



**TRANSWESTERN**  
REAL ESTATE SERVICES

# 3.91 AC | LAKEVILLE LAND

FOR SALE • GROUND LEASE • BTS | SEC Kenrick Ave & 167th Street W • Lakeville, MN 55044



# PROPERTY SUMMARY

<b>DEAL STRUCTURE</b>	For Sale, Build-to-Suit or Ground Lease
<b>LOCATION</b>	SEC Kenrick Avenue & 167th Street W Lakeville, MN
<b>LAND SIZE</b>	3.91 acres total Property can be subdivided
<b>PARCELS</b>	22.64600.00.050   3.27 acres 22.00110.76.012   0.64 acres
<b>ZONING</b>	M-1 Mixed Use I-35 Corridor District
<b>2024 TAXES</b>	\$18,036.24
<b>2024 SPECIAL ASSESSMENTS</b>	\$1,789.76

## HIGHLIGHTS

- Freeway visibility
- Utilities stubbed to site
- Stormwater in place
- Located next to Kenrick Ave. Park & Ride
- Surrounded by strong demographics with high HH incomes
- Zoning allows for a variety of development types
- Great opportunity for retail users

## TRAFFIC COUNTS

**KENRICK AVENUE:** 9,723 vpd  
**I-35:** 79,431 vpd

## PARCEL



## DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
<b>Population</b>	8,307	53,849	170,703
<b>Daytime Population</b>	7,505	46,583	144,183
<b>Average HH Income</b>	\$149,523	\$148,603	\$136,948
<b>Median HH Income</b>	\$115,935	\$111,112	\$106,318

Sources: ESRI 2024 est. & MNDOT 2023 Study averages are per day total cars

## contacts

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# PROPERTY SITE AERIAL



## contacts

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