

24.84 ACRES FOR SALE

Eden Prairie, MN 55344



PRIME DEVELOPMENT OPPORTUNITY

Discover a rare opportunity in Eden Prairie at 14615 Lone Oak Road, featuring two adjacent parcels (PID: 1611622110007 & 1611622110008) ready for development. Conveniently located near major highways, this property offers excellent access and visibility within one of the Twin Cities' most desirable business corridors.

Zoned I-5 Industrial Park (5-acre minimum) with a 2040 Comprehensive Plan designation of Mixed Use, the site provides flexibility for a variety of future development options. Whether you envision senior housing, townhomes, office, retail or mixed-use potential, this property is an exceptional investment in a thriving, high-demand community.

PROPERTY SPECS

Total Size	24.84 Acres / 1,081,857 SF
PIDs	1611622110007 & 1611622110008
County	Hennepin
Property Taxes	\$197,353 & \$65,468
Zoning	I-5 Industrial Park – 5-acre min.
2040 Comp Plan - Land Use	Mixed Use
VPD Along Hwy-212	107,000

PARCEL 1

PID	1611622110007
Size	17.32 Acres
Property Taxes	\$187,543.04

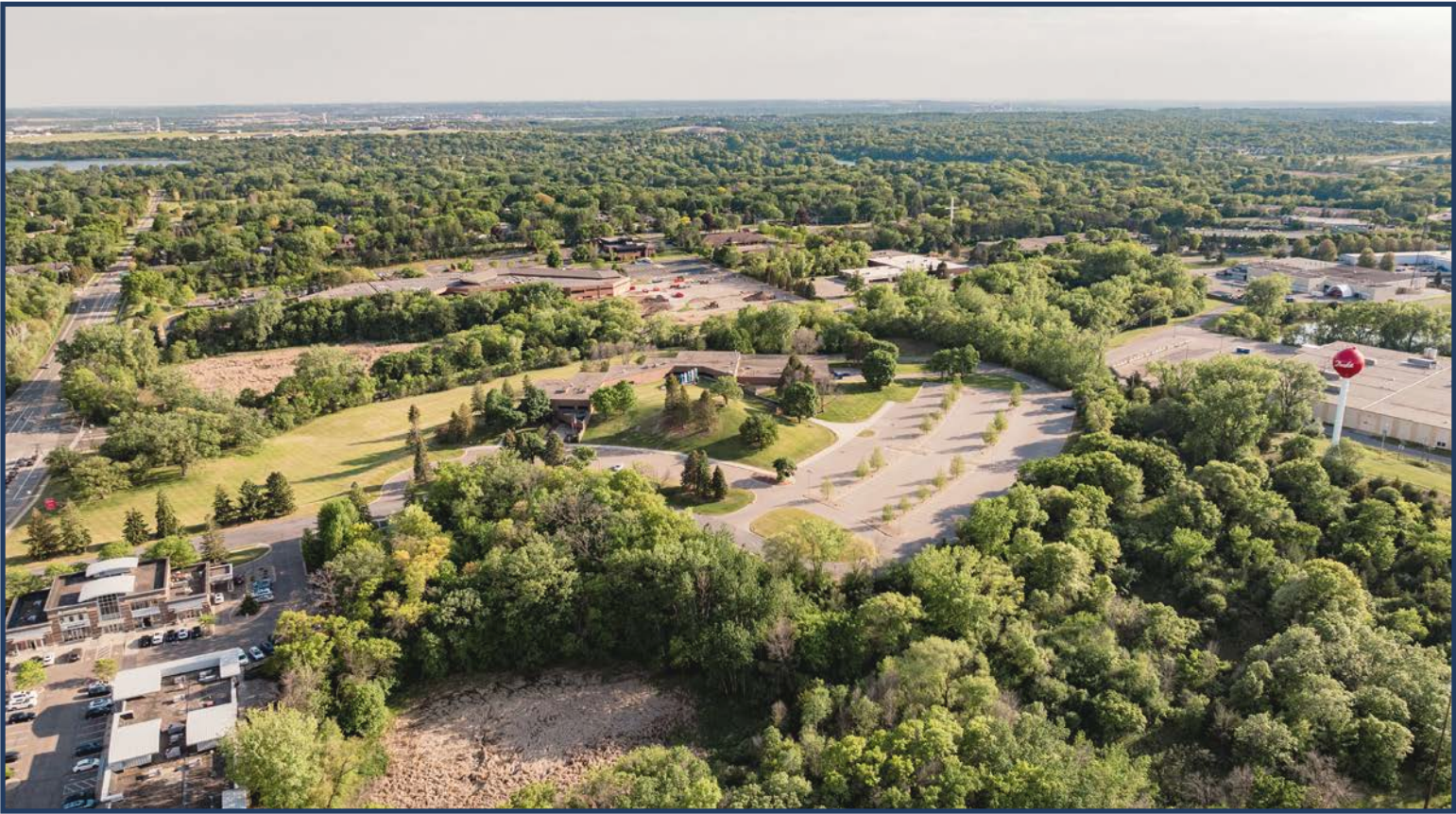
PARCEL 2

PID	1611622110008
Size	7.52 Acres
Property Taxes	\$65,468

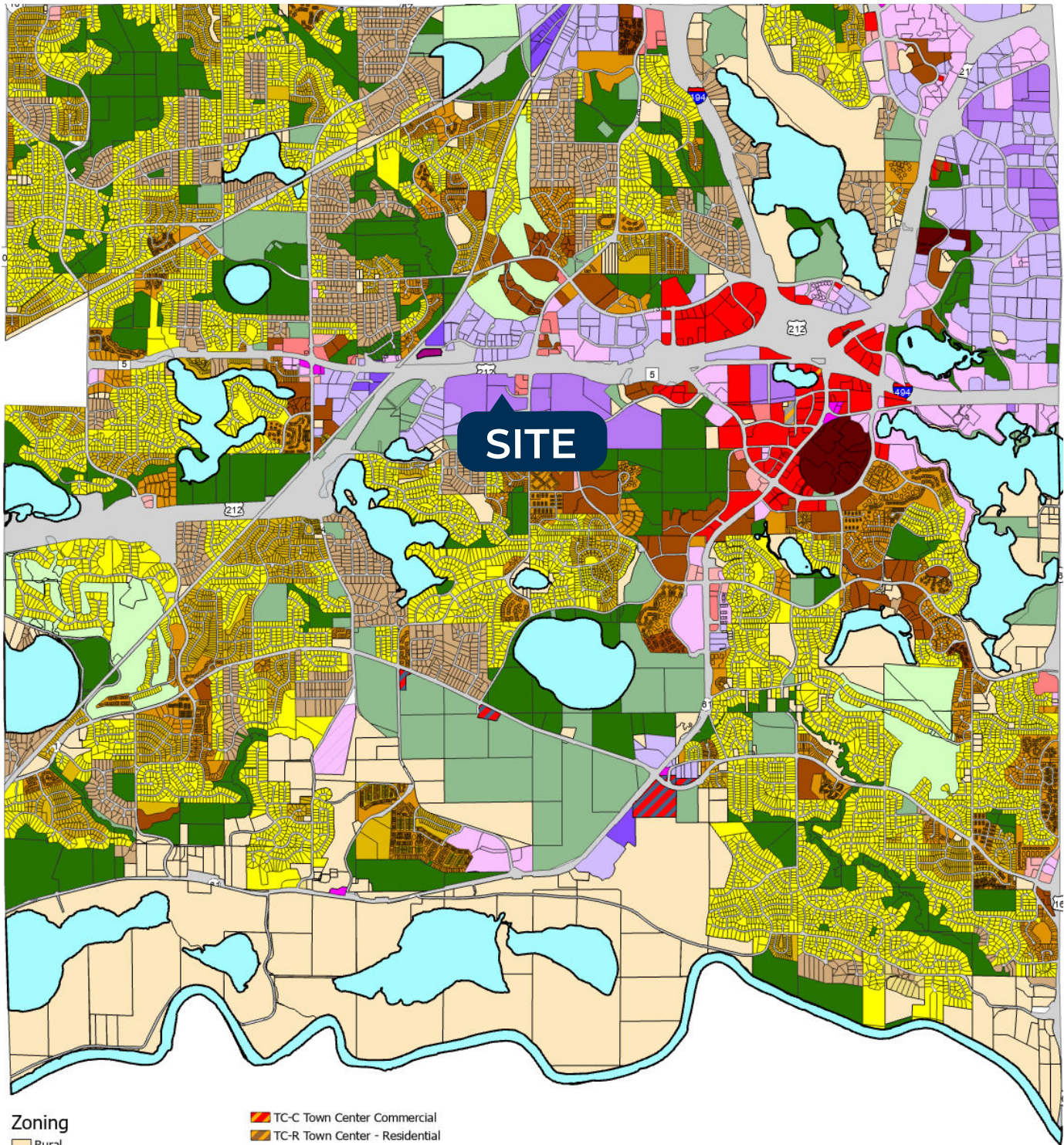
PROPERTY AERIAL



PROPERTY IMAGES



ZONING MAP

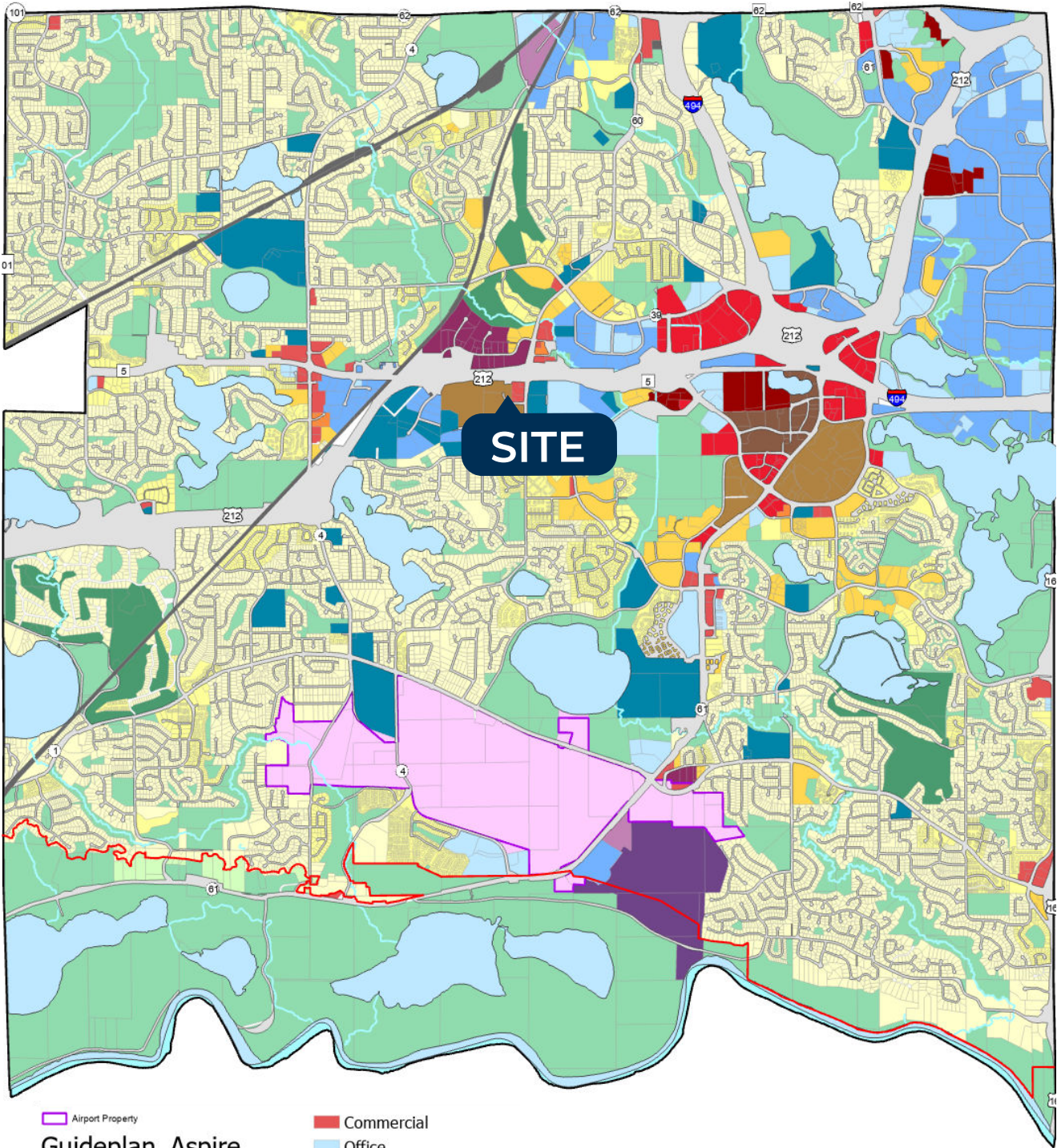


- Zoning**

 - Rural
 - R1-44 One Family- 44,000 sf. min.
 - R1-22 One Family-22,000 sf min.
 - R1-13.5 One Family-13,500 sf min.
 - R1-9.5 One Family-9,500 sf min.
 - RM-6.5 Multi-Family-6.7 U.P.A. max.
 - RM-2.5 Multi-Family-17.4 U.P.A. max.
 - A-OFC Airport Office
 - OFC Office
 - N-Cor Neighborhood Commercial
 - C-Cor Community Commercial
 - C-Hwy Highway Commercial
 - A-C Airport Commercial
 - C-Reg-Ser Regional Service Commercial
 - C-Reg Regional Commercial
- TC-C Town Center Commercial
 - TC-R Town Center - Residential
 - TC-MU Town Center - Mixed Use
 - TOD-E Transit Oriented Development - Employment
 - TOD-R Transit Oriented Development - Residential
 - TOD-MU Transit Oriented Development - Mixed Use
 - I-2 Industrial Park - 2 Acre Min.
 - I-5 Industrial Park - 5 Acre Min.**
 - I-Gen General Industrial - 5 Acre Min.
 - PUB Public
 - P Parks and Open Space; P-PARK AND OPEN SPACE
 - GC Golf Course
 - Water
 - Right of Way
- ZONING**

 - Flex Service

2040 COMP PLAN



- Guideplan_Aspire**

 - Rural
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Mixed-Use**
 - Town Center
 - Transit-Oriented Development
 - Regional Commercial
- Airport Property
 - Commercial
 - Office
 - Industrial Flex Tech
 - Flex Service
 - Eco Innovation
 - Industrial
 - Airport
 - Public / Semi-Public
 - Parks & Open Space
 - Golf Course
 - Utility & Railroad
 - Right-of-Way

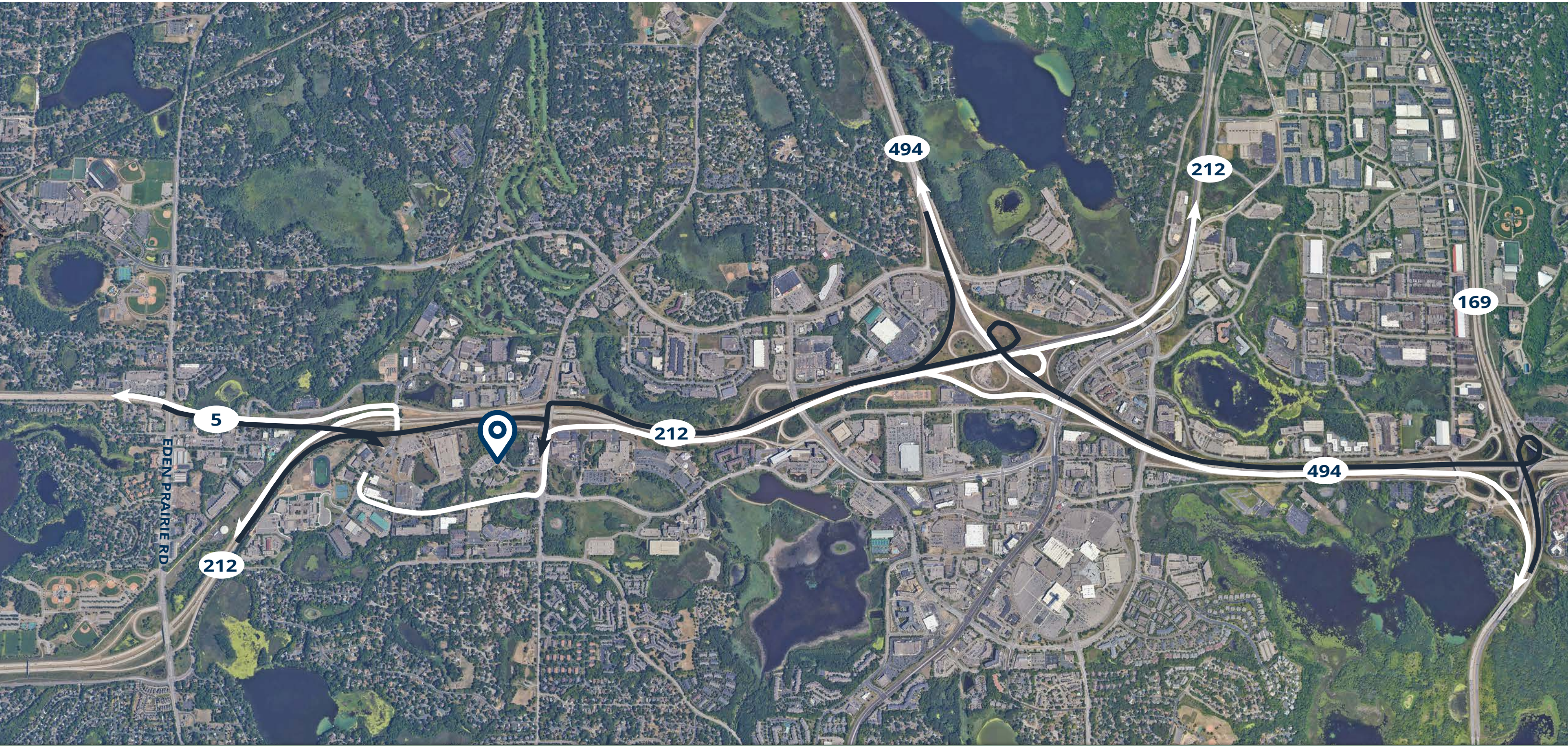
NATIONAL WETLANDS INVENTORY



TOPOGRAPHY MAP



HIGHWAY ACCESS



DRIVE TIMES

MSP AIRPORT	16 MINS	MALL OF AMERICA	18 MINS	I-394	14 MINS	I-494	5 MINS	DOWNTOWN MPLS	20 MINS	DOWNTOWN ST. PAUL	28 MINS
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AREA AMENITIES



HAVEN ASIAN EATERY yum! JIMMY'S KITCHEN AND BAR

TCRunning Scoreboard FOOD · DRINK · SOCIAL

BRAZIN American Pub & Eatery myBURGER

HOME DEPOT Caribou COFFEE STARBUCKS COFFEE

MENARDS NISSAN

Culver's CHEVROLET

BEST BUY Outlet Buca di BEPPO Italian Restaurant

ANYTIME FITNESS

EDEN PRAIRIE CENTER ASIA MALL Target

Walmart SUPERCENTER COSTCO WHOLESALE Cub FOODS

LIFETIME FITNESS BEST BUY Bowlero

SCHEELS PETSMART jiffylube

KONA GRILL FAT PANTS LAVER FINE LOBES

Walgreens Bobby & Steve's Auto World THE PANCAKE HOUSE

HAGEN AUTOMOTIVE HYDROTRUE Commercial Water Treatment Services

driSteem CROWN AUTOMOTIVE

ecoshield pest solutions THE HIT PIT

HANA APRIL INC.

TESLA APPROVED COLLISION CENTER AFFINITECH

LEAF HOME WATER SOLUTIONS iDeal Auto Imports.com

Chick-fil-A Jersey Mike's SUBS REGULA BUTCHER

BUFFALO WILD WINGS O'Reilly

LEEANN CHIN Target TACO BELL

Cub FOODS OfficeMax ALDI

LaB LUNDS&BYERLYS

FLYING CLOUD AIRPORT



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