

59 ACRES FOR SALE

COMMERCIAL LAND ADJACENT TO MALL OF AMERICA



CONTACTS:

JON RAUSCH, CCIM, SIOR
 Executive Director
 +1 952 893 8251
 jon.rausch@cushwake.com

BEN DREW
 Associate
 +1 952 837 8553
 ben.drew@cushwake.com

LUKE APPERT
 Executive Director
 +1 952 893 8238
 luke.appert@cushwake.com





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,264	56,809	208,138
Households	2,013	23,294	89,718
Average HH Income	\$80,898	\$79,371	\$94,769
Daytime Population	22,352	55,801	176,245

// PROPERTY INFORMATION

LOT SIZE
59.03 ACRES

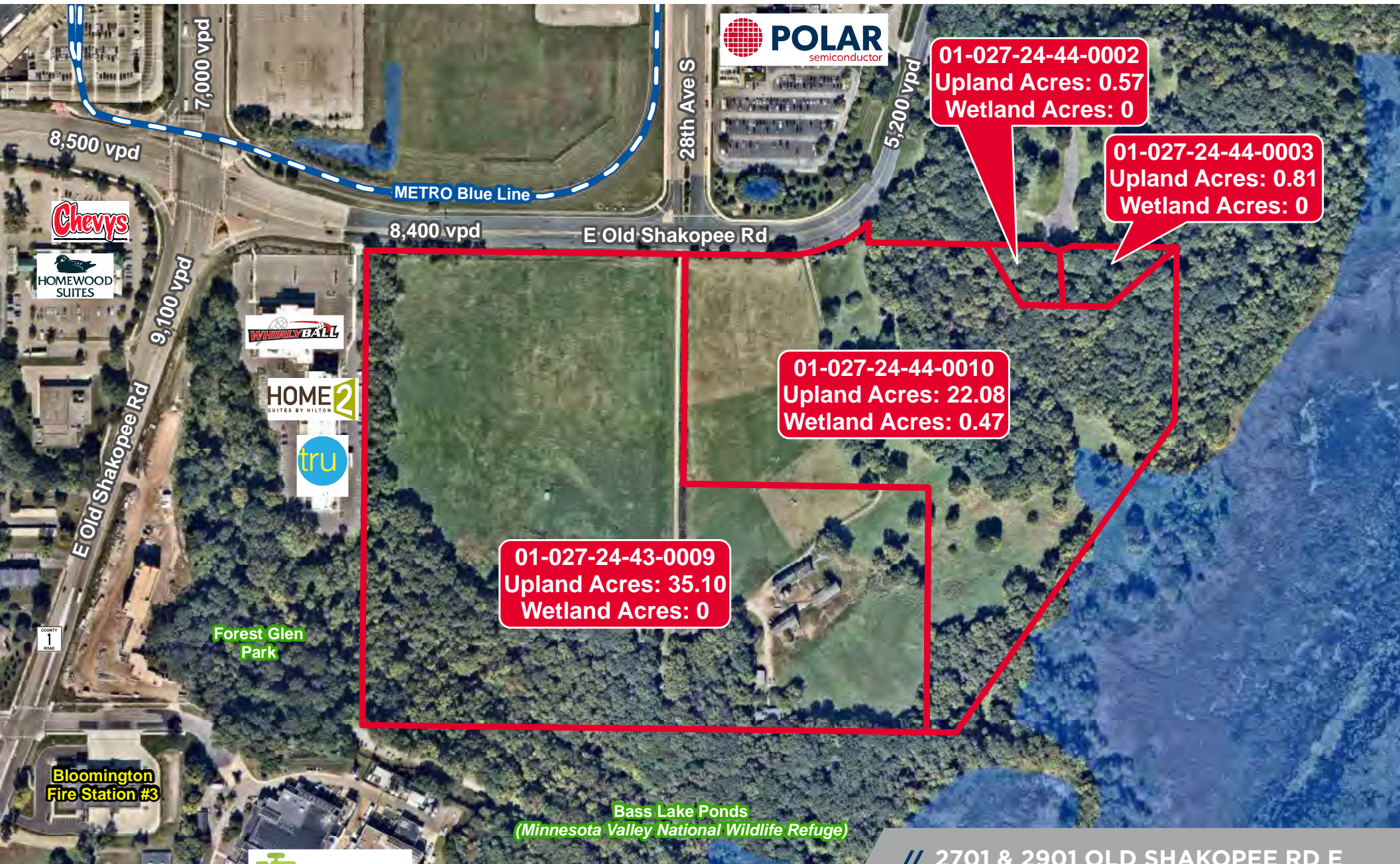
ZONING
IT, INNOVATION & TECHNOLOGY

LAND USE
IT, INNOVATION & TECHNOLOGY

PID #	SITE ADDRESS	CALCULATED ACRES	TOTAL TAX
01-027-24-43-0009	2701 Old Shakopee Rd E	35.10	\$23,277.96
01-027-24-44-0010	2901 Old Shakopee Rd E	22.55	\$7,986.88
01-027-24-44-0002	3011 Long Meadow Cir	0.57	\$30.04
01-027-24-44-0003	3013 Long Meadow Cir	0.81	\$46.16
TOTAL		59.03	\$31,341.04

// **2701 & 2901 OLD SHAKOPEE RD E**
Bloomington, MN 55425

// AERIAL



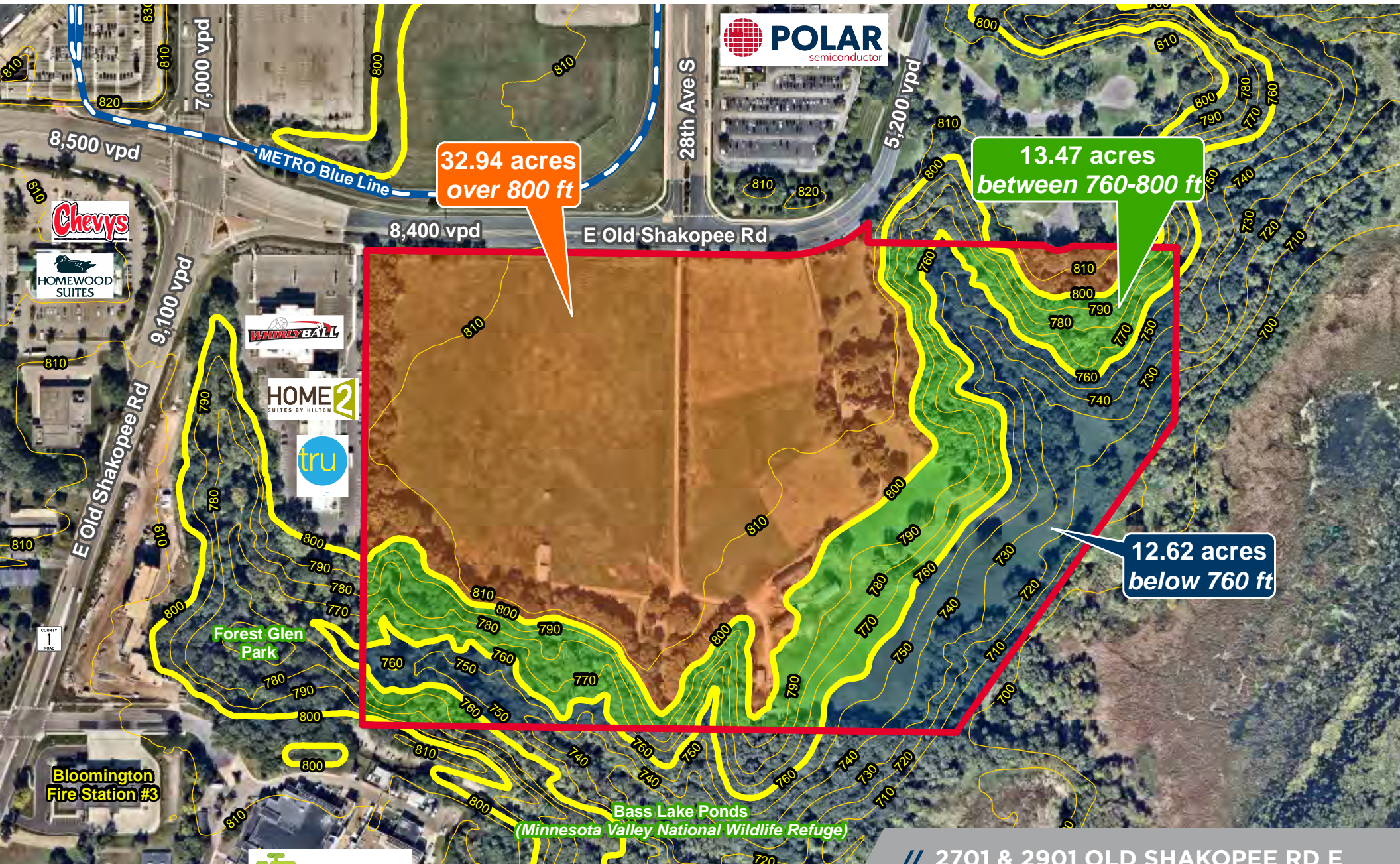
// AERIAL



SITE

2701 & 2901 OLD SHAKOPEE RD E
Bloomington, MN 55425

// AERIAL



32.94 acres
over 800 ft

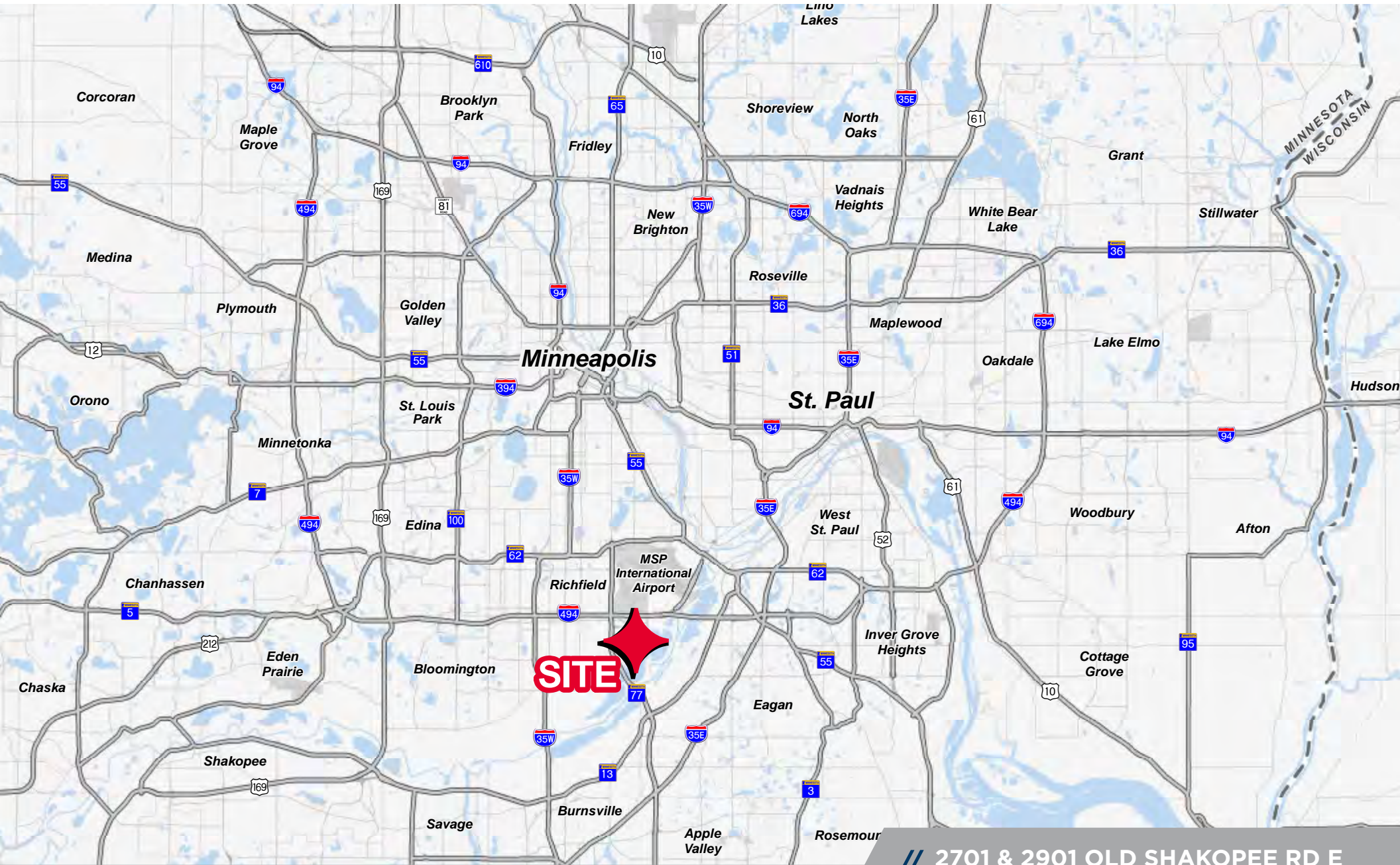
13.47 acres
between 760-800 ft

12.62 acres
below 760 ft

// 2701 & 2901 OLD SHAKOPEE RD E
Bloomington, MN 55425



// 2701 & 2901 OLD SHAKOPEE RD E
Bloomington, MN 55425



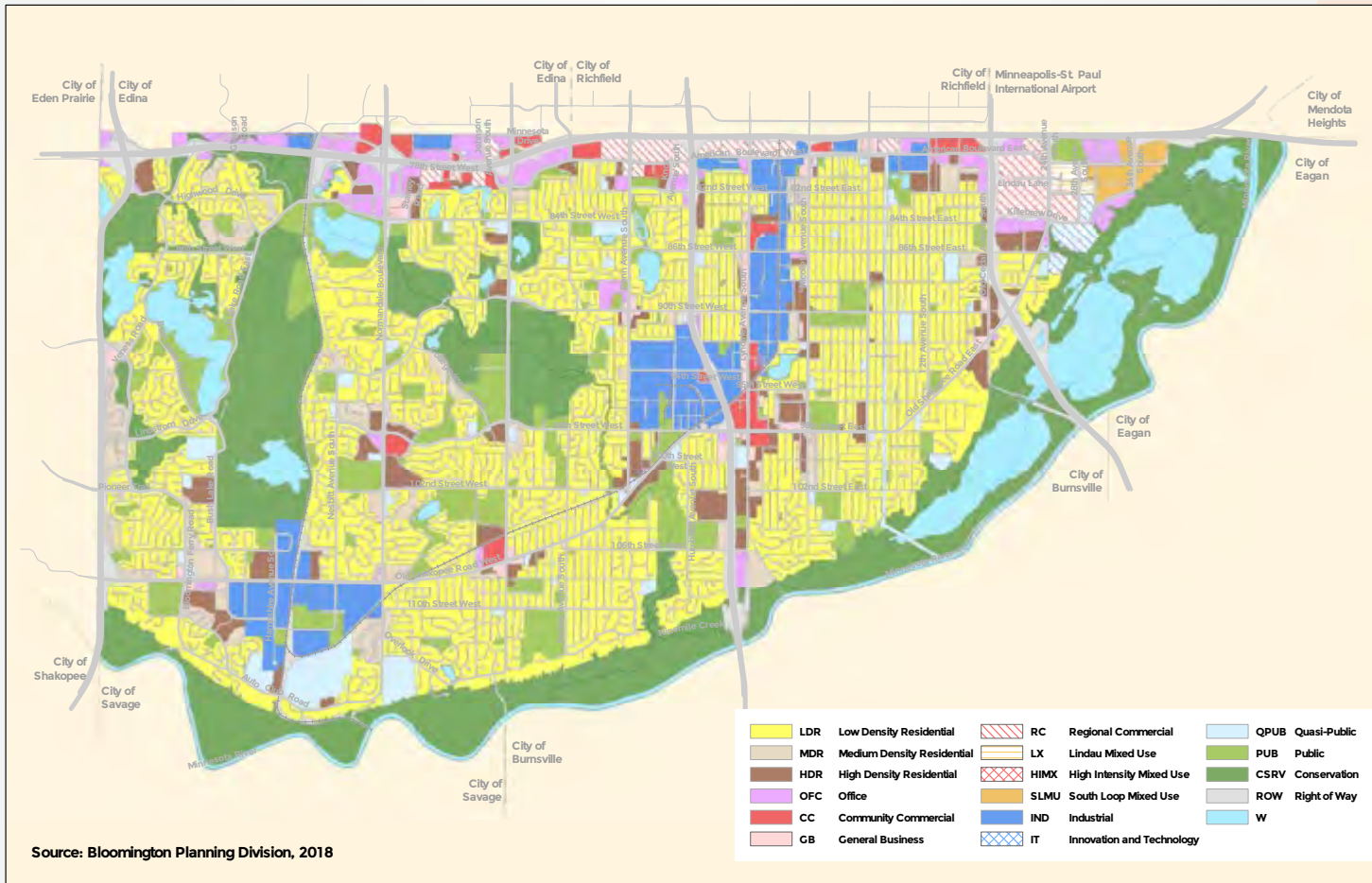
SITE

// 2701 & 2901 OLD SHAKOPEE RD E
Bloomington, MN 55425

// LAND USE MAP

FORWARD 2040 • COMPREHENSIVE PLAN

Figure 2.10: Future Land Use Guide Plan Map



Land Use Element • 2.34

[CLICK ON MAP FOR PRINTABLE IMAGE](#)

59 ACRES FOR SALE

COMMERCIAL LAND ADJACENT TO MALL OF AMERICA



CONTACT

JON RAUSCH, CCIM, SIOR
Executive Director
+1 952 893 8251
jon.rausch@cushwake.com

LUKE APPERT
Executive Director
+1 952 893 8238
luke.appert@cushwake.com

BEN DREW
Associate
+1 952 837 8553
ben.drew@cushwake.com



visit us at: landmnwi.com

©2021 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.