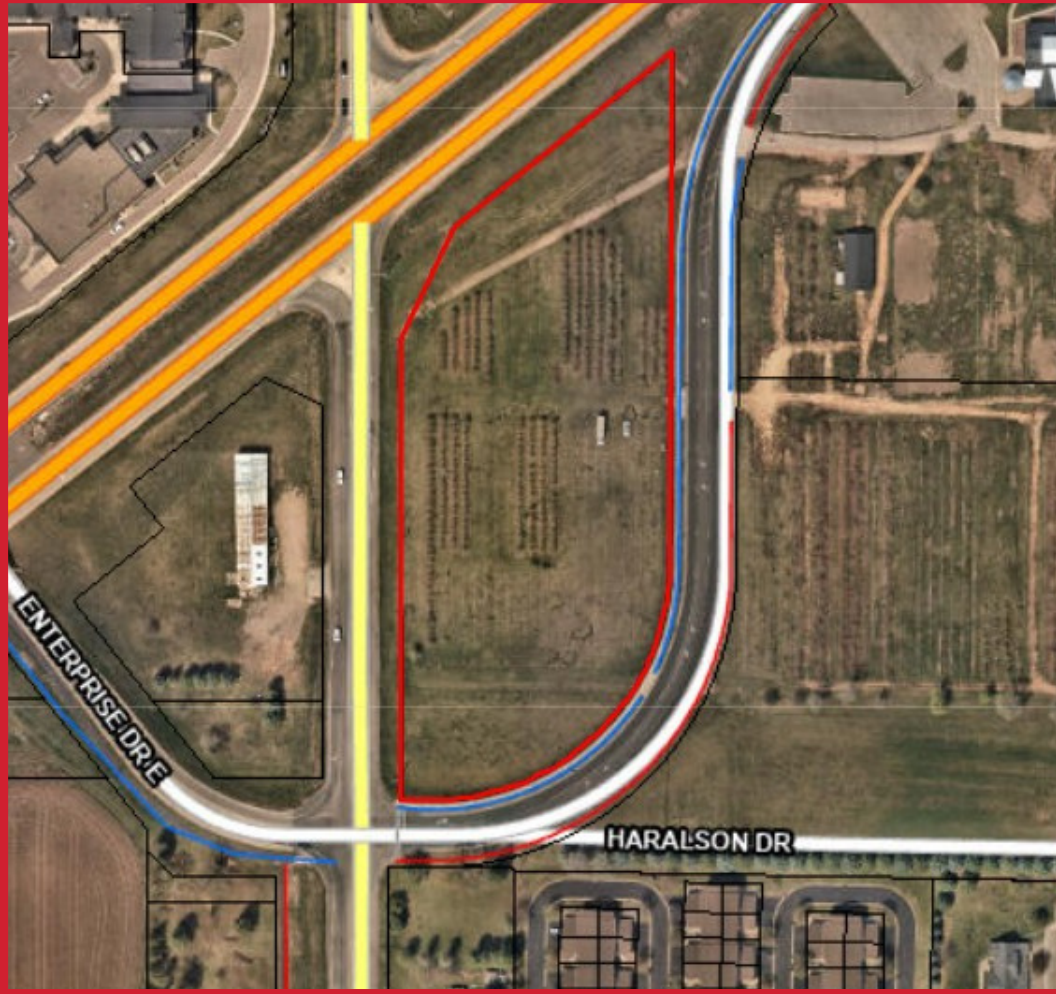


LAND FOR SALE

5.18 ACRES COMMERCIAL

1X Enterprise Dr Hwy 169
Belle Plaine
Scott County



Permitted Uses:
(but not limited to)
Convenience Store
Grocery Store
Restaurant
Pharmacy
On & Off-Sale Liquor
Hotel
Medical
Banking
Retail / Sales
Cannabis

Conditional Uses:
(but not limited to)
Fast Food
Car Wash
Truck Stop & Fuel
Retail Center
Day Care
Garden Services
Vet Clinic & Hosp
Indoor Self-Storage

PRIME ACREAGE WITH HIGH VISIBILITY TO HWY 169

B-2 Zoning multiple permitted uses including convenience & grocery store, restaurant, hotel, medical, banking, retail sales, cannabis. Conditional uses include convenience food establishments, car wash, truck stop & fuel sale, garden & landscaping services, Veterinary clinic & hospital, indoor self-storage. Sewer & water available.

YVONNE PERKINS • REALTOR

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Website: www.YvonnePerkins.edinarealty.com

**Edina Realty®
Commercial**

1X ENTERPRISE DR HWY 169 • BELLE PLAINE

Scott County is a Growing Area with Lots of Local Attractions! "Land of Fun"

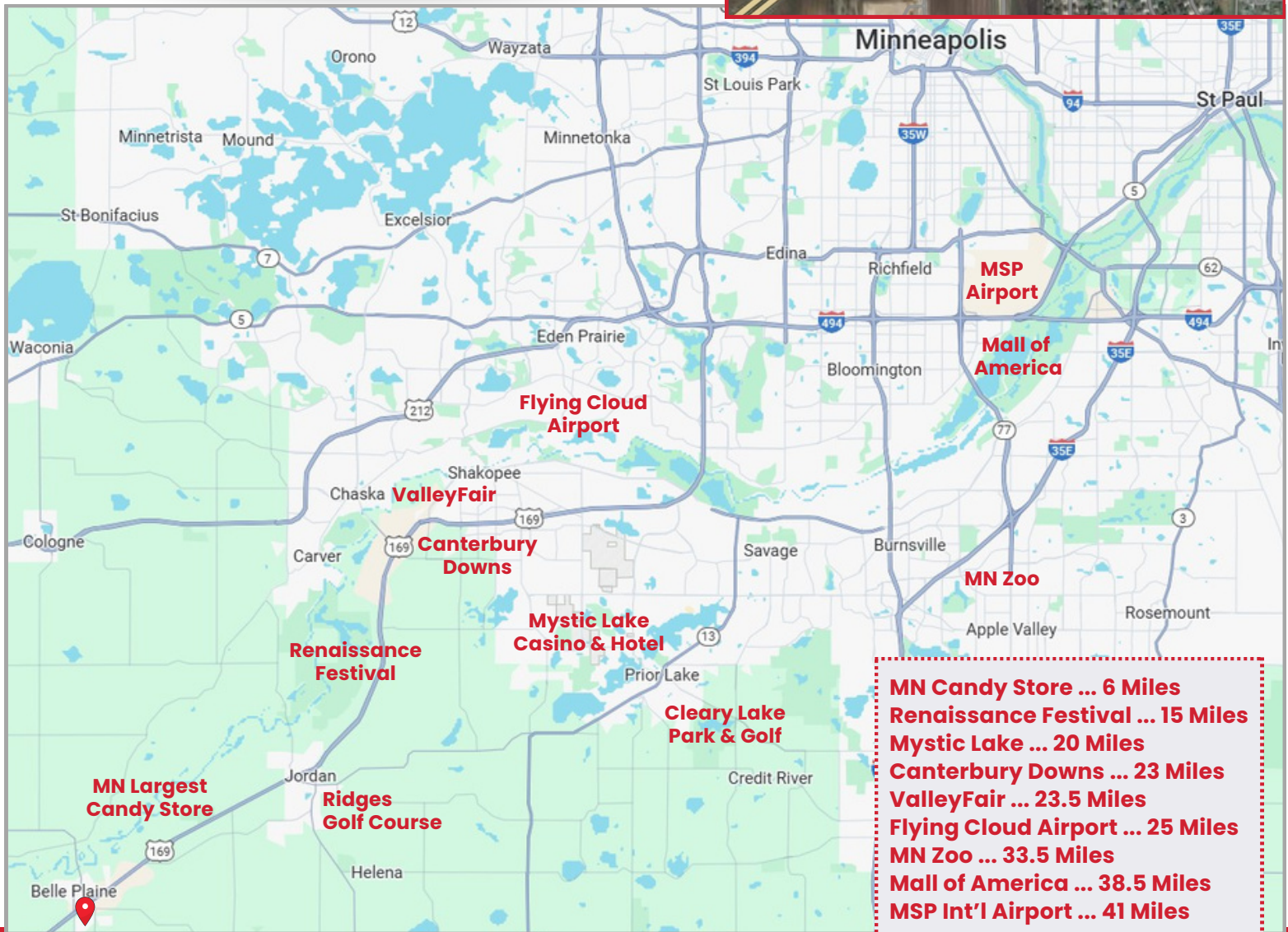
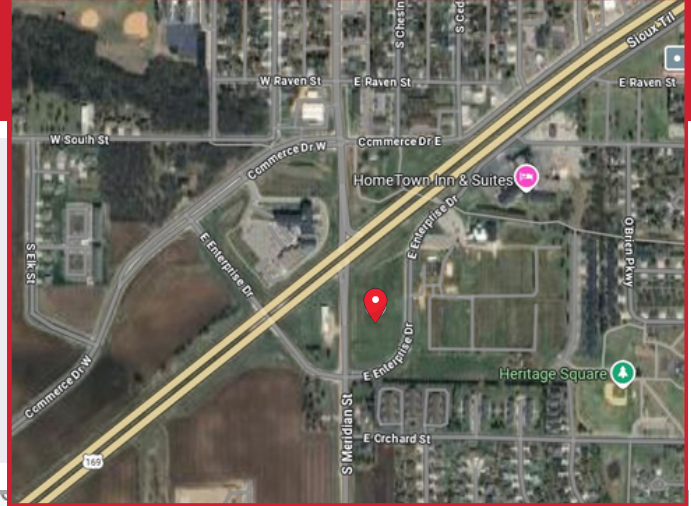
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Acres / Sqft: 5.180 / 225,641

Taxes (2025): \$7,484

School District: 716 - Belle Plaine

Road Frontage: City, Paved Streets, US Highway



MN Candy Store ... 6 Miles
Renaissance Festival ... 15 Miles
Mystic Lake ... 20 Miles
Canterbury Downs ... 23 Miles
ValleyFair ... 23.5 Miles
Flying Cloud Airport ... 25 Miles
MN Zoo ... 33.5 Miles
Mall of America ... 38.5 Miles
MSP Int'l Airport ... 41 Miles

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