

# Land for Sale

**STOCK & BARREL**  
— SUN CLUB —

55

Site - 1.95 ac

**COUNTRY**  
INN & SUITES  
BY RADISSON

**TACO BELL**  
COMING SOON

**DICKEY'S**  
BARBECUE PIT

Lone Oak Rd

7,600 VPD



**beyond**  
SELF STORAGE

**STARKS**  
BAR & GRILL

55

32,000 VPD

**Kwik Trip**  
STORES

Dodd Rd

16,400 VPD

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**Eagan Land - 1.95 Acres**  
Highway 55 & Lone Oak Road | Eagan, MN 55121



# EAGAN LAND - 1.95 ACRES >> FOR SALE

## PROPERTY HIGHLIGHTS

- > Approximately 1.95 acres (84,942 SF) - will subdivide
- > Zoned Planned Unit Development and guided Neighborhood Business District
- > Join Taco Bell, scheduled to open in Spring of 2022
- > Utilities available, including sewer, water and fiber optic
- > Convenient access to Interstate 494, Interstate 35E & Highway 55
- > Located near the brand new Viking Lakes development
- > Area tenants include brand new Costco, Target, County Inn & Suites, McDonald's, Holiday Stationstores, Kwik Trip and more



### SITE INFORMATION

- > **Location:** Hwy 55 & Lone Oak Rd | Eagan, MN 55121
- > **Description:** 1.95 acres (84,942 SF)
- > **Zoning:** Planned Unit Development
- > **Guided:** Neighborhood Business District



### TRAFFIC COUNTS

- > **Highway 55:** 32,000 vpd
- > **Dodd Rd:** 16,400 vpd

\* Source: MNDOT 2018 Study averages are per day



### DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	1,403	39,639	144,401
Median HH Income	\$100,631	\$97,184	\$80,788
Average HH Income	\$123,845	\$133,219	\$110,629

\* Source: ESRI 2019 Est.



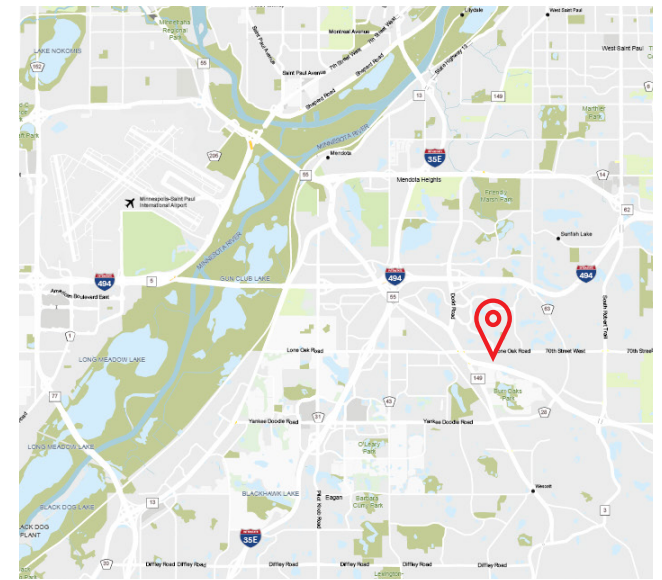
### SALE PRICE

- > Contact Broker

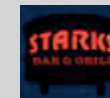


### 2021 TAXES

- > \$17,970



### AREA TENANTS



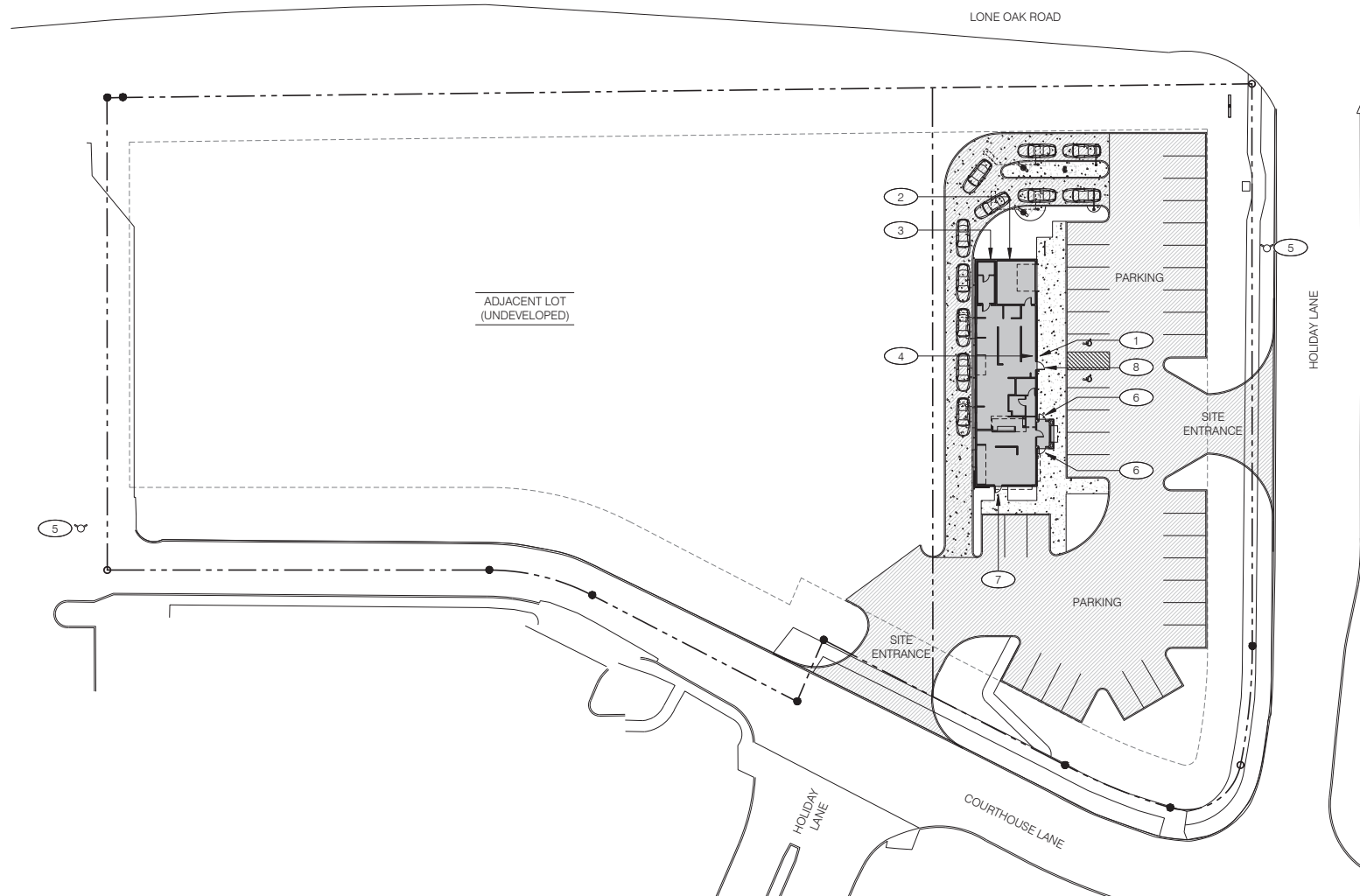


# EAGAN LAND - 1.95 ACRES >> AREA AERIAL





# EAGAN LAND - 1.95 ACRES >> SURVEY



## CONTACT US >>

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