

Premier Development Opportunity Inver Grove Heights, MN



65th Street East & Buckley Way

 *Capital Markets & Asset Strategies*

The Offering

Transwestern Capital Markets & Asset Strategies is pleased to present a 2.57 acre development opportunity located at the prominent southwest corner of 65th Street East and Buckley Way in Inver Grove Heights, MN. The property offers a compelling mix of visibility and accessibility. Its corner-lot configuration provides excellent sightlines and ease of access for a variety of users, further enhanced by proximity to Interstate 494 and Highway 55.

With continued residential growth, strong surrounding retail performance and limited remaining corner development sites in the area, this offering represents a rare opportunity to secure a premier location in one of Inver Grove Heights' key corridors. The combination of visibility, access, and mixed-use guidance positions the property for long-term value creation.

Total Size: 2.57 Acres / 111,950 SF

Price: Negotiable

Address: SWC 65th Street East & Buckley Way, Inver Grove Heights, MN

PID: 20-81403-00-020

County: Dakota

Zoning: B3-General Business

2040 Comp Plan: MU-Mixed Use

Disclaimer: The information contained in this report was gathered by Transwestern from various primary and secondary sources believed to be reliable. Transwestern, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.



Amenity Aerial



3

52

Fleming Field
Municipal
Airport

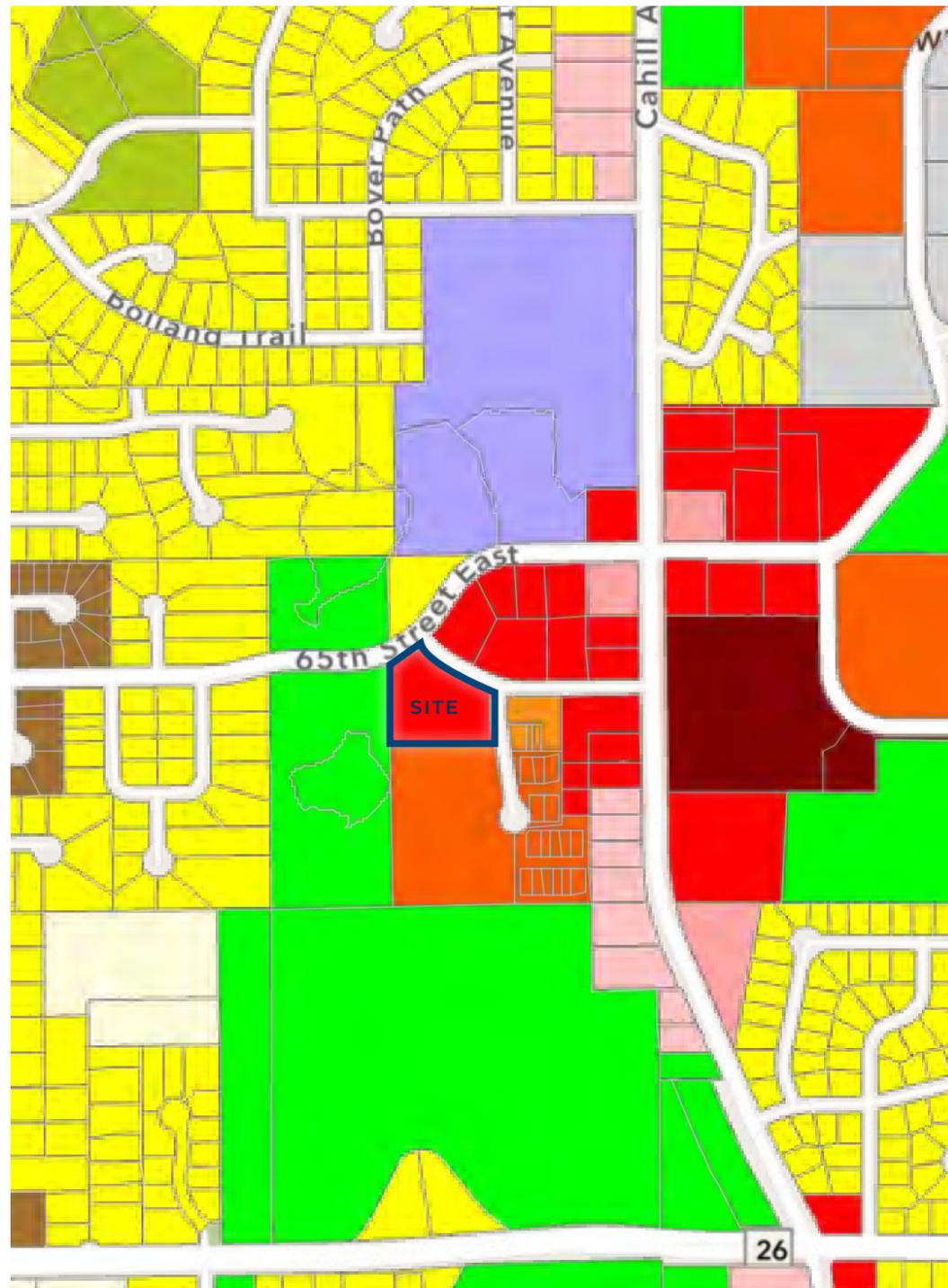
SITE







Current Zoning



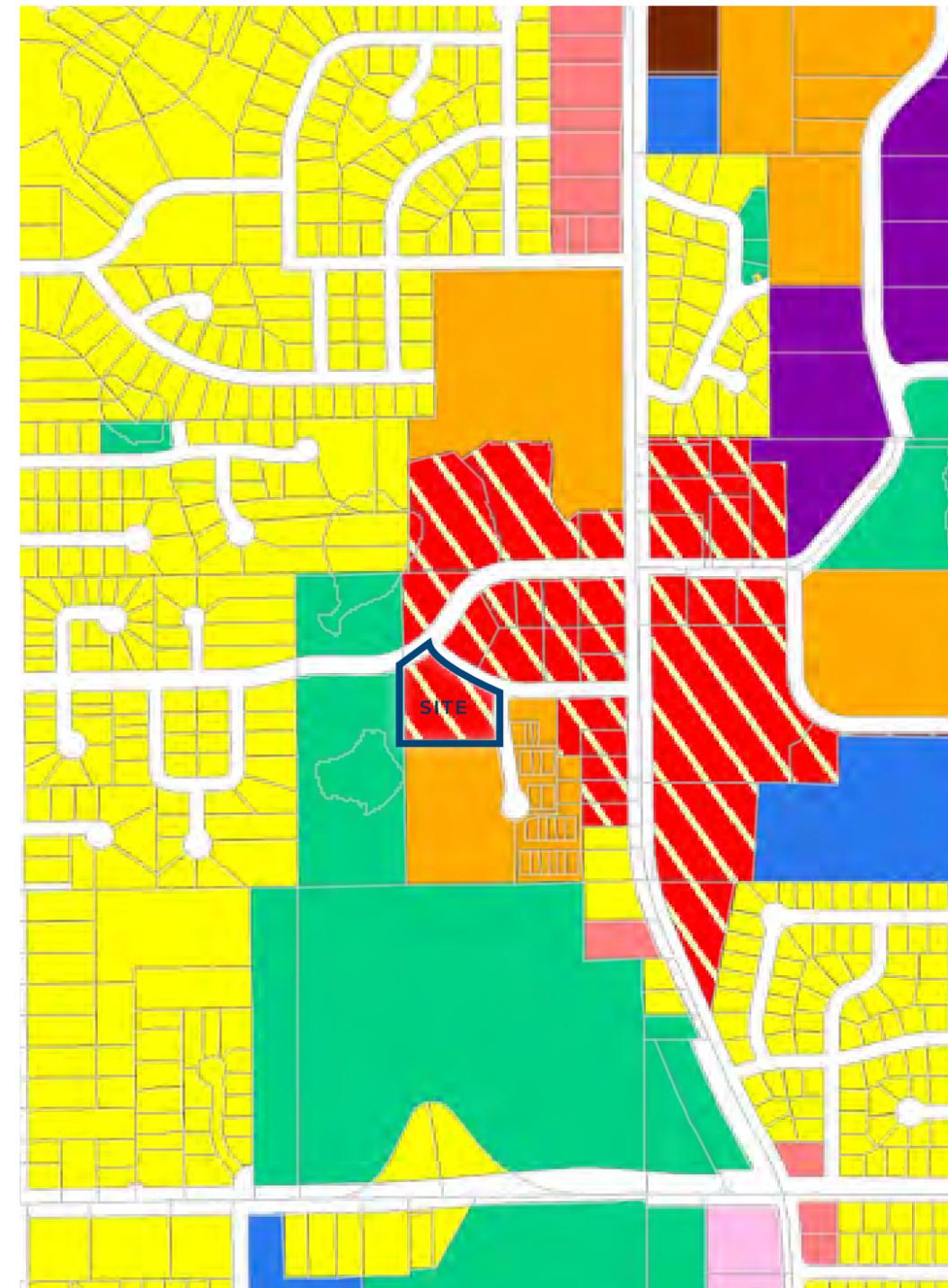
 B3 - General Business

Legend

-  No Zoning
-  A, Agricultural
-  E-1 - Estate District, lot size of 2.5 acres
-  E-2 - Estate District, lot size of 1.75 acres
-  R-1A - Low Density Residential - minimum lot size 40,000 sqft
-  R-1B - Low Density Residential - minimum lot size 20,000 sqft
-  R-1C - Low Density Residential - minimum lot size 12,000 sqft
-  R-2 - Medium Density Residential, typically duplex or a twin-home
-  R-3A - High Density Residential, up to 6 dwelling units per acre
-  R-3B - High Density Residential, up to 12 dwelling units per acre
-  R-3C - High Density Residential, greater than 12 dwelling units per acre
-  R-4 - Manufactured Homes
-  B-1 - Limited Business
-  B-2 - Neighborhood Business
-  B-3 - General Business
-  B-4 - Shopping Center
-  OP - Office Park
-  PUD - Planned Unit Development
-  OFFICE PUD - Office Planned Unit Development
-  Comm PUD - Commercial Planned Unit Development
-  MF PUD - Multi-Family Planned Unit Development
-  I-1 - Limited Industry
-  I-2 - General Industry
-  P - Public Institutional

[Click here to view permitted uses.](#)

Current Zoning



 MU - Mixed Use

Legend

-  Rural Density Residential/PO
-  Low Density Residential
-  Rural Density Residential
-  Low-Medium Density Residential
-  Medium Density Residential
-  High Density Residential 12+ u/ac
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  Mixed Use 12+ u/ac
-  Office
-  Industrial Office Park
-  Light Industrial
-  General Industrial
-  Public / Institutional
-  Public Parks and Open Space
-  Private Recreation and Open Space
-  Railroad
-  Open Water
-  Right-of-Way

Community Profile

INVER GROVE HEIGHTS, MN OVERVIEW

Inver Grove Heights is a well-established and growing community in Dakota County, located just southeast of Saint Paul with convenient access to I-494, Highways 52 & 55, and I-35E. The city benefits from a strong residential base, quality schools, and a diverse local economy that includes corporate headquarters, healthcare, manufacturing, retail, and professional services.

With steady traffic volumes along major corridors such as Highway 52 and Concord Boulevard, Inver Grove Heights serves as an important commercial and employment hub in the southeast metro. The community also offers abundant parks, trails and access to the Mississippi River, enhancing its appeal for residential, retail, office, and mixed-use development.

Demographics

5-MILE RADIUS



Total Population

130,584



Median Age

40.1



Median Net Worth

\$317,281



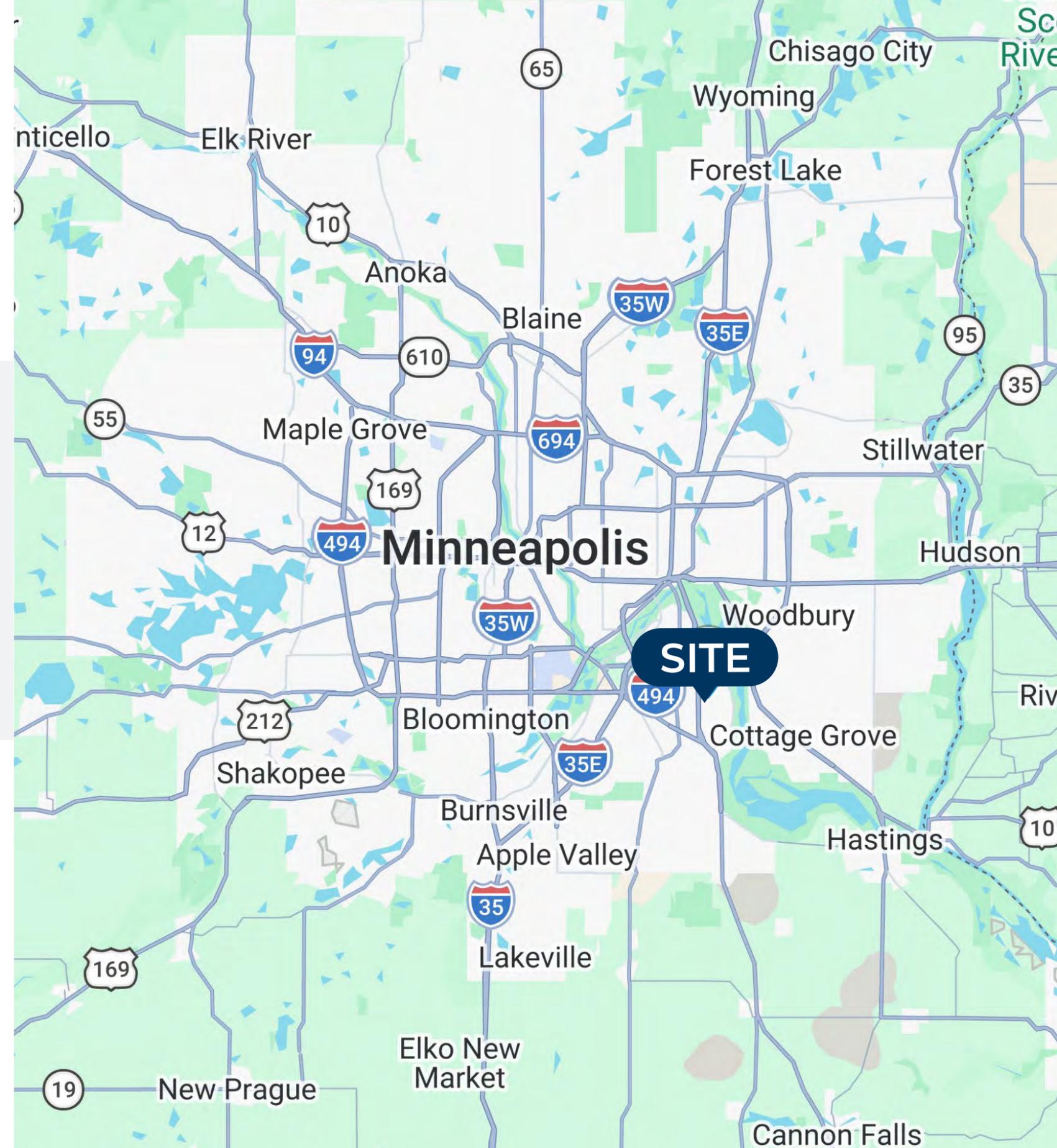
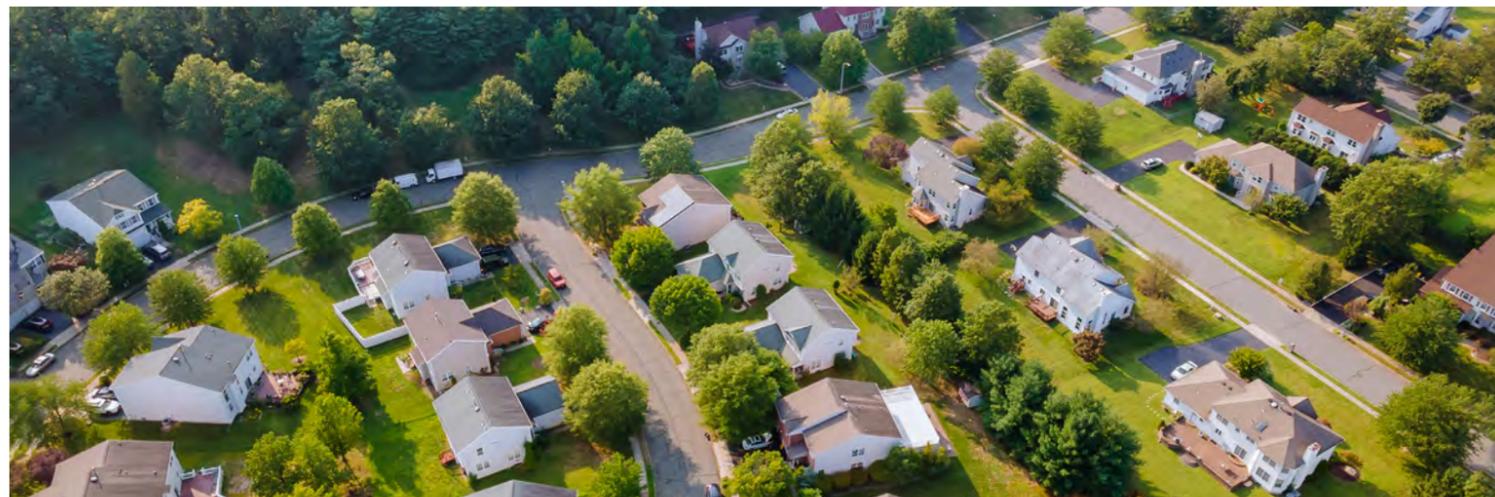
Average Household Income

\$121,359



2030 Projected Avg. Household Income

\$131,360





Transwestern Contacts

Drew Yeager

Associate

(612) 746-1164

drew.yeager@transwestern.com