RARE DEVELOPMENT OPPORTUNITY

Marshall Farm ■

9905 Dell Road, Eden Prairie

A truly rare opportunity for this special parcel that has become available with 30+ acres in Eden Prairie. A conceptual plan was created showing the potential for up to 54 lots with many premium south-facing bluff lots. This is based on rezoning the property to R-9500 SF Lot minimums which is consistent with the guided land use in the city's future land use plan.

PRESENTED AT \$8,000,000 | OFFERS DUE BY OCTOBER 15, 2023

LEARN MORE: 9905DELL.COM

DETAILS:

- Seller intends on retaining existing farmhouse
- DO NOT WALK PROPERTY IT IS STILL BEING FARMED
- · City is in the feasibility phase with the Dell Road reconstruction project
- · Concept or any plan is subject to full development review and approval by the city of Eden Prairie





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