



TRANSWESTERN

REAL ESTATE  
SERVICES



OAK PARK  
ELEMENTARY  
SCHOOL

ANDERSON LAKE PKWY

EDEN LAKE  
ELEMENTARY  
SCHOOL

STARING LAKE PKWY



SITE

COLLEGE VIEW DR

STARING  
LAKE

NEILL  
LAKE

HENNEPIN  
TECHNICAL  
COLLEGE

FLYING CLOUD  
AIRPORT

FLYING CLOUD DR

CALIBER  
COLLISION

PIONEER TRAIL



LAND FOR SALE | EDEN PRAIRIE

9061 FLYING CLOUD DR.



# PROPERTY OVERVIEW

## FOR SALE

### LAND INFORMATION

- × **Location:** 9061 Flying Cloud Drive | Eden Prairie, MN
- × **Lot Size:** 4.33 acres (3.6 acres net of historic wetland)
- × **Zoning:** I-2: Industrial Park
- × **Parcel ID:** Parcel 1: 23-116-22-32-0070  
Parcel 2: 23-116-22-32-0003  
Parcel 3: 23-116-22-32-0069

### HIGHLIGHTS

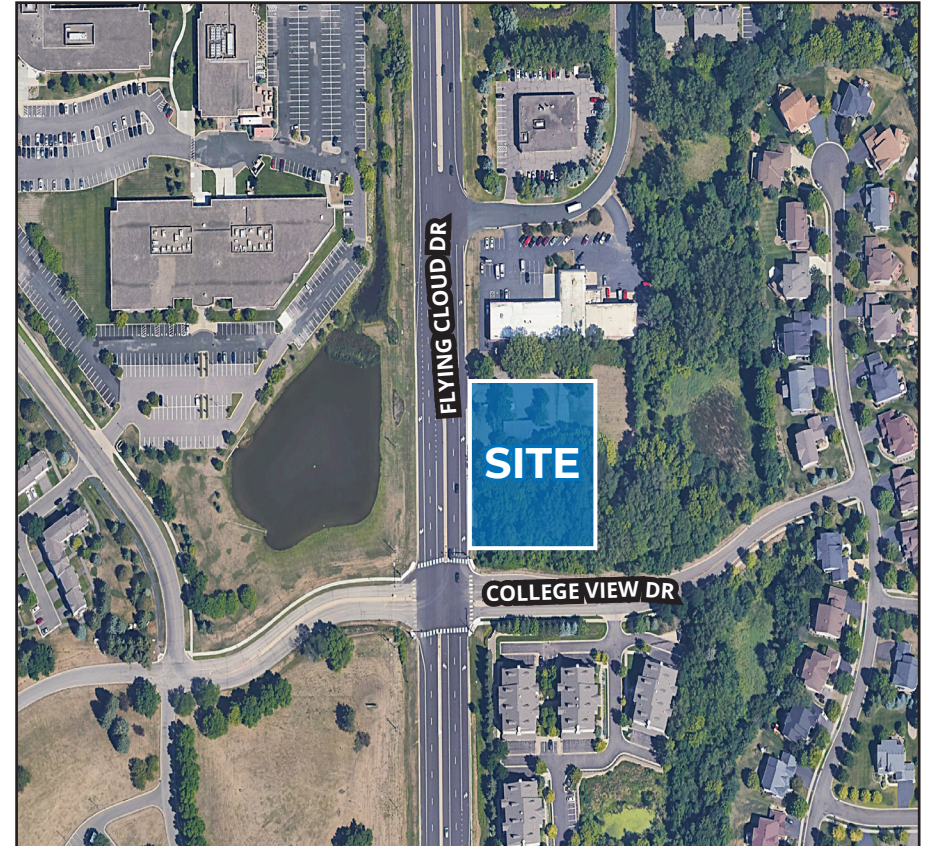
- × Highly visible site with easy access off Flying Cloud Drive
- × Excellent redevelopment site
- × Eden Prairie's 2040 Guided land use plan for parcel is Medium Density Residential
- × Close proximity to Eden Prairie central business/retail area

### ASKING PRICE

- × \$2,695,000

### 2025 Real Estate Taxes

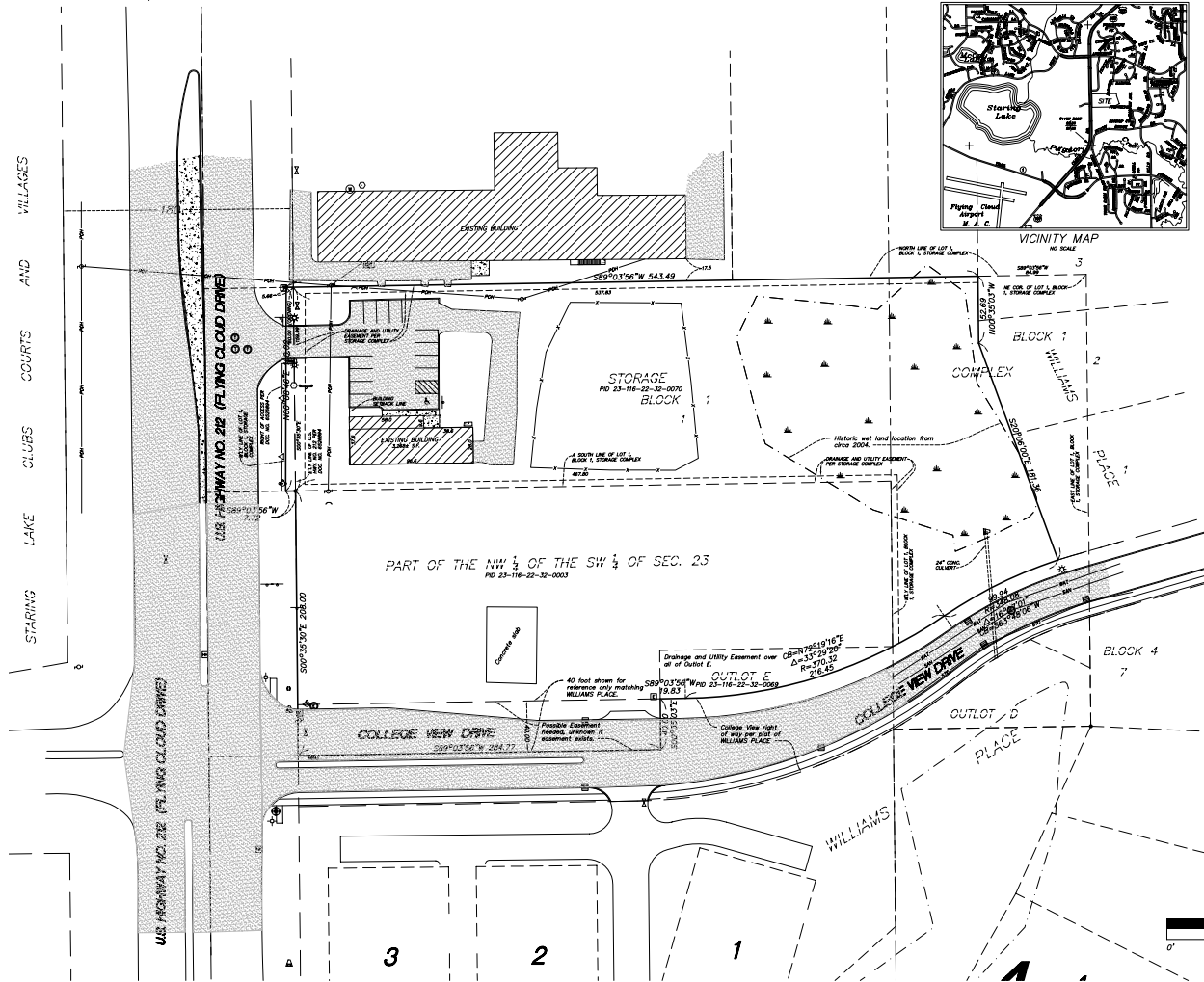
- × \$42,277.84



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# SITE SURVEY

317 Westwood Professional Services, Inc.



## GENERAL NOTES

1) The information shown on this survey is taken from historic surveys from 2004 and 2006. There has been no current field check of these properties and it is not based on current conditions in the field or of record.

NORTH PROPERTY, PID No. 23-116-22-32-0070 (Description from 2004 survey)  
Lot 1, Block 1, STORAGE COMPLEX, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT that part lying Easterly, Northeasterly and Southeasterly of the following described line:

Commencing at the Northeast corner of said Lot 1; thence South 89 degrees 03 minutes 56 seconds West, assumed bearing along the North line of said Lot 1, a distance of 54.99 feet to the actual point of beginning of the line to be described; thence South 03 degrees 03 minutes 03 seconds East, a distance of 52.69 feet; thence South 20 degrees 06 minutes 00 seconds East, a distance of 181.36 feet; thence Southwesterly, along a non-tangential curve, concave to the Southeast, having a radius of 345.08 feet, a central angle of 18 degrees 27 minutes 01 seconds, and an arc length of 99.94 feet, the chord of said curve bears South 63 degrees 48 minutes 06 seconds West; thence Southwesterly, along a reverse curve, concave to the northwest, having a radius of 370.32 feet, a central angle of 07 degrees 18 minutes 22 seconds, and an arc distance of 47.22 feet to the Westerly line of said Lot 1 and said line there terminating.

NOTE: THAT PORTION OF THE SUBJECT PROPERTY LYING WESTERLY OF THE EASTERLY LINE OF U.S. HIGHWAY NO. 212 PER DOC. NO. 6526894 HAS BEEN TAKEN IN FEE SIMPLE ABSOLUTE BY THE STATE OF MINNESOTA.

SOUTH PROPERTY, PID No. 23-116-22-32-0003 (Description from survey from 2006 based on tax records only)

That part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 116 North Range 22 West, Hennepin County, Minnesota, described as follows: Beginning at a point on the west line of said Section 23, distant 600 feet south of the west quarter corner thereof; thence east parallel with the north line of said Southwest Quarter a distance of 538 feet; thence south parallel with the west line of said Southwest Quarter a distance of 130 feet; thence west, parallel with the north line of said Southwest Quarter a distance of 183 feet; thence south parallel with the west line of said Southwest Quarter a distance of 78 feet; thence west parallel with the north line of said Southwest Quarter to the west line thereof; thence north along the west line to the point of beginning, excepting therefrom the right of way of Trunk Highway No. 169 as now located and established.

AND

Remnant Parcel, PID No. 23-116-22-32-0069

Outlot E, WILLIAMS PLACE, according to the recorded plat thereof Hennepin County, Minnesota.

PID Number	Overall Area	Historic wet land area (within this PID No.)	Area net of historic wet land
23-116-22-32-0070	2.31 acres	0.71 acres	1.60 acres
23-116-22-32-0003	1.91 acres	0.02 acres	1.89 acres
23-116-22-32-0069	0.11 acres	0.00 acres	0.11 acres

## LEGEND

○ BUSH/SHRUB	○ STORM MANHOLE
● CONIFEROUS TREE	□ TELEPHONE BOX
● DECIDUOUS TREE	□ TELEPHONE MANHOLE
■ WETLAND	□ TRAFFIC CONTROL BOX
● STEEL/WOOD POST	○ HAND HOLE
--- SIGN-TRAFFIC/OTHER	○ TRAFFIC LIGHT
--- SIGN-TRAFFIC/OTHER	○ GATE VALVE
■ MAIL BOX	○ HYDRANT
■ HANDICAPPED STALL	○ WATER METER
■ CABLE TV BOX	□ CURB STOP BOX
○ GAS METER	○ WELL
○ STREET LITE	--- CABLE TV
○ GUY WIRE	--- GAS LINE
○ POWER POLE	--- POWER OVERHEAD
□ ELECTRIC BOX	--- POWER UNDERGROUND
□ ELECTRIC METER	--- SANITARY SEWER
○ ELECTRIC MANHOLE	--- STORM SEWER
○ SANITARY MANHOLE	--- TELEPHONE OVERHEAD
○ SEWER CLEANOUT	--- TELEPHONE UNDERGROUND
○ BEEDIVE CATCH BASIN	--- WATERMAIN
○ CATCH BASIN	--- FENCE LINE
○ FLARED END SECTION	--- CURB & GUTTER
○ CONCRETE SURFACE	--- BITUMINOUS SURFACE

## Westwood

Phone: (612) 359-0100 7889 Argonne Drive  
Minneapolis, MN 55424  
Fax: (612) 359-0100  
www.transwestern.com

I hereby certify that this site was surveyed by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

Chief of Survey  
Date: 4/9/2007 License No. 20021

Surveys

Checklist

Notes

Draw

Notes

Revised Drawing Section

Prepared for

**Flying Cloud LLC**  
17280 Tuft Close  
Minneapolis, MN 55447

**Storage  
Complex  
Site**  
Minneapolis, MN

Date: 4/9/2007 Sheet: 1 of 1  
000231490P01.dwg

**Boundary and  
Topographical Sketch**

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# NATIONAL WETLAND INVENTORY



## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

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# SITE PHOTOS



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