

INTERSTATE COMMERCIAL LAND SITE

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

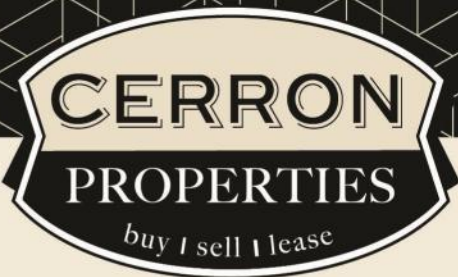


FOR SALE | LAND SITE



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





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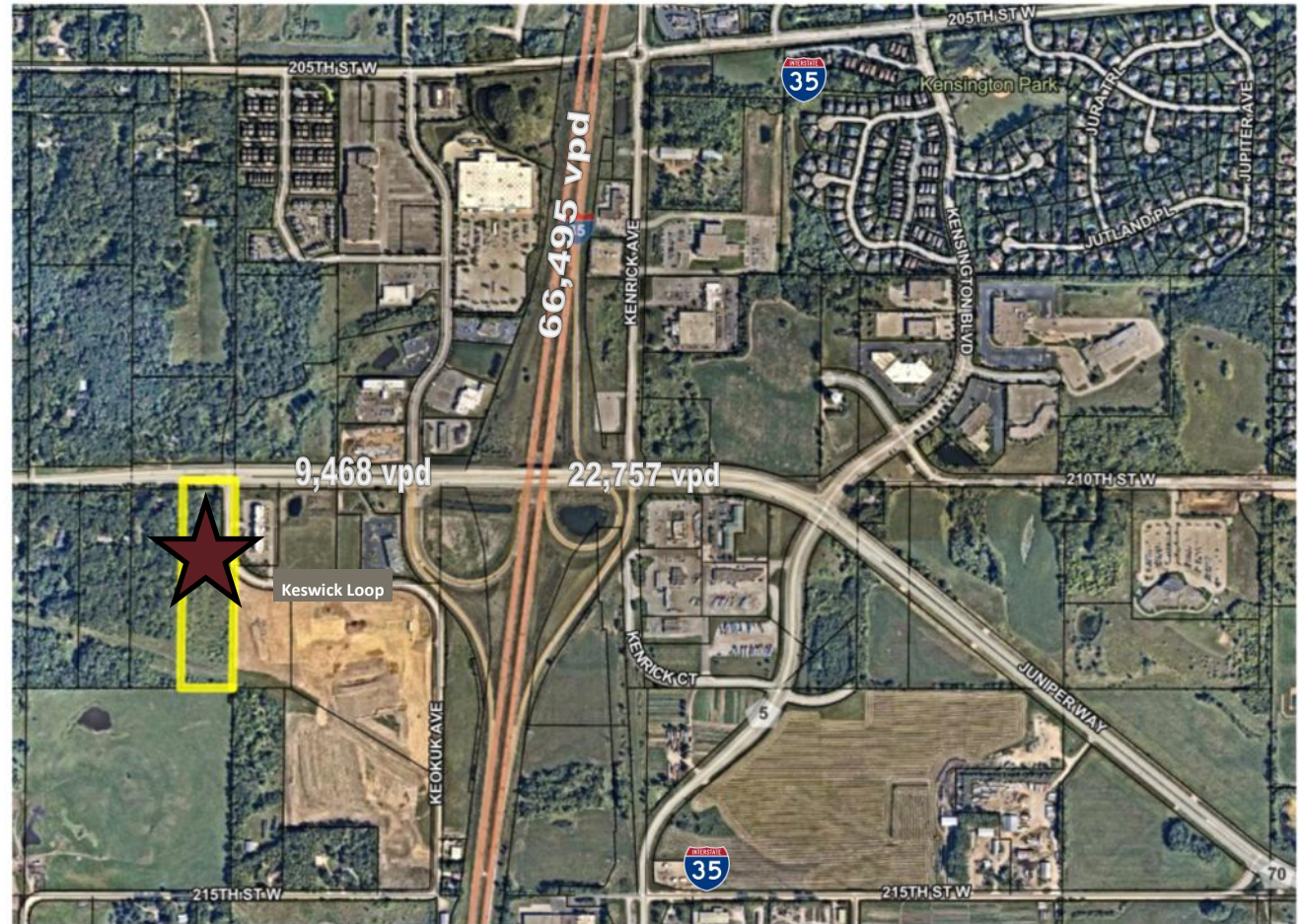
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PROPERTY HIGHLIGHTS

- \$8.10/SF on 7.99 estimated useable acres = \$2,819,160
- 8.72 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



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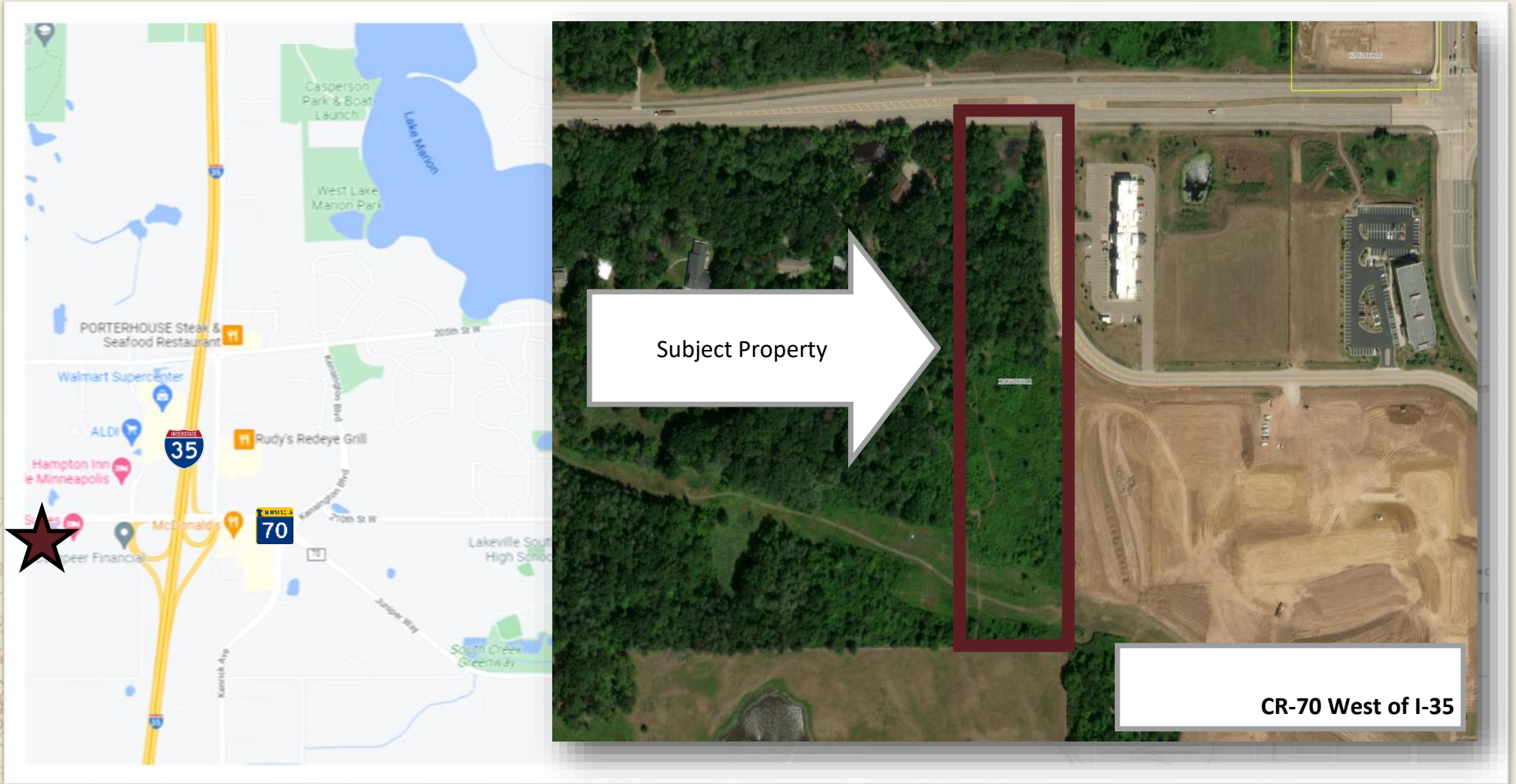


For more information,
please contact:
Rocky Ranch
952.583.6135
rocky@cerron.com

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LOCATION MAP



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AREA MAP



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AREA MAP

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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.

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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

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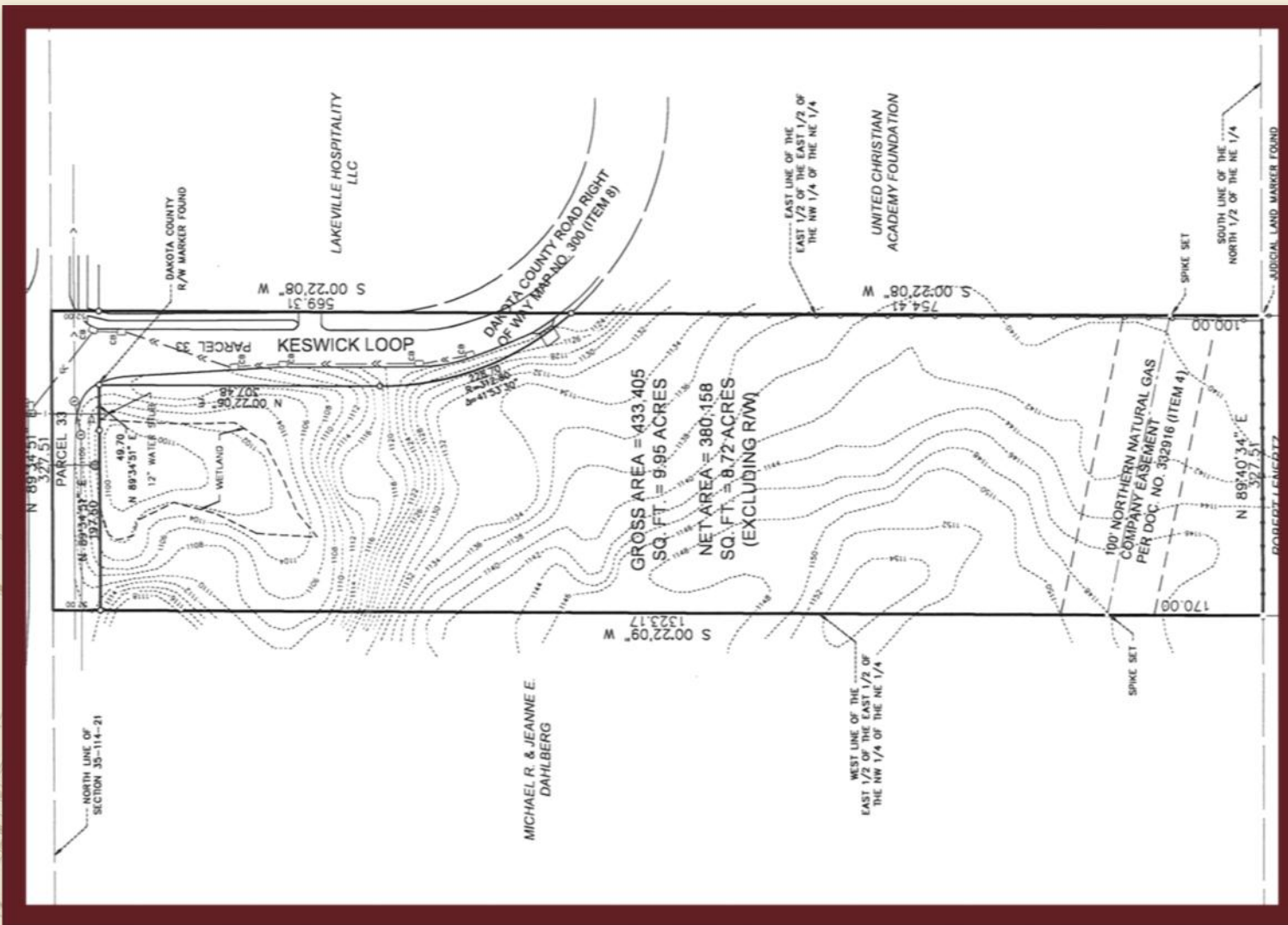


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ALTA SURVEY



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let's get started!

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