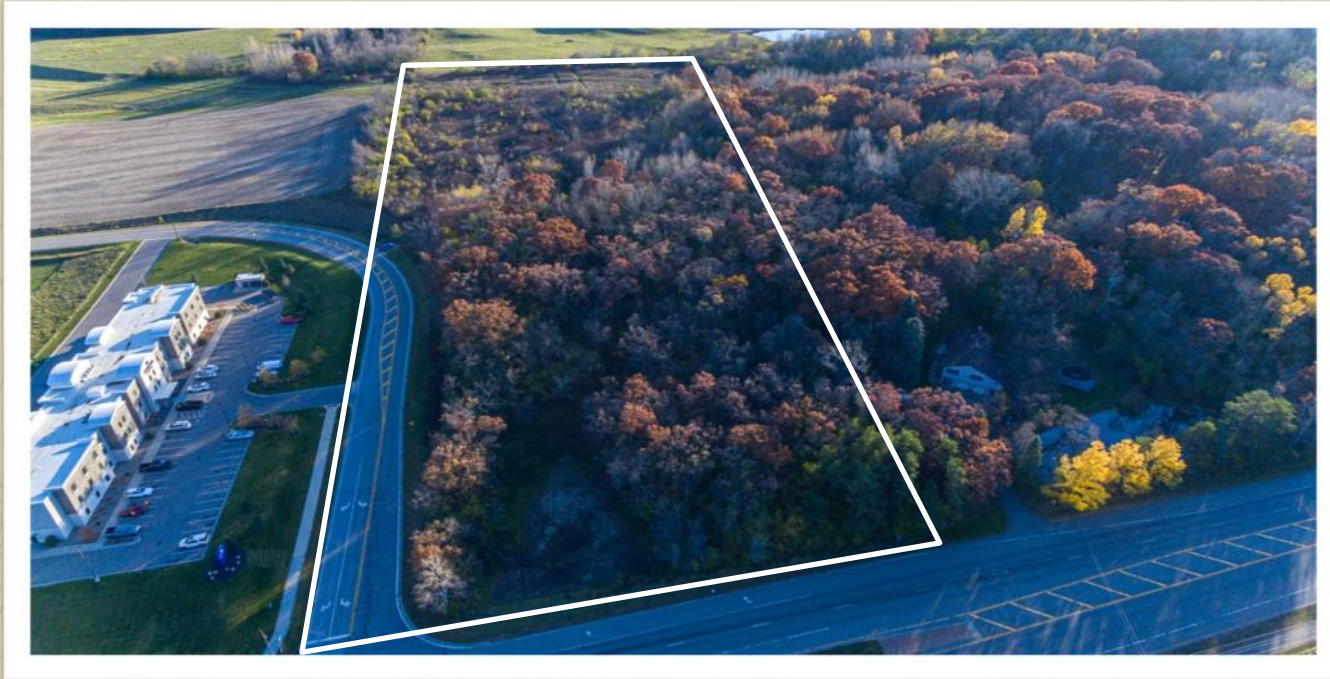


# INTERSTATE COMMERCIAL LAND SITE

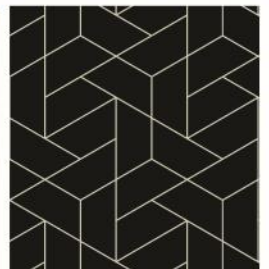
SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

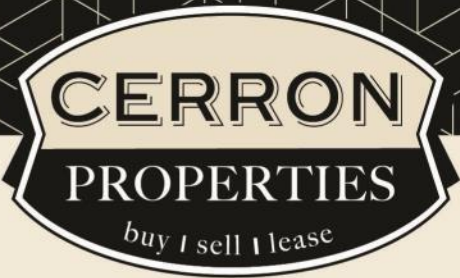


FOR SALE | LAND SITE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
[WWW.CERRON.COM](http://WWW.CERRON.COM)





# INTERSTATE COMMERCIAL LAND SITE

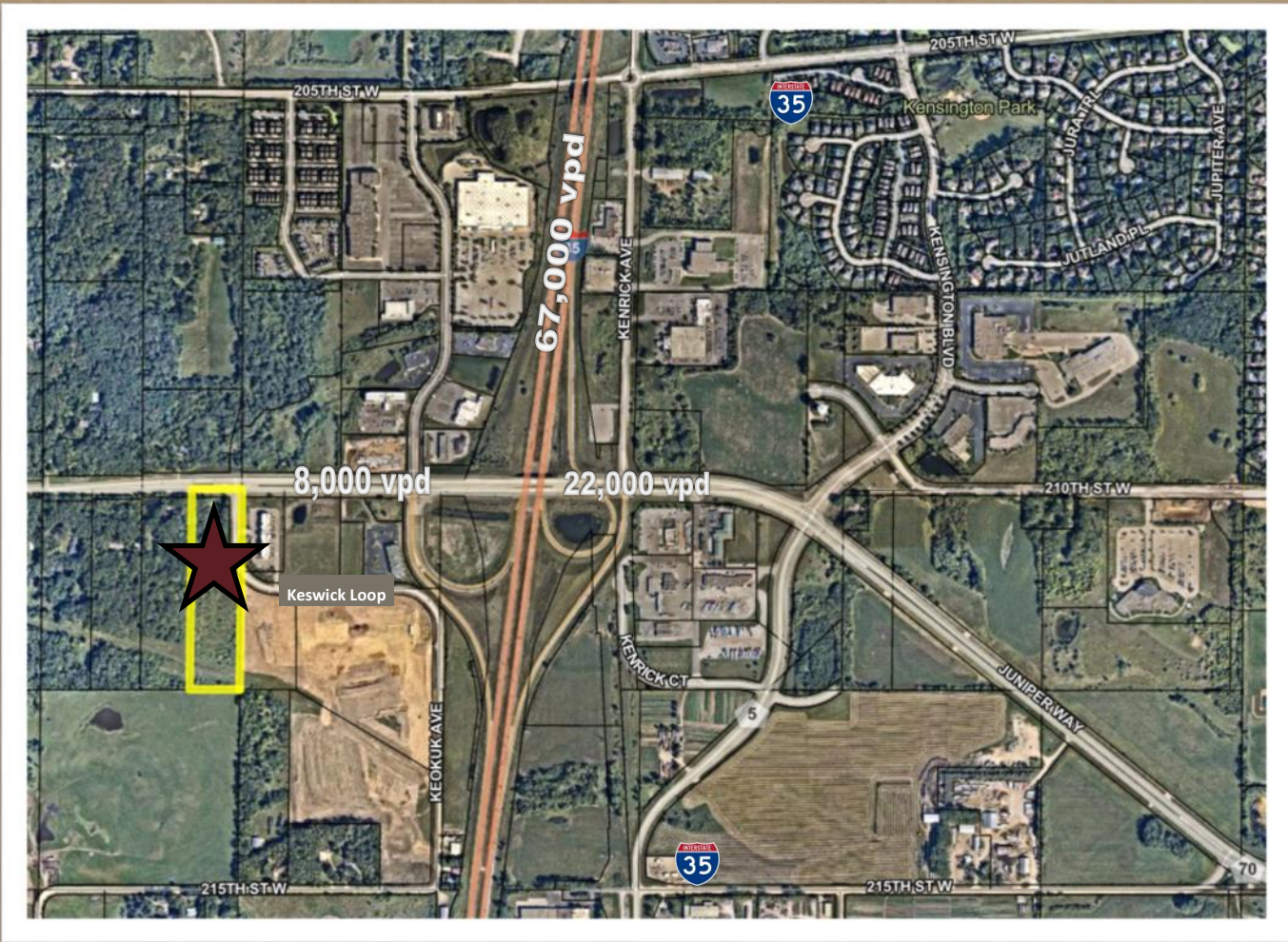
SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

FOR SALE | LAND SITE

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

## PROPERTY HIGHLIGHTS

- \$8.10/SF on 7.96 estimated useable acres = \$2,808,575
- 8.69 Acres Net of Right-Of-Way
- Wetland Delineation Report  
Wetland delineated .73 acres  
Available upon request
- ALTA Survey, Available upon request
- Zoned C-3 General Commercial District (with rural agriculture overlay)
- Excellent location just off of I-35 and CR-70 (210th St W)
- 2025 Proposed Dakota County Property Taxes—\$2,700
- PID# 22-03500-05-012
- Sewer and Water utilities access subject to development entitlements



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.

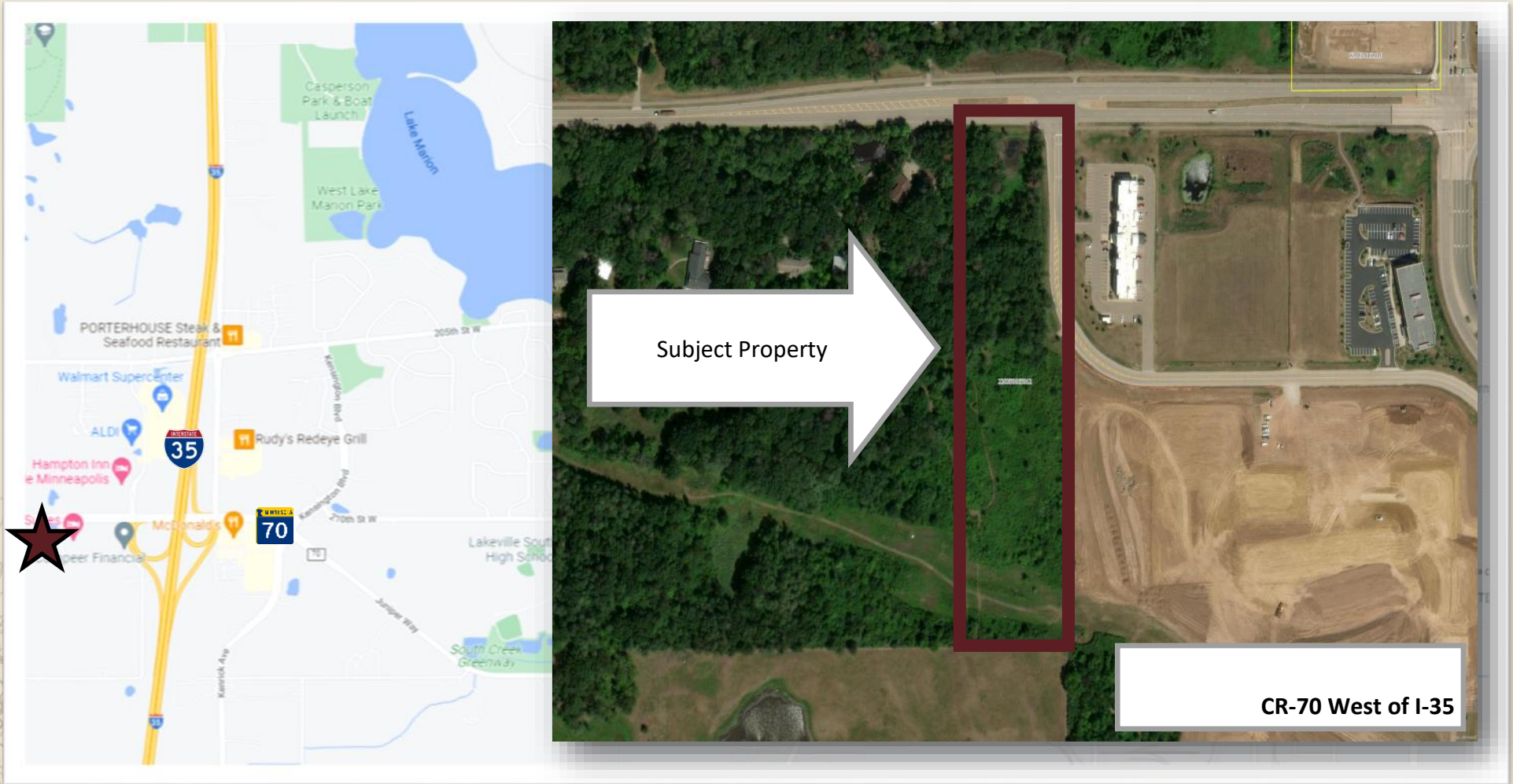


For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com

# INTERSTATE COMMERCIAL LAND SITE

SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

## LOCATION MAP



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:  
**Rocky Ranch**  
952.583.6135  
rockyr@cerron.com

# INTERSTATE COMMERCIAL LAND SITE

SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

## AREA MAP



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:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

# AREA MAP

# INTERSTATE COMMERCIAL LAND SITE SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044



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.

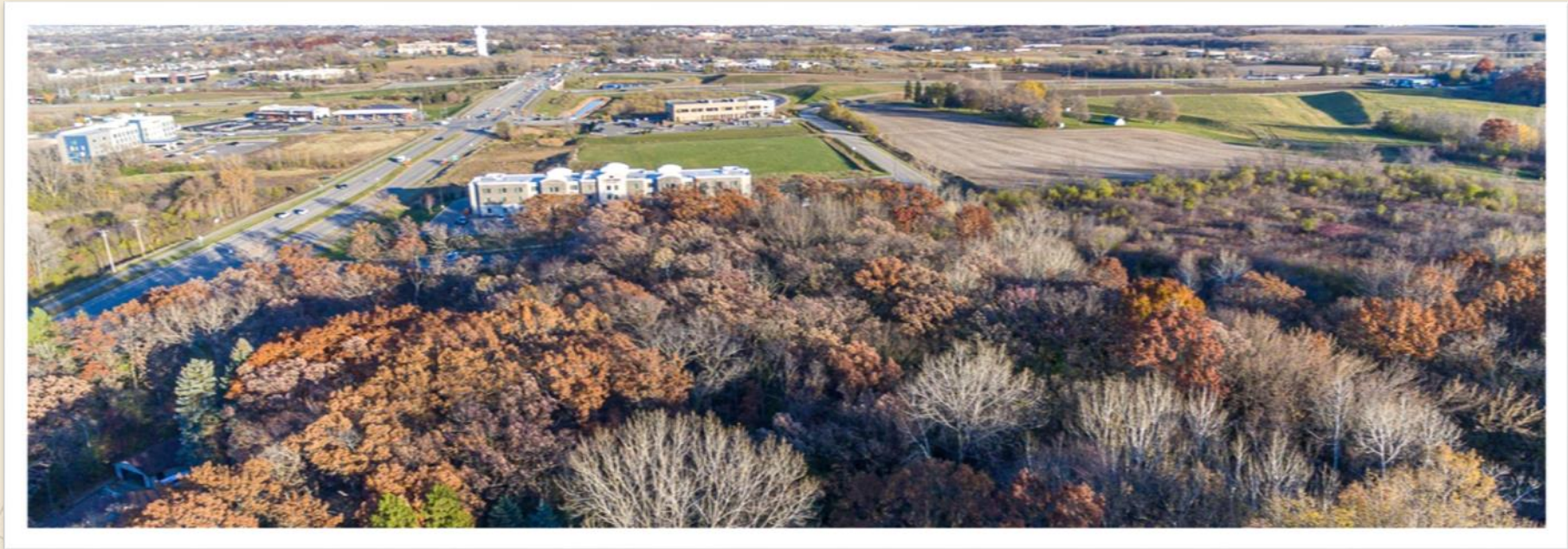


For more information, please contact:  
**Rocky Ranch**  
**952.583.6135**  
 rockyr@cerron.com

# INTERSTATE COMMERCIAL LAND SITE

## SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

### SUMMARY



#### ■ CURRENT DEMOGRAPHICS (2022):

	1 Mile	3 Mile	5 Mile
Population	1,730	20,642	51,490
Households	548	7,098	17,502
Avg HH Income	\$171,101	\$158,398	\$157,296

#### ■ PROJECTED DEMOGRAPHICS (2027):

	1 Mile	3 Mile	5 Mile
Population	1,714	20,918	53,828
Households	543	7,226	18,344
Avg HH Income	\$198,412	\$181,647	\$178,688

Source: ESRI data based on 2022 data and 2027 projections.

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.

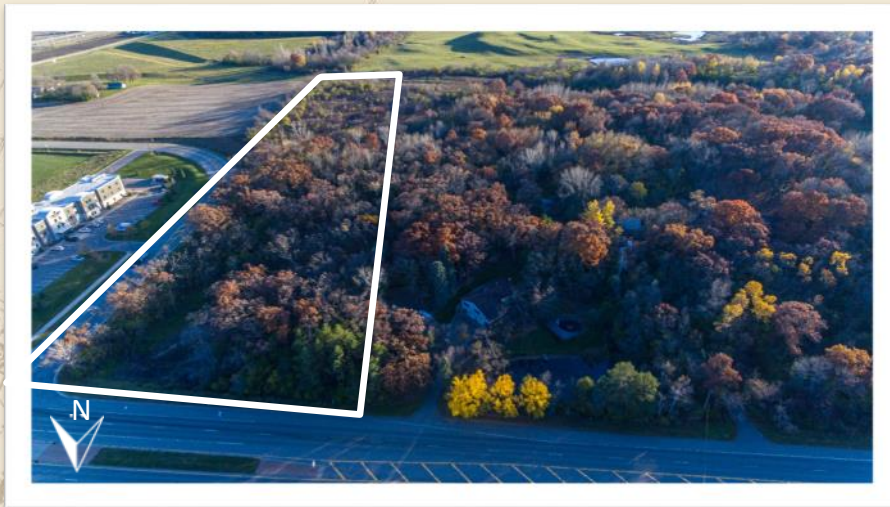


For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

# INTERSTATE COMMERCIAL LAND SITE

SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

## AERIALS



- City Water is on the parcel.
- Subject property is currently outside of the MUSA boundary; buyer to seek Comprehensive Plan amendment to extend Sanitary Sewer to be included in MUSA boundary. Sanitary Sewer is currently available at Keswick/Keokuk and CR-70, access to Sanitary Sewer from the east may also be available in the future. Utilities access subject to development entitlements.
- As-built utility drawings to illustrate exact location are available upon request, and additional questions may be reviewed with the City of Lakeville engineering department.
- ALTA Survey complete and available (see page 8)
- Wetland delineation report complete and available upon request.

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:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

# INTERSTATE COMMERCIAL LAND SITE

SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

## STREET VIEW



Curb and gutter on Keswick Loop



Facing north @ Keswick Loop



Facing east from west edge of parcel @210th Street West



Facing south from front of parcel @210th Street West

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.



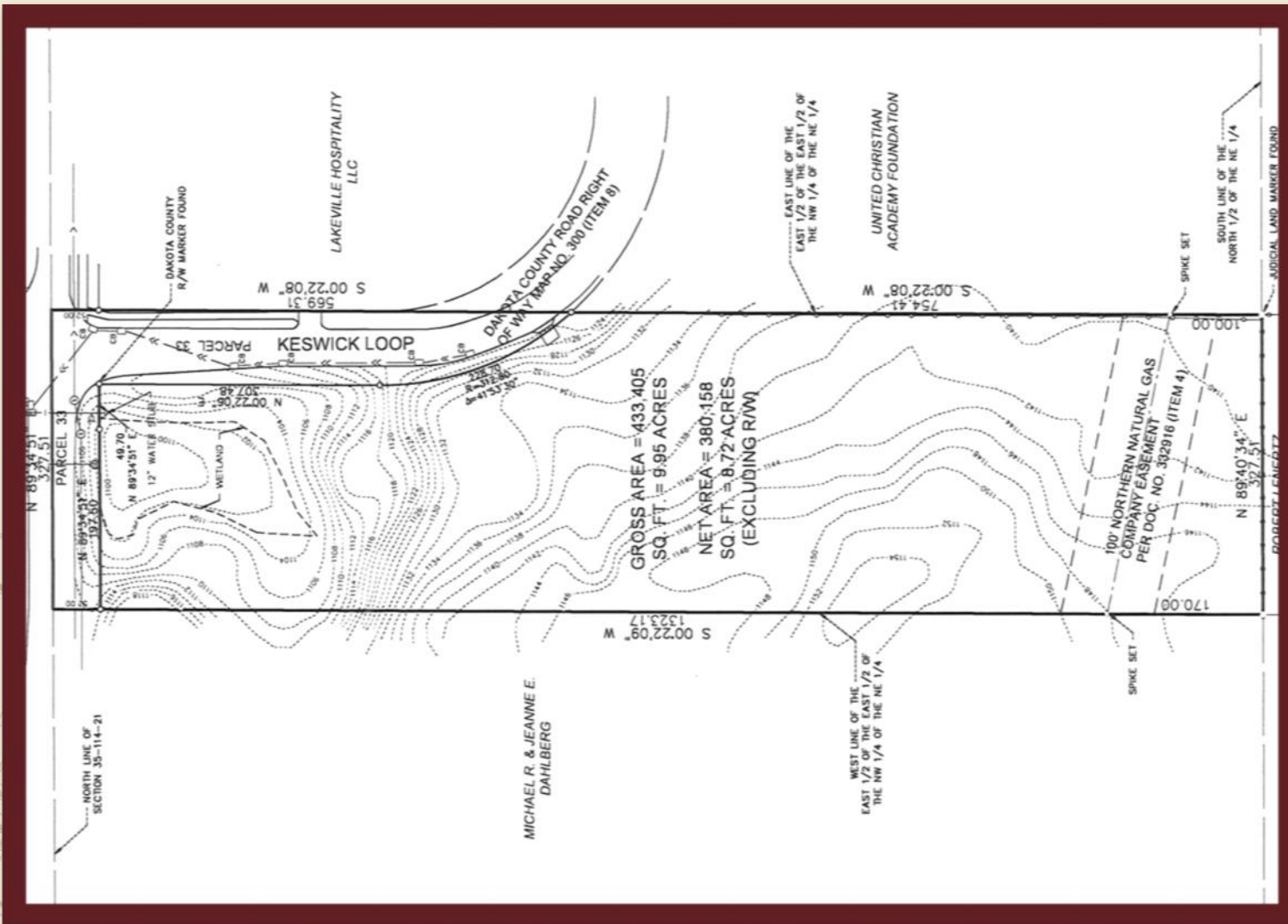
For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com



# INTERSTATE COMMERCIAL LAND SITE

SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

## ALTA SURVEY



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:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

*let's get started!*

Rocky Ranch | 952.583.6135 | [rockyr@cerron.com](mailto:rockyr@cerron.com)

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044



[WWW.CERRON.COM](http://WWW.CERRON.COM)