

COMMERCIAL LAND FOR SALE

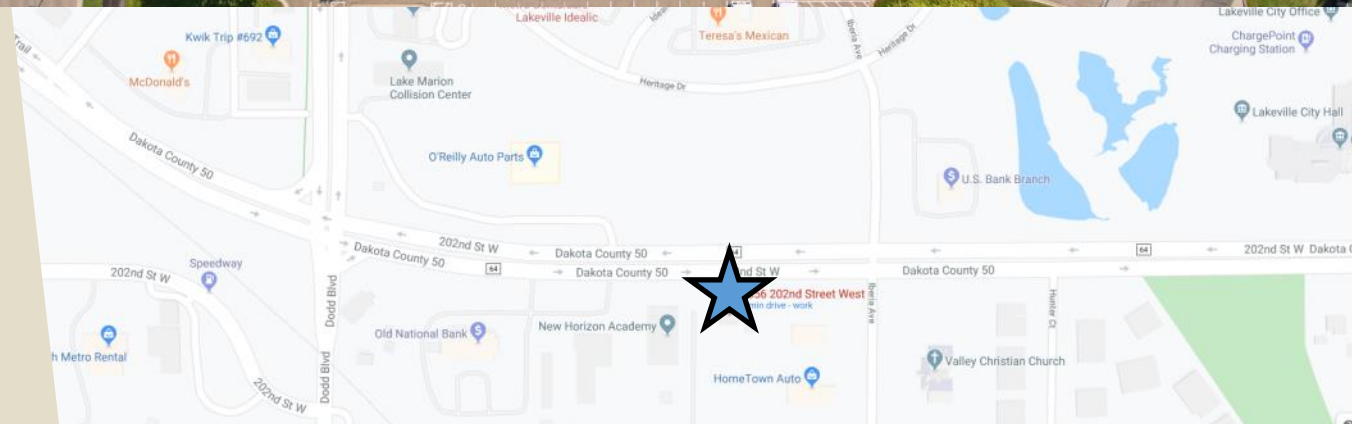
9056—202ND STREET WEST, LAKEVILLE, MN 55044



CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
CERRON.com

Property Highlights:

- ◆ **Approx. 1.185 acres site (51,617 SF)**
- ◆ **Zoned C-3: General Commercial District— Ideal location for restaurant, medical, vet, service or daycare**
- ◆ **Fronts CR-50, access from Iberia Ave through Frandsen Bank & from 203rd St.**
- ◆ **Across from Heritage Commons Shopping Center**
- ◆ **Preliminary plat has been approved**
- ◆ **Asking price: ~~\$517,000~~ \$490,000**



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

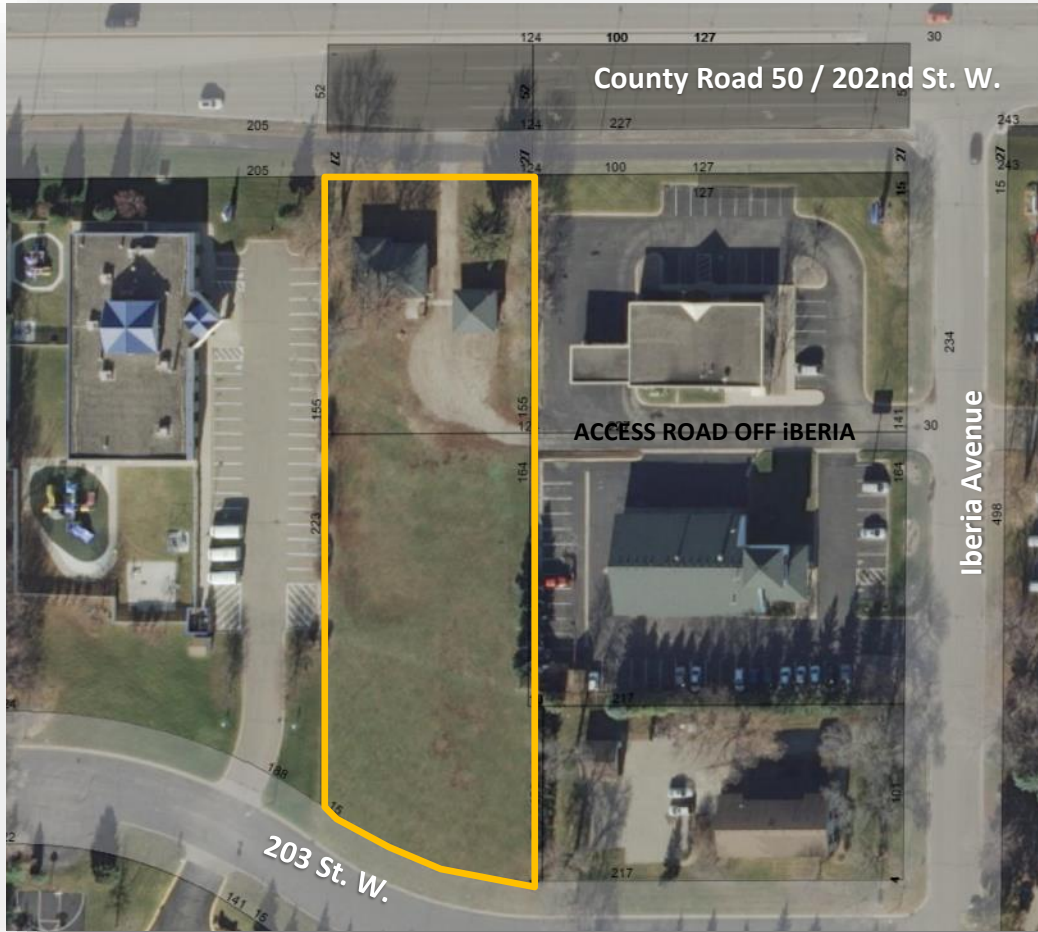


For more information, please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

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SUMMARY



Parcel Summary:

Parcel Size.....Approx. 1.185 acres
 Dakota Co. PID#.....22-29500-01-013
 Zoning.....C-3 General Commercial District
 Traffic Counts.....16,048 cars per day
 About this site.....House has been removed.

Utilities are to the site-water, sewer, electric, & gas. County Rd 50 visibility & frontage. Full intersection at Iberia Ave & CR 50/202nd St. W. Road access off Iberia Avenue next to Frandsen Bank and direct access off 203rd St W. Both lots have been combined into one parcel. Located cross from Heritage Commons Shopping Center, a CUB foods anchored center just north of historic downtown Lakeville. Lakeville has grown to over 72,000 people and leads the Twin Cities in home building permits.

Demographics:

	1 Mile	3 Mile	5 Mile
Population	8,177	32,504	96,675
Median Income	\$112,722	\$120,387	\$115,000
Average Income	\$140,779	\$151,800	\$144,325

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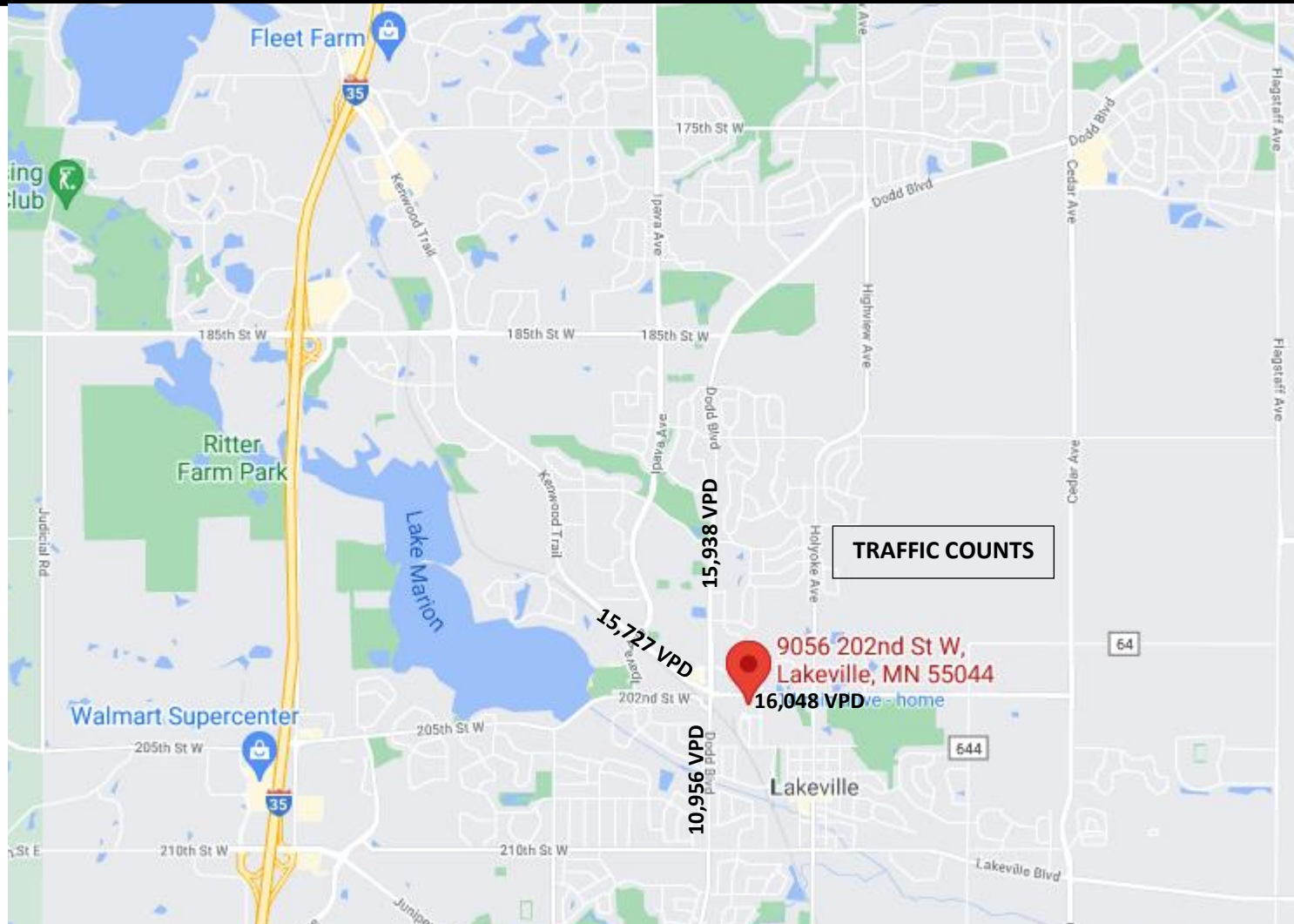


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LAKEVILLE MAP

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COMMERCIAL LAND FOR SALE

AERIAL FACING NORTH

9056—202ND STREET WEST, LAKEVILLE, MN 55044



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AERIAL FACING SOUTH

COMMERCIAL LAND FOR SALE

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AREA MAP

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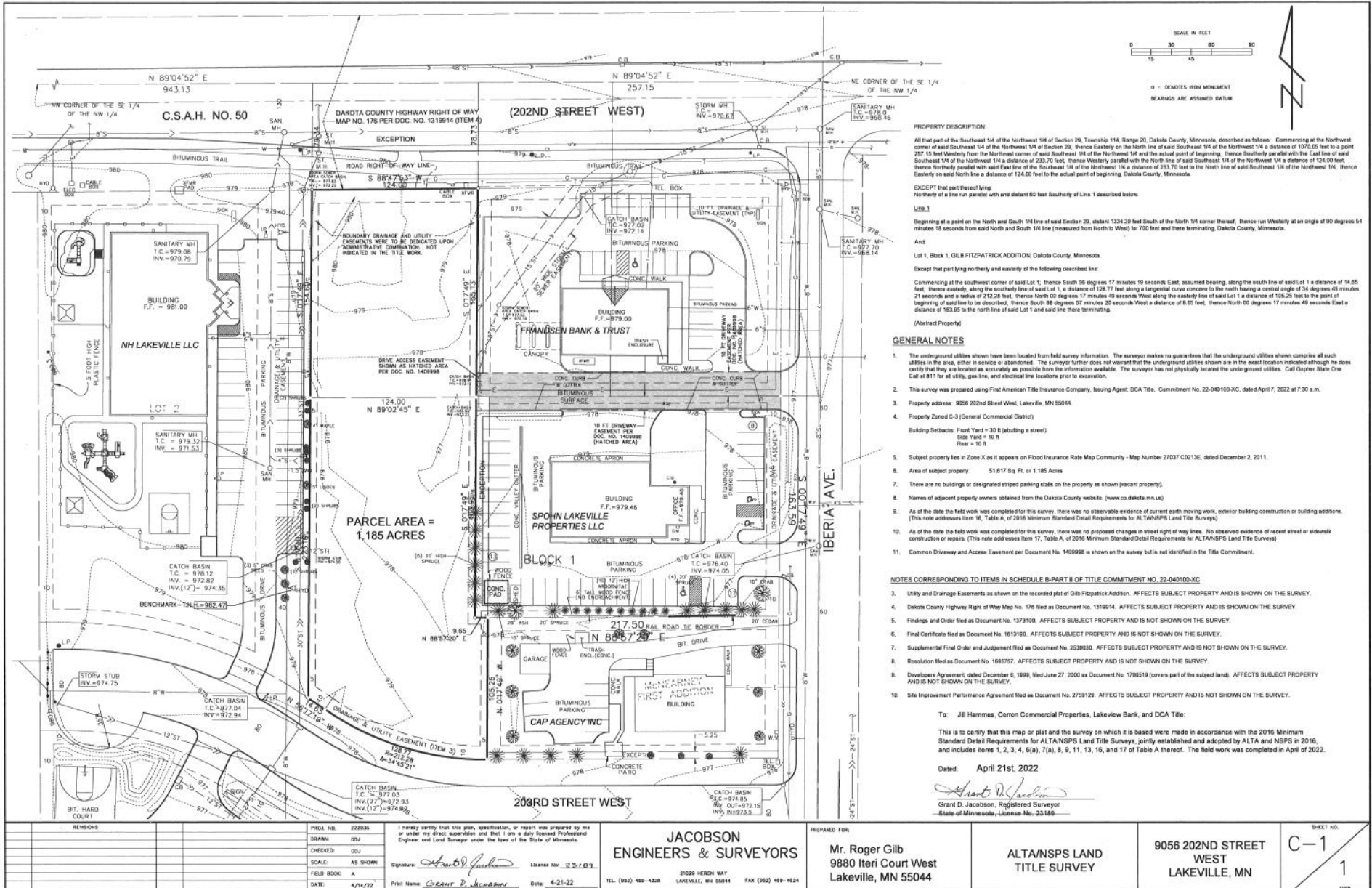


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SURVEY

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PROPERTY DESCRIPTION:
 All that part of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 114, Range 20, Dakota County, Minnesota, described as follows: Commencing at the Northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 29, thence East along the North line of said Southeast 1/4 of the Northwest 1/4 of Section 29 a distance of 170.00 feet to a point 20 feet West from the Northeast corner of said Southeast 1/4 of the Northwest 1/4 and the actual point of beginning, thence South parallel with the East line of said Southeast 1/4 of the Northwest 1/4 a distance of 233.70 feet, thence West parallel with the North line of said Southeast 1/4 of the Northwest 1/4 a distance of 124.00 feet, thence North parallel with said East line of the Southeast 1/4 of the Northwest 1/4 a distance of 233.70 feet to the North line of said Southeast 1/4 of the Northwest 1/4, thence East along said North line a distance of 124.00 feet to the actual point of beginning, Dakota County, Minnesota.

EXCEPT that part thereof lying North of a line run parallel with and distant 60 feet South of the line 1 described below:
 Line 1
 Beginning at a point on the North and South 1/4 line of said Section 29, distant 1334.29 feet South of the North 1/4 corner thereof, thence run North at an angle of 90 degrees 54 minutes 18 seconds from said North and South 1/4 line (measured from North to West) for 700 feet and thence terminating, Dakota County, Minnesota.

And:
 Lot 1, Block 1, GILB FITZPATRICK ADDITION, Dakota County, Minnesota.
 Except that part lying north and east of the following described line:
 Commencing at the southwest corner of said Lot 1, thence South 96 degrees 17 minutes 19 seconds East, assumed bearing, along the south line of said Lot 1 a distance of 14.65 feet, thence easterly, along the southerly line of said Lot 1, a distance of 128.77 feet along a tangential curve concave to the north having a central angle of 34 degrees 45 minutes 21 seconds and a radius of 212.38 feet, thence North 00 degrees 17 minutes 49 seconds West along the westerly line of said Lot 1 a distance of 165.25 feet to the point of beginning of said line to be described, thence South 88 degrees 57 minutes 20 seconds West a distance of 8.05 feet, thence North 00 degrees 17 minutes 49 seconds East a distance of 163.05 to the north line of said Lot 1 and said line thence terminating.

- (Abstract Property)**
- GENERAL NOTES**
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. Call Gopher State One Call at 811 for all utility, gas line, and electrical line locations prior to excavation.
 - The survey was prepared using First American Title Insurance Company, listing Agent: DCA Title. Commitment No. 22-040100-XC, dated April 7, 2022 at 7:30 a.m.
 - Property address: 9056 202nd Street West, Lakeville, MN 55044.
 - Property Zoned C-3 (General Commercial District)
 - Building Setbacks: Front Yard = 30 ft (abutting a street)
Side Yard = 10 ft
Rear = 10 ft
 - Subject property lies in Zone X as it appears on Flood Insurance Rate Map Community - Map Number 27027 C0213E, dated December 2, 2011.
 - Area of subject property: 51,817 sq. ft. or 1.185 Acres
 - There are no buildings or designated striped parking stalls on the property as shown (vacant property).
 - Names of adjacent property owners obtained from the Dakota County website: (www.co.dakota.mn.us)
 - As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (This note addresses Item 16, Table A, of 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys)
 - As of the date the field work was completed for this survey, there was no proposed changes in street right of way line. No observed evidence of recent street or sidewalk construction or repairs. (This note addresses Item 17, Table A, of 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys)
 - Common Driveway and Access Easement per Document No. 1409918 is shown on the survey but is not identified in the Title Commitment.

- NOTES CORRESPONDING TO ITEMS IN SCHEDULE B-PART II OF TITLE COMMITMENT NO. 22-040100-XC**
- Utility and Drainage Easements as shown on the recorded plat of Gilb Fitzpatrick Addition, AFFECTS SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.
 - Dakota County Highway Right of Way Map No. 176 filed as Document No. 1318014, AFFECTS SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.
 - Findings and Order filed as Document No. 1373100, AFFECTS SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.
 - Final Certificate filed as Document No. 1613190, AFFECTS SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.
 - Resolution Final Order and Judgment filed as Document No. 2659030, AFFECTS SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.
 - Resolution filed as Document No. 1993757, AFFECTS SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.
 - Developer Agreement, dated December 6, 1999, filed June 27, 2000 as Document No. 1700319 (covers part of the subject land), AFFECTS SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.
 - Site Improvement Performance Agreement filed as Document No. 2759128, AFFECTS SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.

To: Jill Hammes, Cemon Commercial Properties, Lakeview Bank, and DCA Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 16, and 17 of Table A thereof. The field work was completed in April of 2022.

Dated: April 21st, 2022

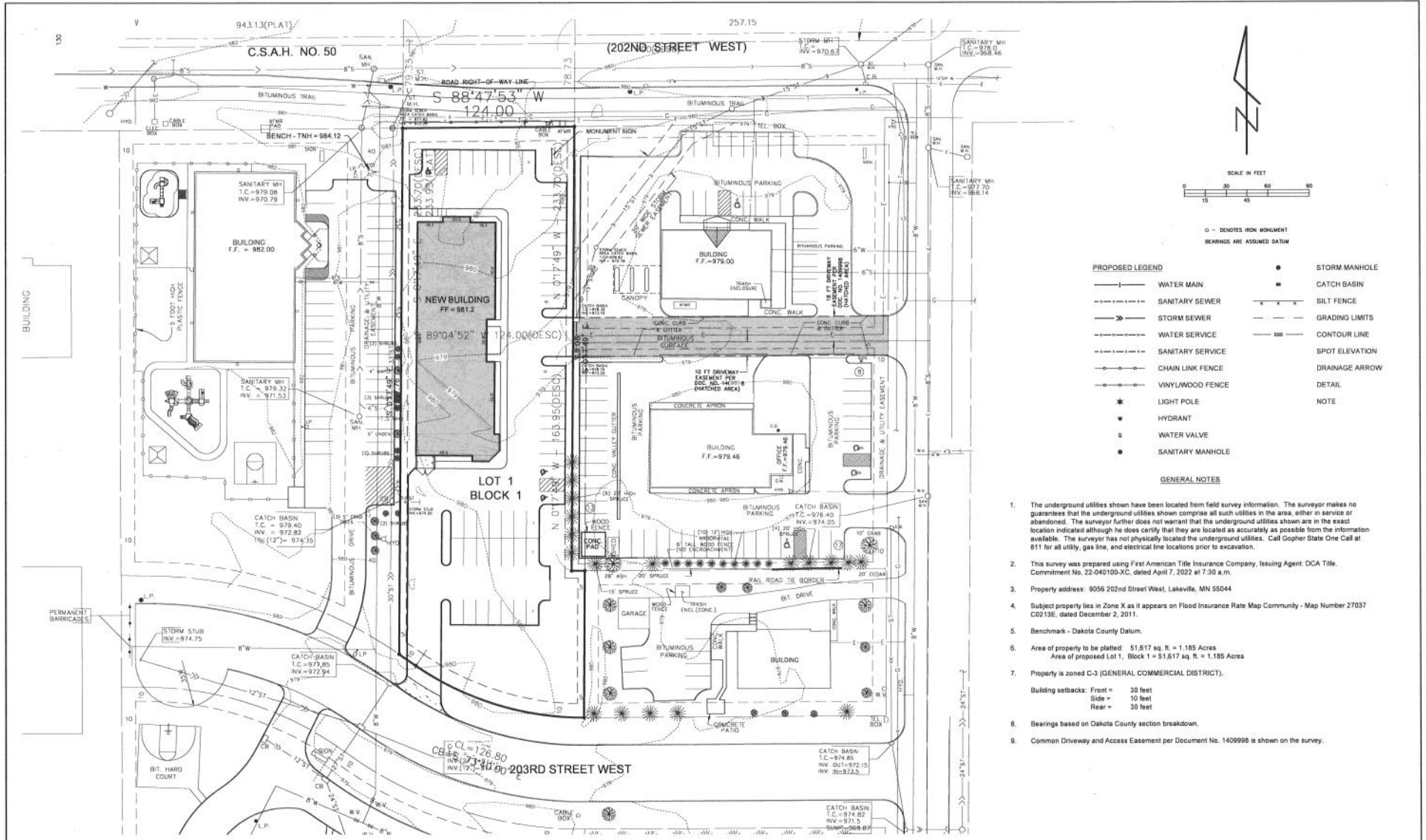
Grant D. Jacobson
 Grant D. Jacobson, Registered Surveyor
 -State of Minnesota, License No. 23189

<p>REVISIONS</p> <table border="1"> <tr><td>PROJ. NO.</td><td>220308</td></tr> <tr><td>DRAWN</td><td>GDJ</td></tr> <tr><td>CHECKED</td><td>GDJ</td></tr> <tr><td>SCALE</td><td>AS SHOWN</td></tr> <tr><td>FIELD BOOK</td><td>A</td></tr> <tr><td>DATE</td><td>4/21/22</td></tr> </table>	PROJ. NO.	220308	DRAWN	GDJ	CHECKED	GDJ	SCALE	AS SHOWN	FIELD BOOK	A	DATE	4/21/22	<p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.</p> <p>Signature: <i>Grant D. Jacobson</i> License No. 23189 Print Name: GRANT D. JACOBSON Date: 4-21-22</p>	<p>JACOBSON ENGINEERS & SURVEYORS</p> <p>21029 HERON WAY LAKEVILLE, MN 55044 TEL: (952) 488-4308 FAX: (952) 488-4824</p>	<p>PREPARED FOR:</p> <p>Mr. Roger Gilb 9880 Iteri Court West Lakeville, MN 55044</p>	<p>ALTA/NSPS LAND TITLE SURVEY</p>	<p>9056 202ND STREET WEST LAKEVILLE, MN</p>	<p>SHEET NO.</p> <p>C-1 1</p>
PROJ. NO.	220308																	
DRAWN	GDJ																	
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PRELIMINARY PLAT

COMMERCIAL LAND FOR SALE

9056—202ND STREET WEST, LAKEVILLE, MN 55044



- PROPOSED LEGEND**
- WATER MAIN
 - - - - - SANITARY SEWER
 - STORM SEWER
 - - - - - WATER SERVICE
 - - - - - SANITARY SERVICE
 - CHAIN LINK FENCE
 - VINYLWOOD FENCE
 - ★ LIGHT POLE
 - HYDRANT
 - WATER VALVE
 - SANITARY MANHOLE
- GENERAL NOTES**
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has no physically located the underground utilities. Call Gopher State One Call at 811 for all utility, gas line, and electrical line locations prior to excavation.
 - This survey was prepared using First American Title Insurance Company, Issuing Agent DCA Title, Commitment No. 22-040100-XC, dated April 7, 2022 at 7:30 a.m.
 - Property address: 9056 202nd Street West, Lakeville, MN 55044
 - Subject property lies in Zone X as it appears on Flood Insurance Rate Map Community - Map Number 27037 C0213E, dated December 2, 2011.
 - Benchmark - Dakota County Datum.
 - Area of property to be platted: 51,617 sq. ft. = 1.185 Acres
Area of proposed Lot 1, Block 1 = 51,617 sq. ft. = 1.185 Acres
 - Property is zoned C-3 (GENERAL COMMERCIAL DISTRICT).
 - Building setbacks: Front = 30 feet
Side = 10 feet
Rear = 30 feet
 - Bearings based on Dakota County section breakdown.
 - Common Driveway and Access Easement per Document No. 1409998 is shown on the survey.

<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																<p>PROJ. NO: 222960 DRAWN: GJV CHECKED: GJV SCALE: AS SHOWN FIELD BOOK: A DATE: 09/09/22</p>	<p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.</p> <p>Signature: <i>Adam D. Jacobson</i> License No. 25,163 Print Name: <i>Adam D. Jacobson</i> Date: 09/09/22</p>	<p>JACOBSON ENGINEERS & SURVEYORS 3028 HERON WAY, LAKEVILLE, MN 55044 (952) 469-4328 FAX (952) 469-4624</p>	<p>PREPARED FOR: APPRO Development, Inc. 21476 Granada Ave. Lakeville, MN 55044 952-469-2171</p>	<p>PRELIMINARY PLAT GILB FITZPATRICK SECOND ADDITION</p>	<p>NEW CLINIC LAKEVILLE, MN</p>	<p>SHEET NO. C-2 6</p>