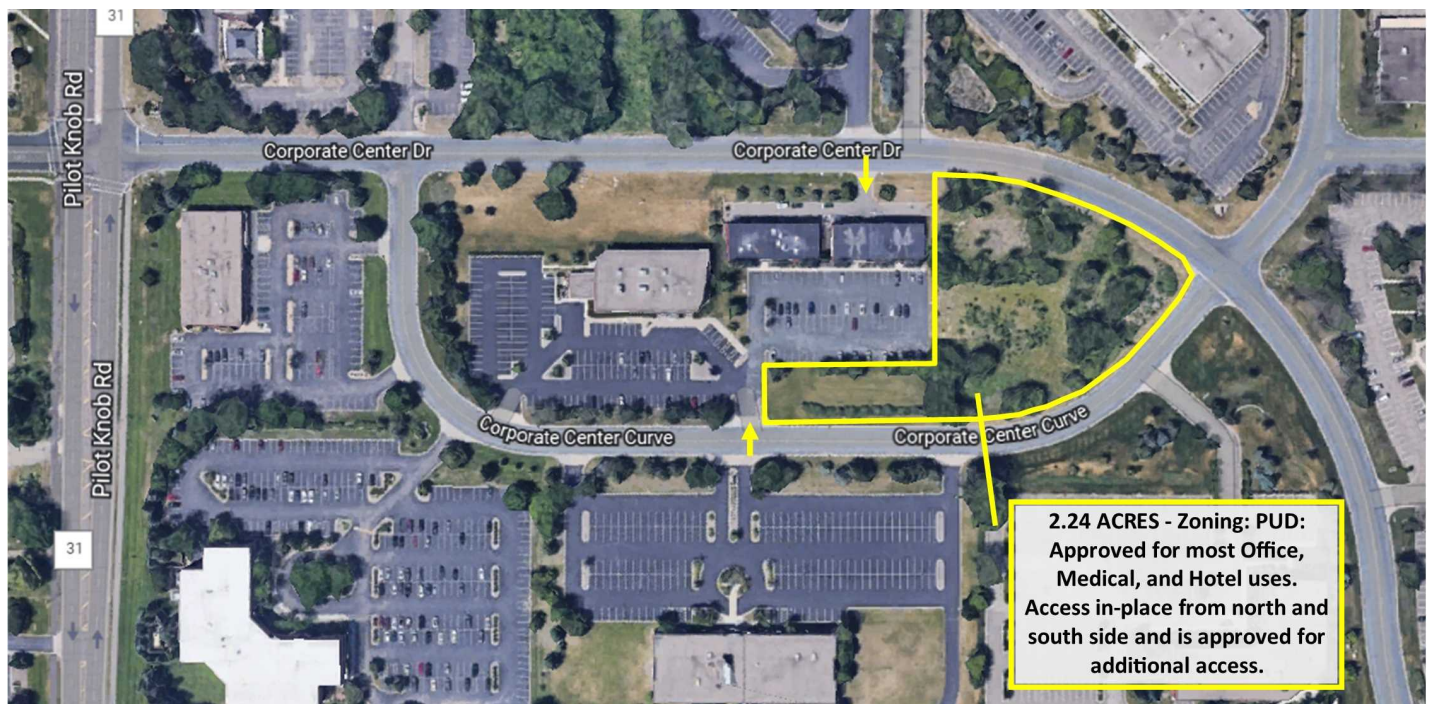


2.24 ACRES FOR SALE IN EAGAN, MINNESOTA

1325 CORPORATE CENTER CURVE | EAGAN, MINNESOTA, 55121



OFFERING SUMMARY

PRICE:	Negotiable
LOT SIZE:	2.24 Acres
REAL ESTATE TAXES:	\$15,388.00 (Tax Year 2022)
COUNTY:	Dakota
ZONING:	PUD
PERMITTED USES:	Office, Medical, Hotel, and others
FRONTAGE:	Corporate Center Curve and Corporate Center Drive
TRAFFIC COUNT:	13,863 VPD Along Pilot Knob Road
DRAINAGE:	Ponding In-Place
APN:	10-22536-01-010

PROPERTY OVERVIEW

Excellent opportunity for office, medical, or hotel development prominent Eagan office park offering quick and easy access to I-35E, Hwy 55 and Hwy 13.

The site is conveniently located on the corner of Corporate Center Curve and Corporate Center Drive with access along both roads. In addition, you can add an access point from this site as well.

PROPERTY HIGHLIGHTS

- 2.24 Acres with Flexible Zoning: PUD - Approved for Most Office, Medical, and Hotel Uses
- Site is Approved for up to a 30,000 SF, Multi-Story Office/Medical/Hotel Structure
- Site is Approved for a Hotel up to 87 Units and Four Stories
- Existing Ponding In-Place
- Close to Both Downtowns, MSP Airport, Hotels, Retail,, Restaurants, and Major Transit
- Great Access to I-494, I-35E, Hwy(s) 55, and 13

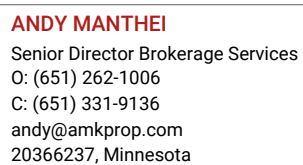
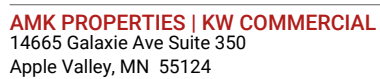
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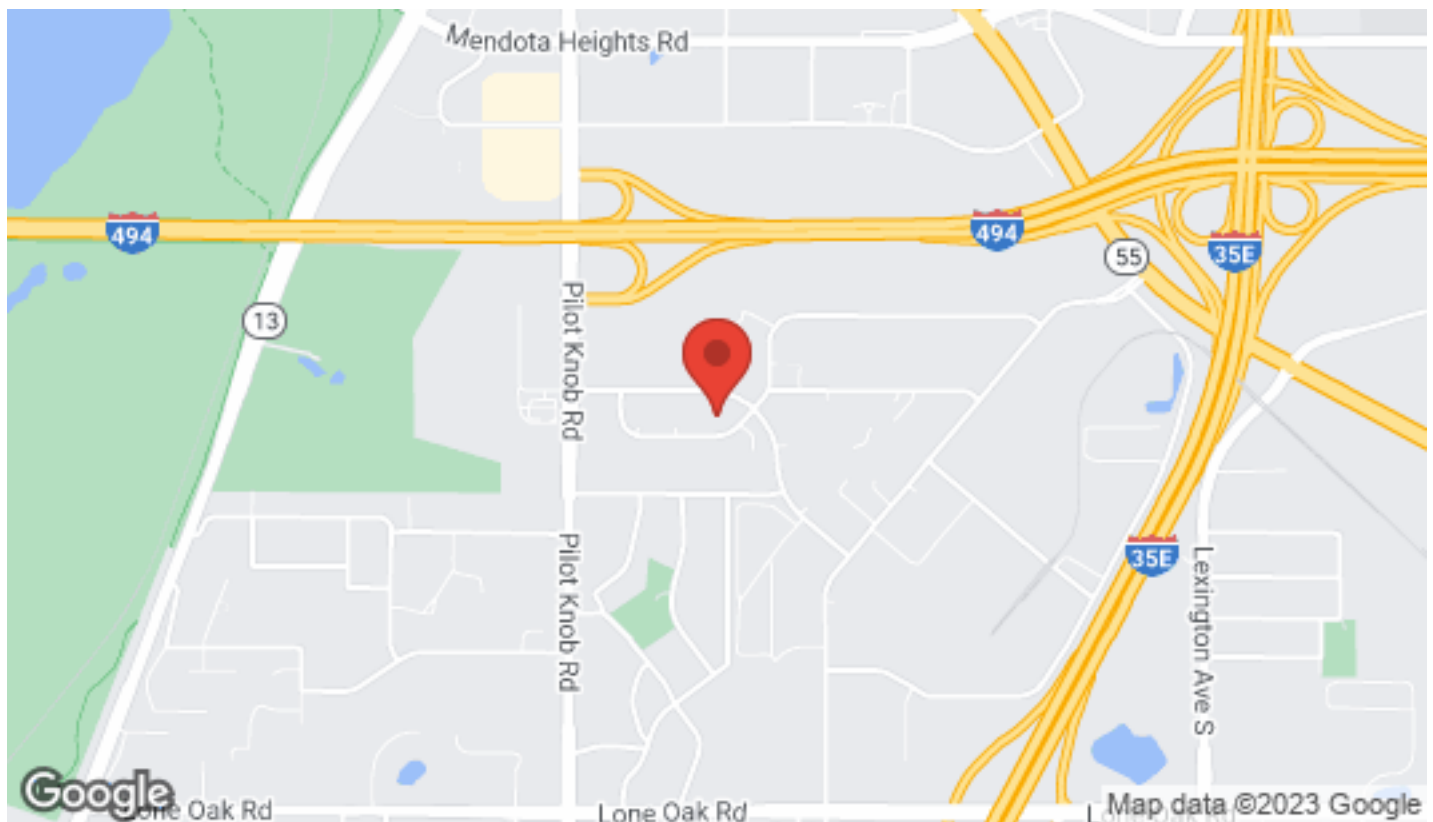
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LOCATION MAPS

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DEMOGRAPHICS

1325 CORPORATE CENTER CURVE | EAGAN, MINNESOTA, 55121



Population	1 Mile	3 Miles	5 Miles
Male	2,226	14,392	70,842
Female	2,206	15,199	76,026
Total Population	4,432	29,591	146,868

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	780	5,312	28,153
Ages 15-24	469	3,327	17,867
Ages 55-64	543	3,812	18,656
Ages 65+	654	4,930	23,253

Income	1 Mile	3 Miles	5 Miles
Median	\$76,022	\$71,740	\$61,633
< \$15,000	205	1,011	5,061
\$15,000-\$24,999	277	975	5,210
\$25,000-\$34,999	141	1,055	5,513
\$35,000-\$49,999	208	1,705	8,671
\$50,000-\$74,999	373	3,057	11,829
\$75,000-\$99,999	340	1,884	8,579
\$10,000-\$149,999	309	2,167	9,667
\$150,000-\$199,999	91	699	3,251
> \$200,000	54	772	3,980

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,073	14,419	66,564
Occupied	1,918	13,477	62,632
Owner Occupied	883	8,035	41,553
Renter Occupied	1,035	5,442	21,079
Vacant	155	942	3,932

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DISCLAIMER

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