



For sale

Carver Land 8.64 Acres

12460 Jonathan Carver Pkwy
Carver, MN 55318

Property Highlights

- Approximately 8.64 acres available; site is divisible
- Excellent visibility to Highway 212
- Great proximity to Southwest Metro and Twin Cities
- 12 minutes from Interstate 494
- Great regional access via Hwy 212, CR 61, and CR 11
- Adjacent to Mills Fleet Farm
- Utilities adjacent to site
- For Sale, Lease or BTS
- Allowed use: retail, commercial, office, etc

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Traffic counts

20,400 vpd **9,700 vpd**

Highway 212

Jonathan Carver Pkwy

** Source: Minnesota Department of Transportation 2018 Study averages are per day total cars*

Demographics

1,551 population

in 1-mile radius

Median HH Income

\$117,927

Average HH Income

\$138,952

18,370 population

in 3-mile radius

Median HH Income

\$93,319

Average HH Income

\$112,959

41,614 population

in 5-mile radius

Median HH Income

\$95,769

Average HH Income

\$121,427

**Source: ESRI 2019 Est.*

[Link to the city Zoning Information page →](#)

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