



Achieve Ambitions

Land for Sale

212 Commerce Center

Site | 8.64 Acres

9,700 VPD

MnDOT Truck Station

Levi Griffin Rd

Fleet Farm
Built for real life

212

Chaska Blvd

20,400 VPD

Meridian Fields Dr Horton
83 Lots

Jonathan Carver Pkwy

The Meadows at spring creek
M\I Homes | 151 Lots

Proposed Carver Commons

Carver Elementary

Kwik Trip

Jeremy Grittner
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Ted Gonsior
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Carver Land 8.64 Acres
12460 Jonathan Carver Pkwy | Carver, MN 55318

CARVER LAND 8.64 ACRES >> FOR SALE

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



SITE INFORMATION

- > **Location:** 12460 Jonathan Carver Pkwy | Carver, MN 55318
- > **Description:** Approximately 8.64 acres
- > **Property ID:** 040121100
- > **Allowed Use:** Retail, commercial, office, etc



TRAFFIC COUNTS

- > **Highway 212:** 20,400 vpd
- > **Jonathan Carver Pkwy:** 9,700 vpd

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



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	1,551	18,370	41,614
Median HH Income	\$117,927	\$93,319	\$95,769
Average HH Income	\$138,952	\$112,959	\$121,427

* Source: ESRI 2019 Est.



SALE PRICE

- > Contact Broker



2021 TAXES

- > \$6,200

