

LAND FOR SALE

LAND - HIGHWAY 55 FRONTAGE

Highway 55 & County Road 73, Plymouth, MN 55441



OFFERING SUMMARY

SALE PRICE:	Auction
	Aug 10-12
	https://rimarketplace.com/auction/675
LOT SIZE:	0.8 Acres
ZONING:	PUD - Commercial
PRICE / SF:	

PROPERTY OVERVIEW

Land for Retail Development

PROPERTY HIGHLIGHTS

- Highway 55 Facing/Frontage
- Adjacent to Starbucks
- Next Door to Park & Ride 73
- Near Famous Dave's, CUB Foods, McDonalds,
- Minutes to Downtown Minneapolis
- Real Insight Marketplace
- <https://rimarketplace.com/auction/675>

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

DALE SEVERSON
Director Commercial Real Estate Solutions CREST
O: 651.491.1620
dales@kw.com
MN #40242734

ROBERT BAYER
Director Of Commercial Real Estate Solutions Team (CREST)
O: 651.895.3943
robert.bayer@kwcommercial.com
MN #40521537 - WI #78778 - 94

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Per Hennepin County

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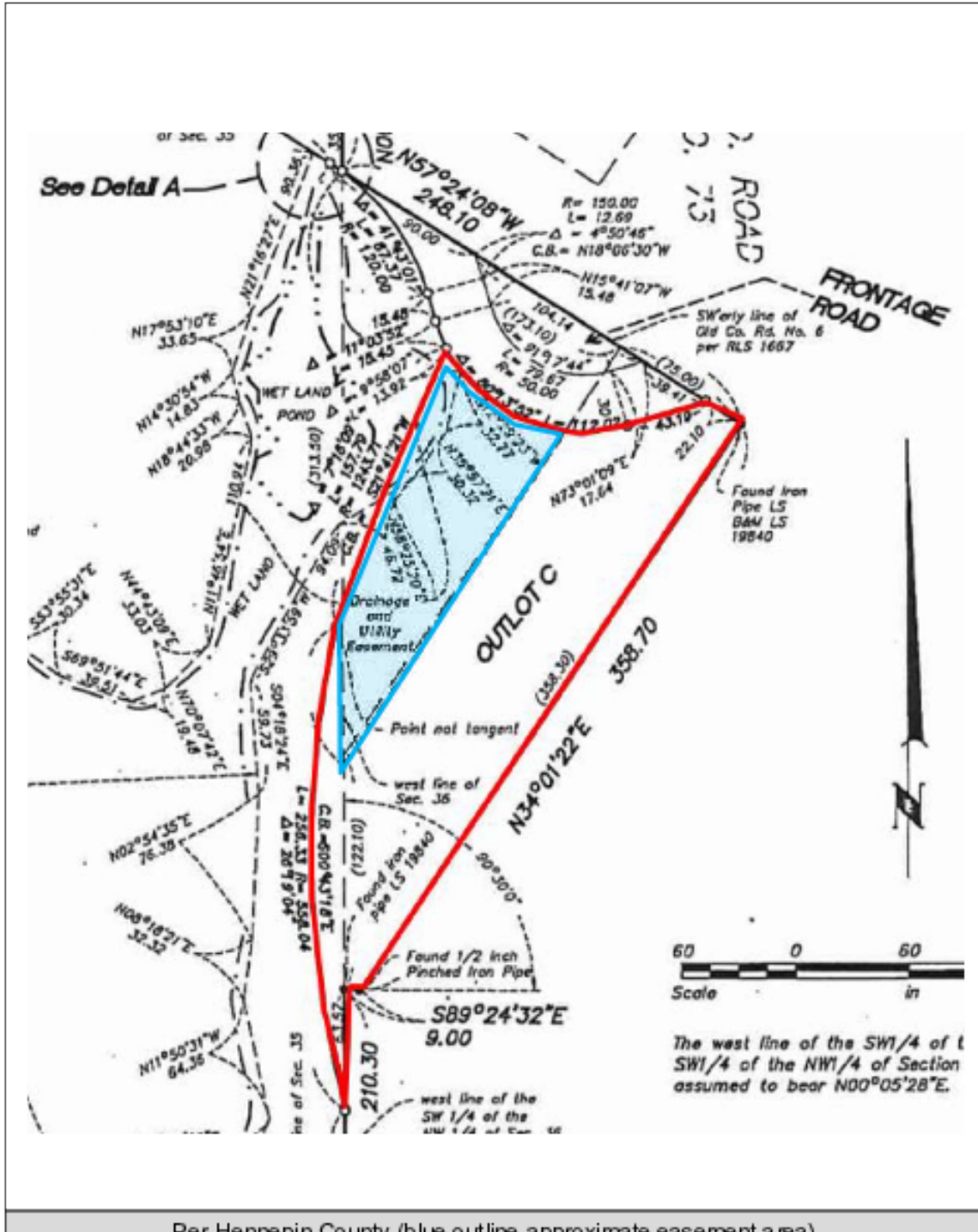
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SITE DESCRIPTION

Dimensions:		Irregular; See Plat Map
Gross Site Size: <i>(per county)</i>	SF:	34,959
	Acres:	0.80
Easement Area:	SF:	11,959
	Acres:	0.27
Useable Site Area:	SF:	23,000
	Acres:	0.53
Physical Characteristics:		75' Wide - Narrow; Limits the Type of Building
Topography:		Slopes Down Towards the West - The Site is Mostly Wooded
Soil Conditions/Drainage:		Assumed Stable / Appears Average
Utilities:		
<i>Electricity/Gas</i>		Available
<i>Water/Sanitary Sewer</i>		Available
Off-Site Improvements:		
<i>Street/Curb/Gutter:</i>		Bituminous Surface, Public Street, New Condition / Concrete
<i>Sidewalk/Alley:</i>		Concrete / None
<i>Street Lights:</i>		Average
<i>Storm Sewer:</i>		Yes
Access to Site/Number:		Highway 55 Service Road / 1
Frontage:		Highway 55 Service Road
Ingress/Egress:		Average
Visibility/Exposure:		Average - Adequate Visibility from Highway 55
Flood Hazard Zone:		Appears No; See Flood Map
Apparent Easements:		Drainage & Utility Easement on Western 11,959 SF of Site - The Area is Likely Not Buildable
Encroachments/Conditions:		None Apparent
Use:		Vacant Land
Functional Adequacy:		Appears to be Functional for Future Development
Surplus/Excess Land:		N/A
Surrounding Uses:	N:	State Highway 55, Commercial
	S:	Single-Family Residential, Vacant Land
	E:	Single-Family Residential
	W:	Vacant Land
Distance to Major Road:		Highway 55 Runs in Front of the Subject
Comments: The subject is a commercial lot with visibility from Highway 55. The site is somewhat small, and could potentially be combined with parcels to the east for development. The subject is covered with trees, which would likely need to be removed for development.		
It appears the adjacent property to the east has access across the subject. Not considered adverse.		
No other apparent unusual conditions, adverse easements or encroachments are noted. The subject conforms to the area.		

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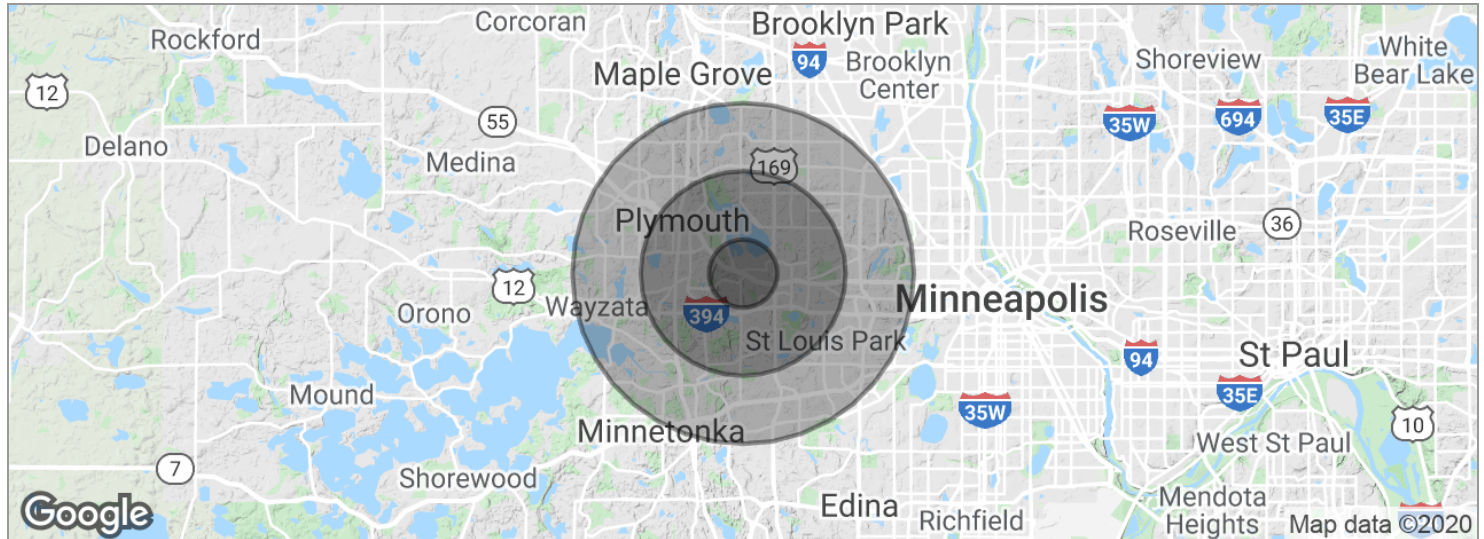
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,399	59,865	195,677
Median age	38.5	39.7	39.1
Median age (male)	38.0	39.1	38.1
Median age (Female)	38.4	40.0	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,347	26,897	86,265
# of persons per HH	2.3	2.2	2.3
Average HH income	\$90,966	\$90,305	\$86,818
Average house value	\$359,099	\$334,748	\$313,888

** Demographic data derived from 2010 US Census*

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