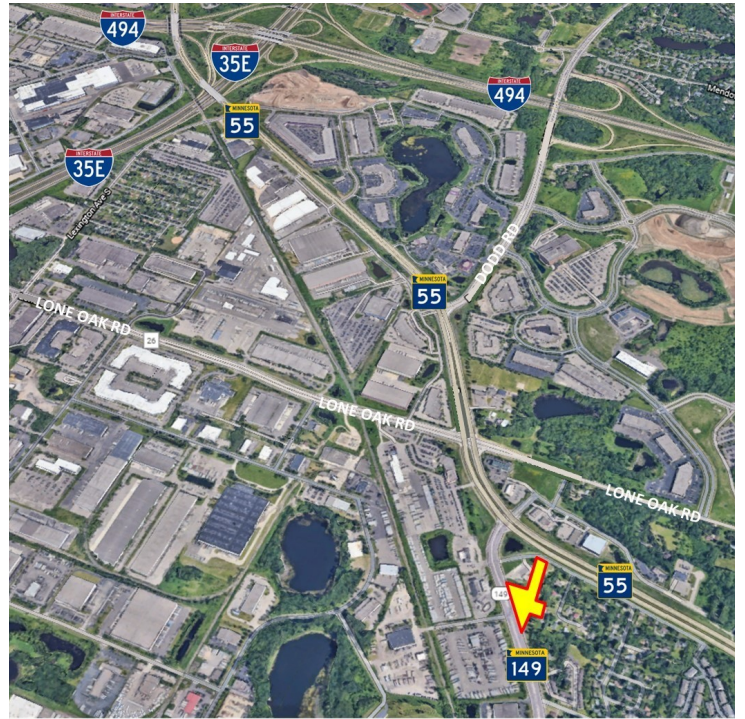
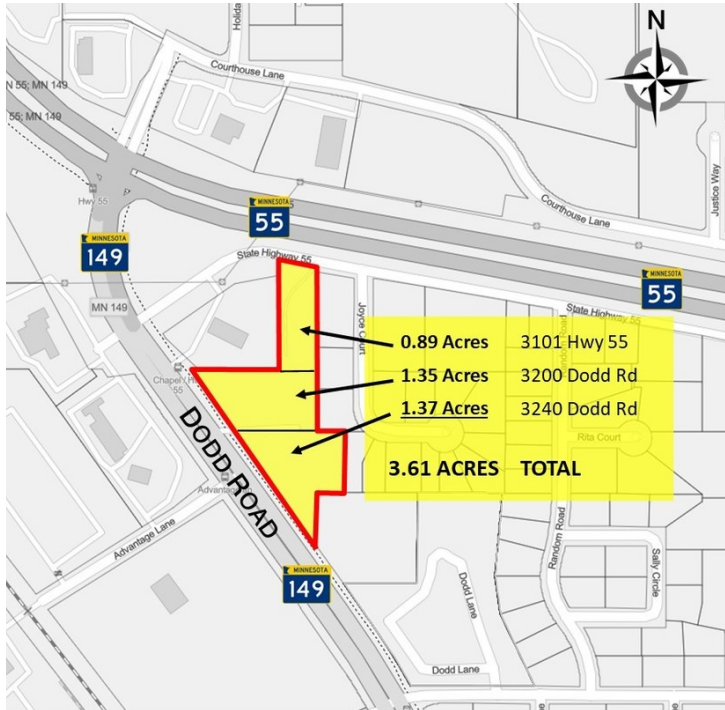


LAND FOR SALE

3240 DODD ROAD

3240 Dodd Road, Eagan, MN 55121



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
AVAILABLE SF:	
LOT SIZE:	3.61 Acres
ZONING:	Neighborhood Business (NB) and General Business (GB)
SUBMARKET:	Southeast Metro
TRAFFIC COUNT:	16,400 on Dodd Road
PRICE / SF:	\$7.63

PROPERTY OVERVIEW

3.61 acres for sale along Dodd Road (Hwy 149) and just south of Hwy 55. The existing zoning permits most medical, retail, restaurant, and office uses. Many national and regional companies within 3-mile radius of the site: Thomson Reuters, Ecolab, UPS Customer Center, Cintas, TCO Performance Center (MN Vikings practice facility), and Dart Transit are just a few. Part of the 2040 Comprehensive Plan for Eagan (per their website) recognizes the need for redeveloping and is open to other zoning options here.

The site is comprised of three parcels. One lot with exposure along MN Hwy 55 Service Road is zoned General Business. The two larger lots face Hwy 149/Dodd Road and is zoned Neighborhood Business.

PROPERTY HIGHLIGHTS

- Zoned Neighborhood Business (NB) and General Business (GB)
- Three parcels totaling 3.61 Acres
- Fronts Dodd Road (Hwy 149) and Hwy 55 Frontage Road

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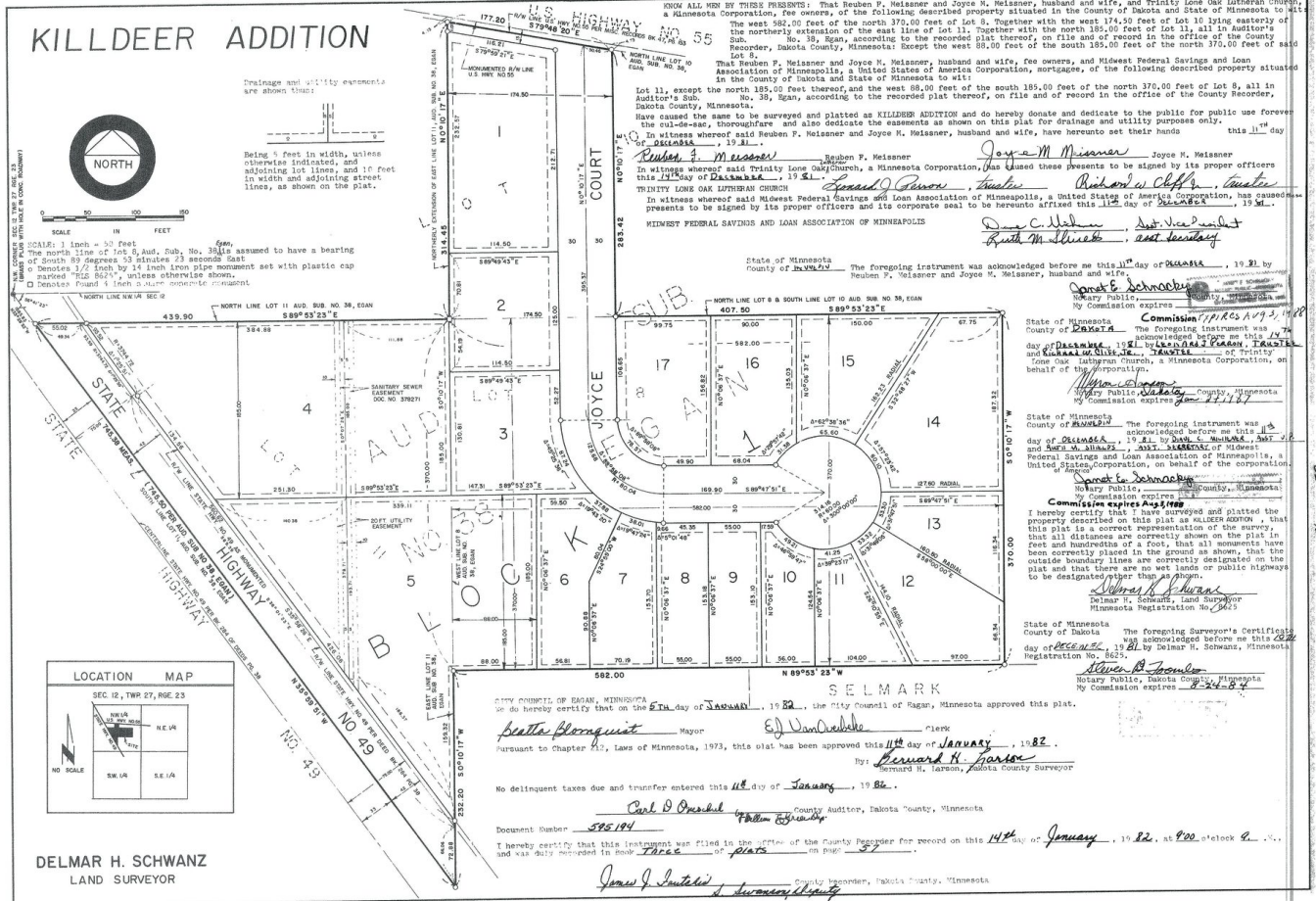
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THREE-57

COPY

THREE-57



On Site: 3 Wells | 2-3 Septic Tanks | 1 Underground Tank | 2007-2008 Phase I Available Upon Request

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