

**YVONNE PERKINS • EDINA REALTY • 612-709-1555**

**FOR SALE**

**3-8.83 ACRE LOTS**

**INDUSTRIAL LOTS**

**17825 Valley View Dr • Scott County**



***Up to 37 Acres Available!***

**PROPERTY HIGHLIGHTS**

- ✓ **Just south of Shakopee ... great location to Hwy 169!**
- ✓ **Open to all builders ... or build to suit**
- ✓ **Negotiable lot sizes**
- ✓ **Outdoor storage allowed**



**YVONNE PERKINS • REALTOR**

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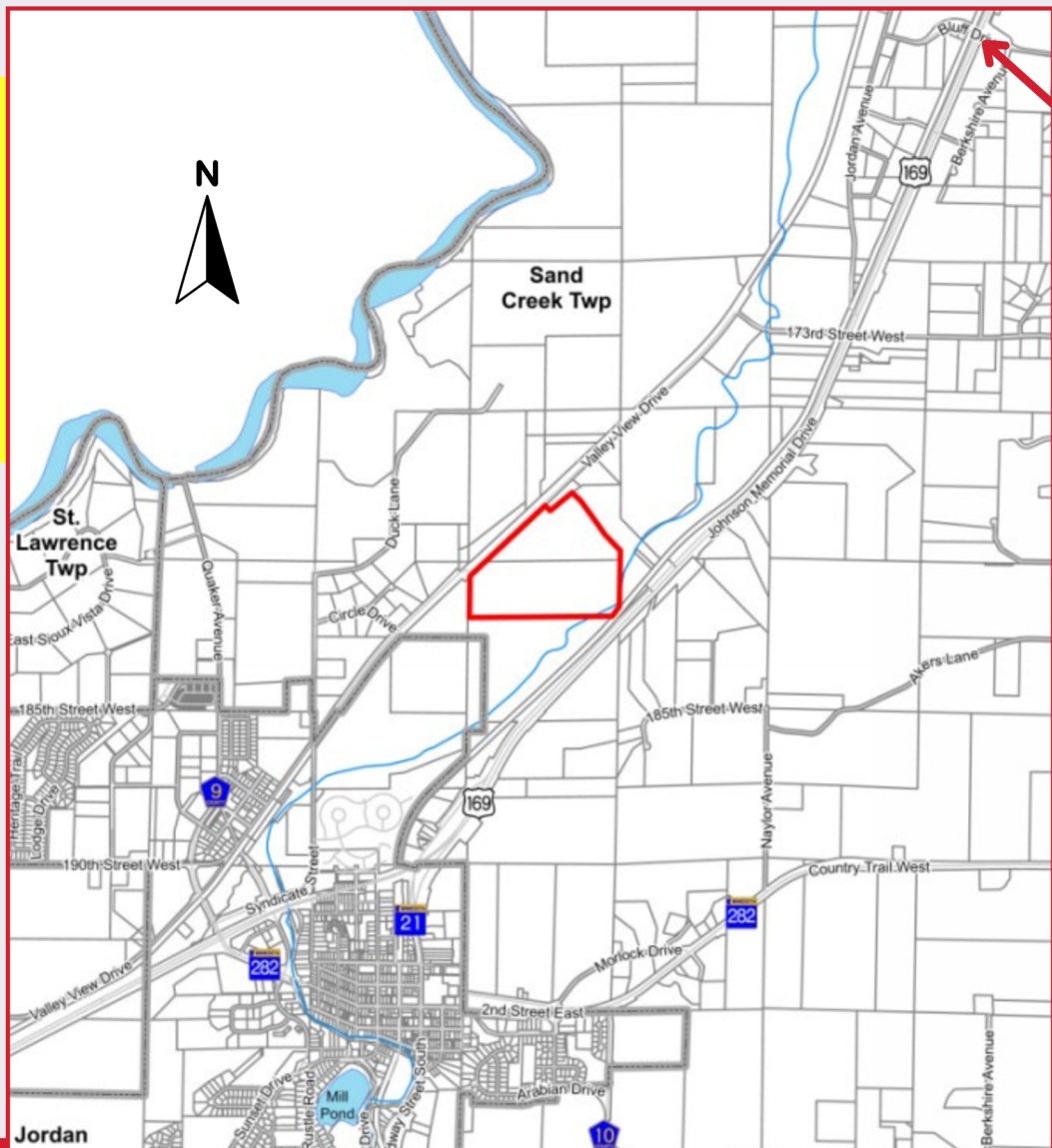
**Edina Realty®  
Commercial**

# 17825 VALLEY VIEW DR • SCOTT COUNTY

## SPECIFICATIONS & LOCATION MAP

New Industrial Development overlooking Sand Creek - a beautiful, scenic setting - just 10 miles south of Shakopee. Great location to Highway 169. Negotiable lot sizes from 3-37 acres. Zoning is RBR Rural Business Reserve; zoning allows for cannabis growing and manufacturing. Outdoor Storage is allowed. Sand Creek Township and Scott County are the governing authority. Valley View Drive is scheduled to be paved Fall 2025. Open to all builders or build to suit.

**IMPORTANT:** Building size & parking lot size can be modified within impervious surface allowance.



Valley View Drive will connect with the Hwy 169 corridor at the new Bluff Drive overpass to accommodate great access North and South. (See Pg 3 for corridor improvements)

### SITE DATA

Lot 1	7.50
Lot 2	5.83
Lot 3	2.98
Lot 4	2.98
Lot 5	2.98
Lot 6	5.95
Lot 7	8.83

**LOT SIZES FLEXIBLE**

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## HWY 169 CORRIDOR ACCESS IMPROVEMENTS



### IMPORTANT:

Valley View Drive will connect with the Hwy 169 corridor at the new Bluff Drive overpass to accommodate great access North and South.

LEGEND	
	MNDOT HISP IMPROVEMENTS PROJECT (COMPLETED NOV 2022)
	SANDCREEK OVERPASS PROJECT (COUNTY FUNDED)
	SANDCREEK OVERPASS PROJECT (TOWNSHIP FUNDED)
	SAND CREEK OVERPASS PROJECT (MNDOT FUNDED)

Proposed industrial lots range in size from 2.98 acres to 8.83 acres to accommodate a diversity of uses and the need for a variety of outside storage. Lots may be combined if more acreage is needed. **Building size & parking lot size can be modified within impervious surface allowance.**

Access to the industrial lots are from Valley View Drive by either individual private driveways or shared private driveways. Each lot will be served by a private well and septic system.

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