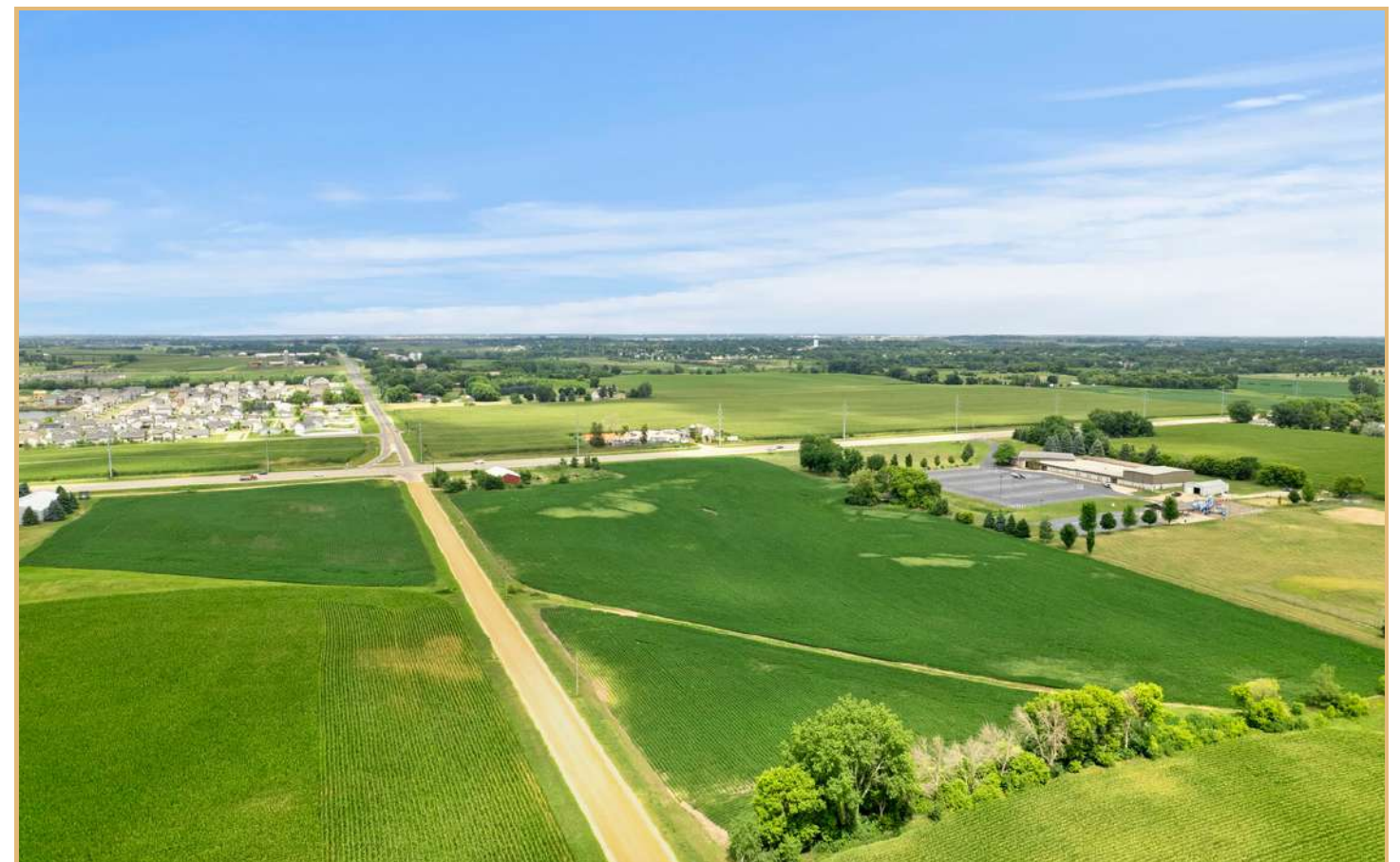


PHOTO GALLERY

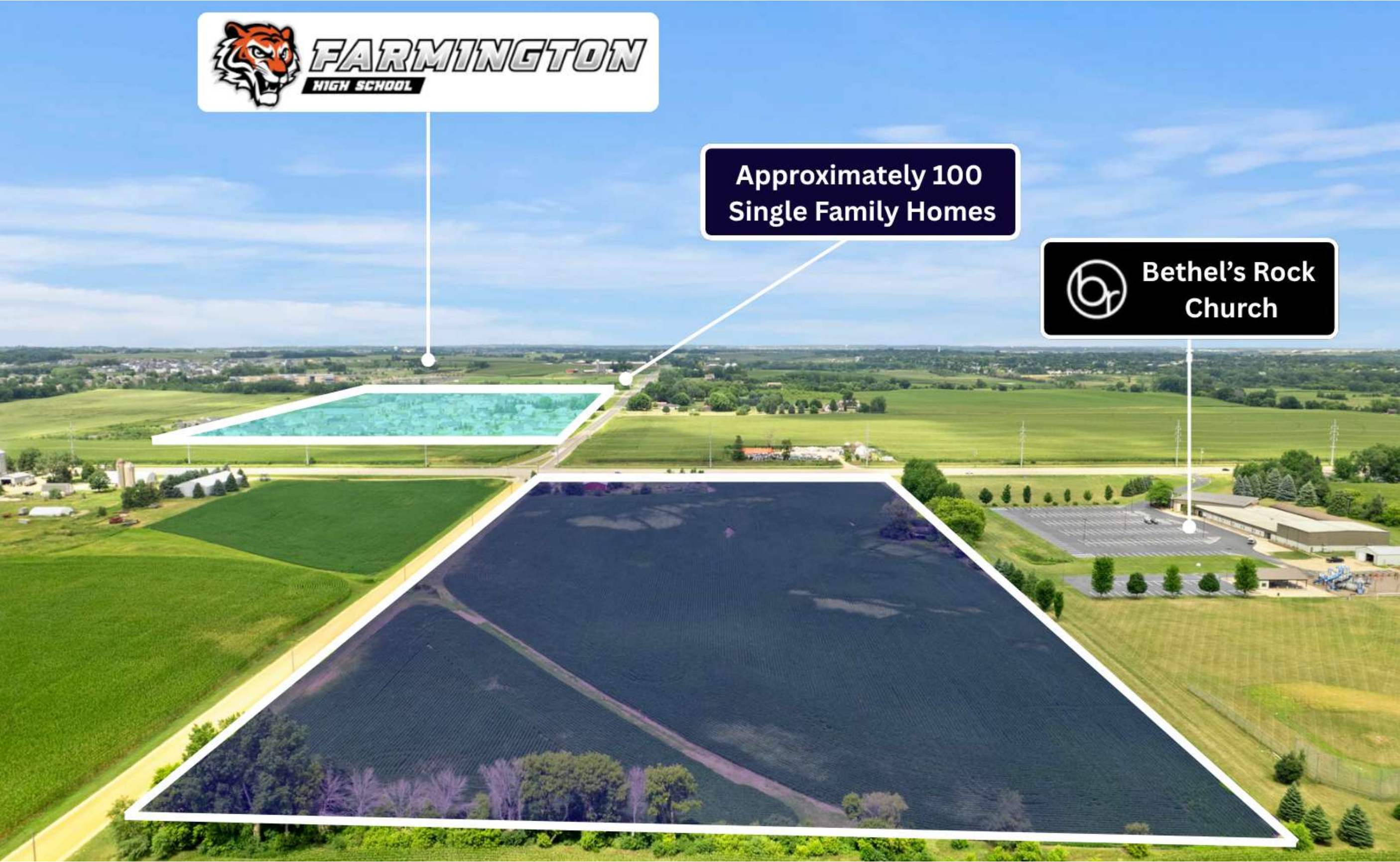
West Facing Map

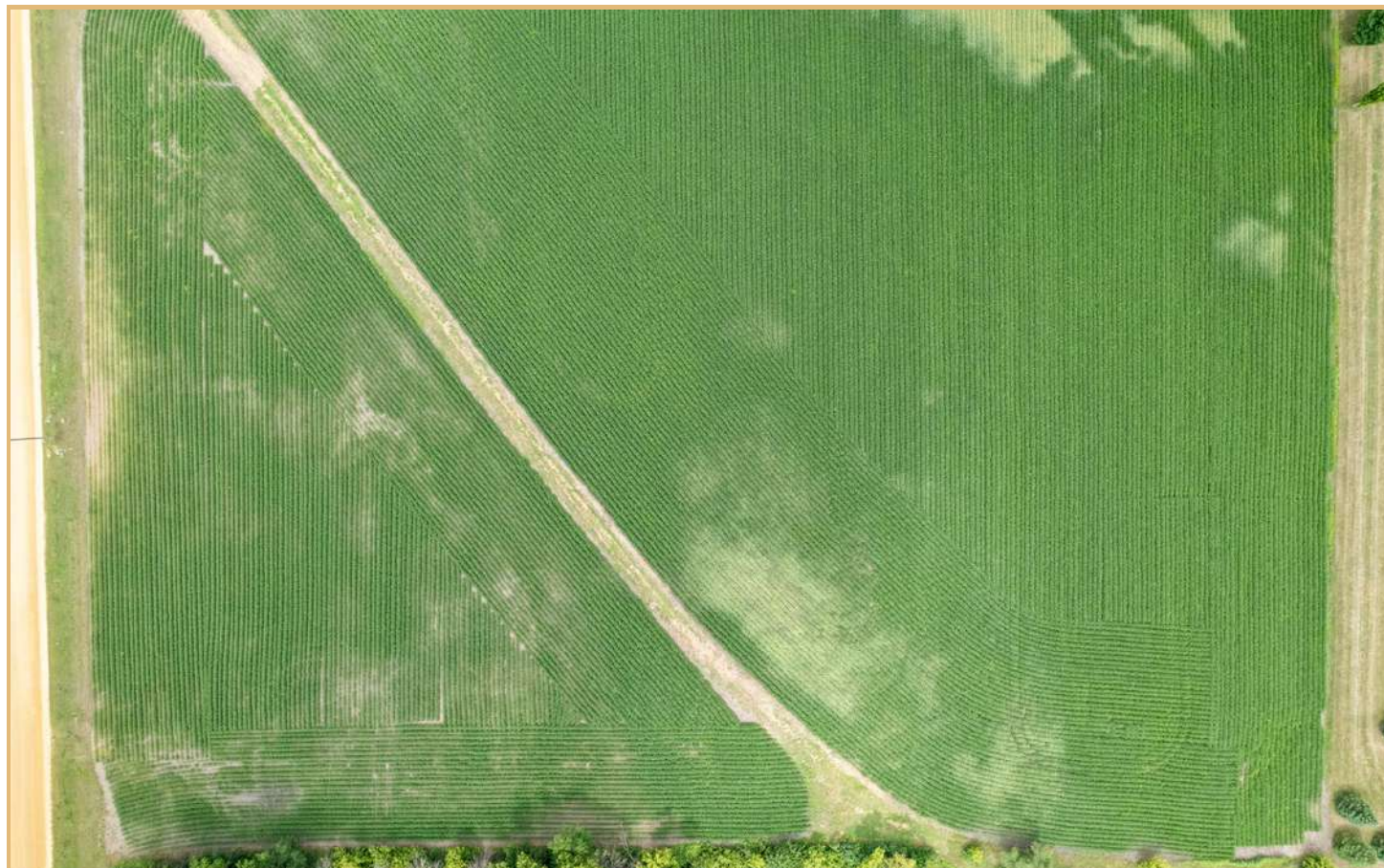
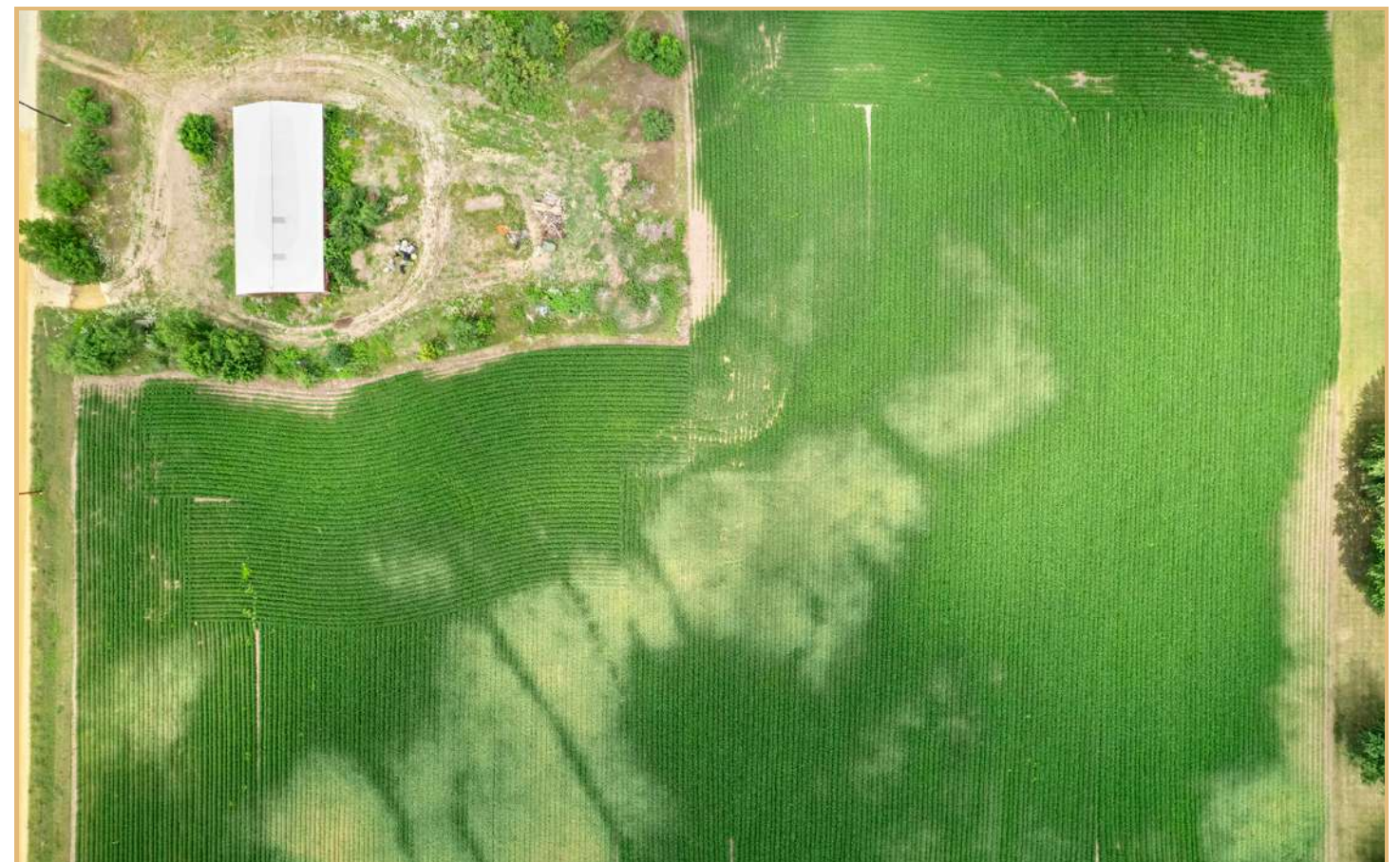






North Facing Map







ZONING INFORMATION

Zoning Information

AGRICULTURE; AGRICULTURAL: The production of livestock, dairy animals, dairy products, poultry or poultry products, furbearing animals, horticultural or nursery stock, fruit, vegetables, forage, grains, timber, trees, or bees and apiary products.

AGRICULTURE SERVICES: A use primarily engaged in the repair or rental of farm tools and implements, feed, grain, tack, animal care products and farm supplies. This definition excludes the sale of large implements such as tractors and combines, but includes farm machinery repair services that are accessory to the principal use.

Prospective buyers and developers are encouraged to consult with the City of Farmington to confirm permitted uses, requirements and any site-specific approvals.

To learn more, please visit:

<https://www.farmingtonmn.gov/259/Planning-Zoning>

Zoning



A-1 (Agriculture)





LOCATION INFORMATION



Ariel Map





ABOUT FARMINGTON, MN

FARMINGTON AREA MINNESOTA

Farmington is one of the south metro's most attractive growth communities, offering a welcoming small-town atmosphere, top-rated schools, and easy access to the Twin Cities. With a strong mix of new residential development, abundant parks and open space, and everyday conveniences, Farmington continues to draw families and businesses seeking quality of life and connectivity.

Within 1 mile of the subject property, the trade area is supported by 1,319 residents and 469 households with an average household income of \$148,153 and an average house value of \$432,205. These strong demographic fundamentals reflect a stable, affluent customer base and long-term demand—reinforcing Farmington's appeal for investment.

FARMINGTON, MN

	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	82	329	1,319
Average Age	38.9	38.8	36.6
Average Age (Male)	39.8	39.7	35.9
Average Age (Female)	38.1	38.0	36.9
HOUSEHOLDS & INCOME			
Total Households	29	119	469
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$156,678	\$152,728	\$148,153
Average House Value	\$423,185	\$418,995	\$432,205

2023 American Community Survey (ACS)





Farmington is a growing south-metro community that combines small-town character with convenient access to employment, shopping, and services throughout the Twin Cities. Its expanding residential base, established neighborhoods, and continued development have made the area increasingly attractive to families and professionals seeking a balance of affordability, space, and regional connectivity.

The relatively young average age of 36.6 reflects an active, family-oriented population with strong purchasing power. These favorable demographics support continued demand for housing, neighborhood services, and long-term commercial investment in the Farmington market.

To learn more, please visit: <https://www.farmingtonmn.gov/>

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.