



Each office independently owned and operated

FOR SALE | INDUSTRIAL LAND

1501 STATE HIGHWAY 42

EYOTA, MN 55934

RE/MAX ADVANTAGE PLUS

1251 Town Centre Drive
Eagan, MN 55123
REMAXCOMMERCIAL.COM

FOR MORE
INFORMATION
CONTACT:

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	79.09 Acres
Zoning:	Industrial Land

PROPERTY OVERVIEW

- *Industrial Land - Commercial Development or Business Park
- *Two parcels: 33.46 acres & 45.63 acres (79.09 acres total)
- *Excellent options for manufacturing, transportation, wholesale distribution, warehouse operations or other similar entities.
- *Water and sewer with related infrastructure ready
- *Stub-road access already present off highway trunk/turn lane
- *Stub-road extension scheduled for Spring 2023
- *Whole purchase opportunity or can be split accordingly
- *In & out lot development opportunity in the heart of Eyota, MN.
- *Parcels abuts nearby rail line
- *Within ~20 minutes to Downtown Rochester (13.9 miles)
- *Highway 90 Access within ~5 Miles of property



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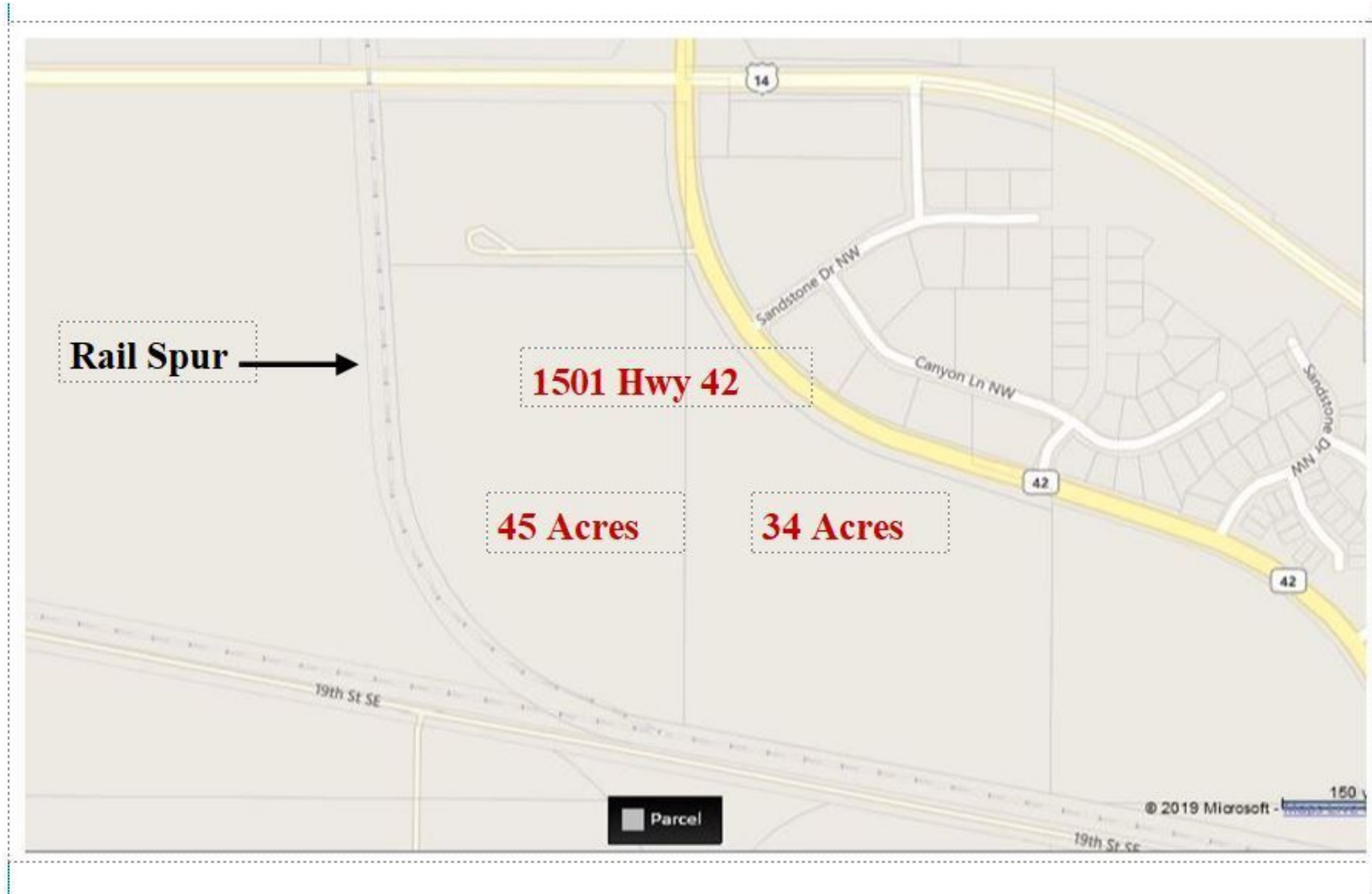
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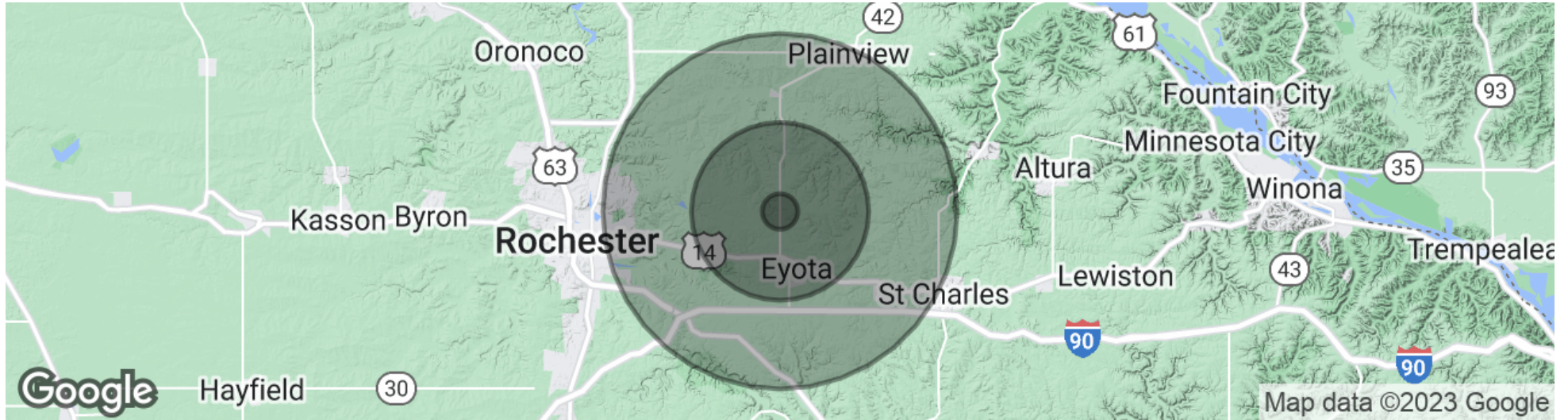
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	96	2,515	19,851
Average Age	38.4	38.1	38.5
Average Age (Male)	36.2	35.8	36.5
Average Age (Female)	39.1	38.9	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	37	965	7,574
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,141	\$73,140	\$85,682
Average House Value	\$231,743	\$224,760	\$227,170

* Demographic data derived from 2020 ACS - US Census



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