

# 35 Acres Land

I-35E, Lino Lakes, MN



HOME

PROPERTY INFO

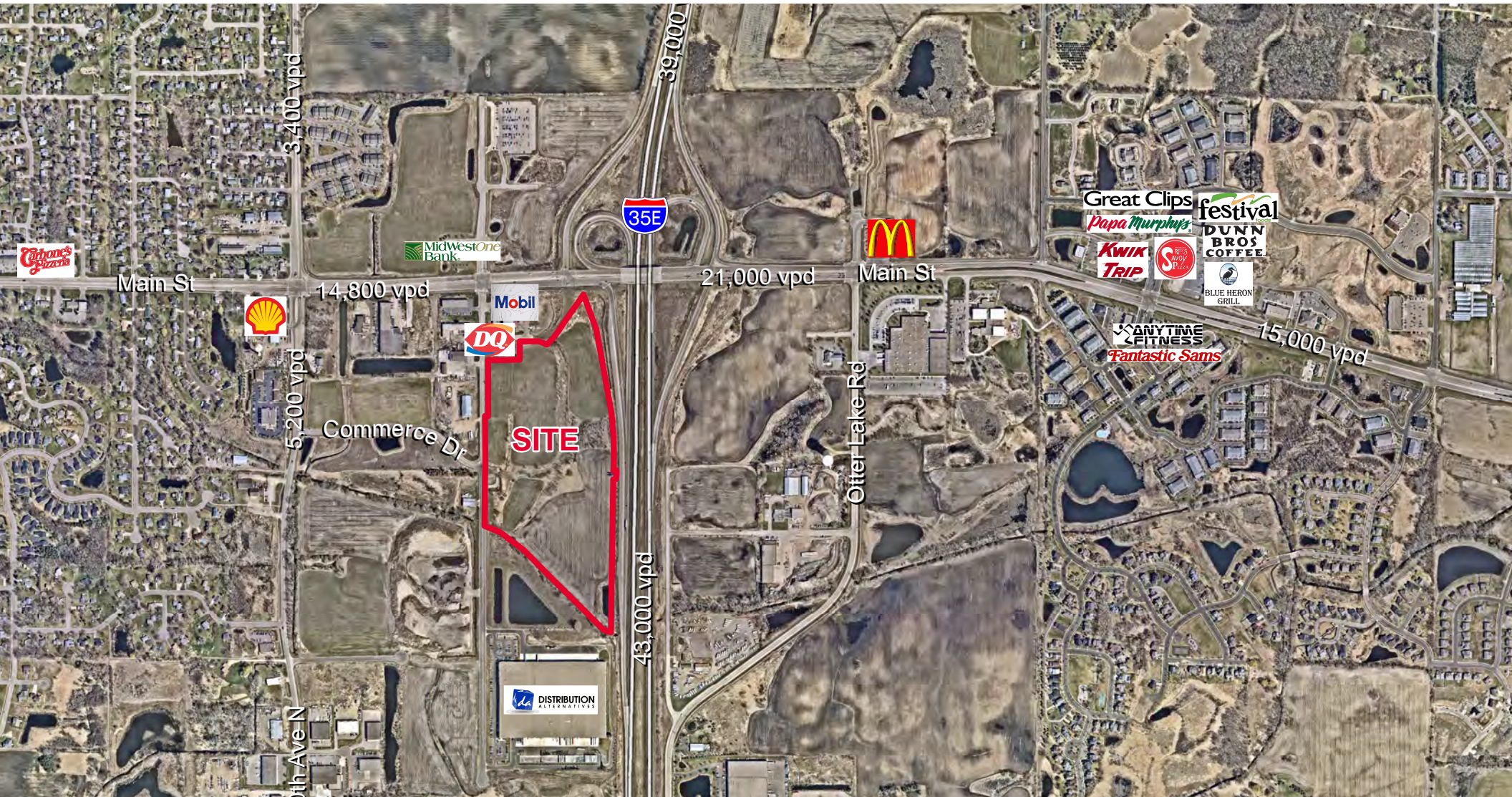
AERIALS

PLAN

SURVEY

ZONING MAP

CITY WEBSITE



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## Property Highlights

- Mixed uses available - office, medical, retail, industrial
- Great access and visibility to I-35E
- Excellent in-fill opportunities
- Flexible zoning in place, General Business
- Seller financing available

## Property Information

Lot Size	±35 acres located in Lino Lakes	
PID #	24-31-22-24-0002	2.22 acres
	24-31-22-24-0006	1.36 acres
	24-31-22-24-0008	0.67 acres
	24-31-22-24-0009	15.47 acres
	24-31-22-31-0004	15.06 acres
<b>Total</b>	<b>34.78 acres</b>	
Zoning	CR - Commercial Retail	
Property Tax	24-31-22-24-0002	\$ 1,250.08
	24-31-22-24-0006	\$ 20.64
	24-31-22-24-0008	\$ 4,044.10
	24-31-22-24-0009	\$ 545.73
	24-31-22-31-0004	\$ 1,919.45
<b>Total</b>	<b>\$ 7,780.00</b>	

- Comments
- Utilities to the site
  - Controlled intersection
  - Site may be subdivided

## Traffic Counts

	Vehicles Per Day (VPD)
I-35E	46,500 VPD
Main Street	12,800 VPD



## Demographics

	1 Mile	3 Miles	5 Miles
Population	3,571	21,135	47,971
Households	1,270	7,615	16,564
Average HH Income	\$103,042	\$110,485	\$119,278
Daytime Population	1,451	4,223	12,605

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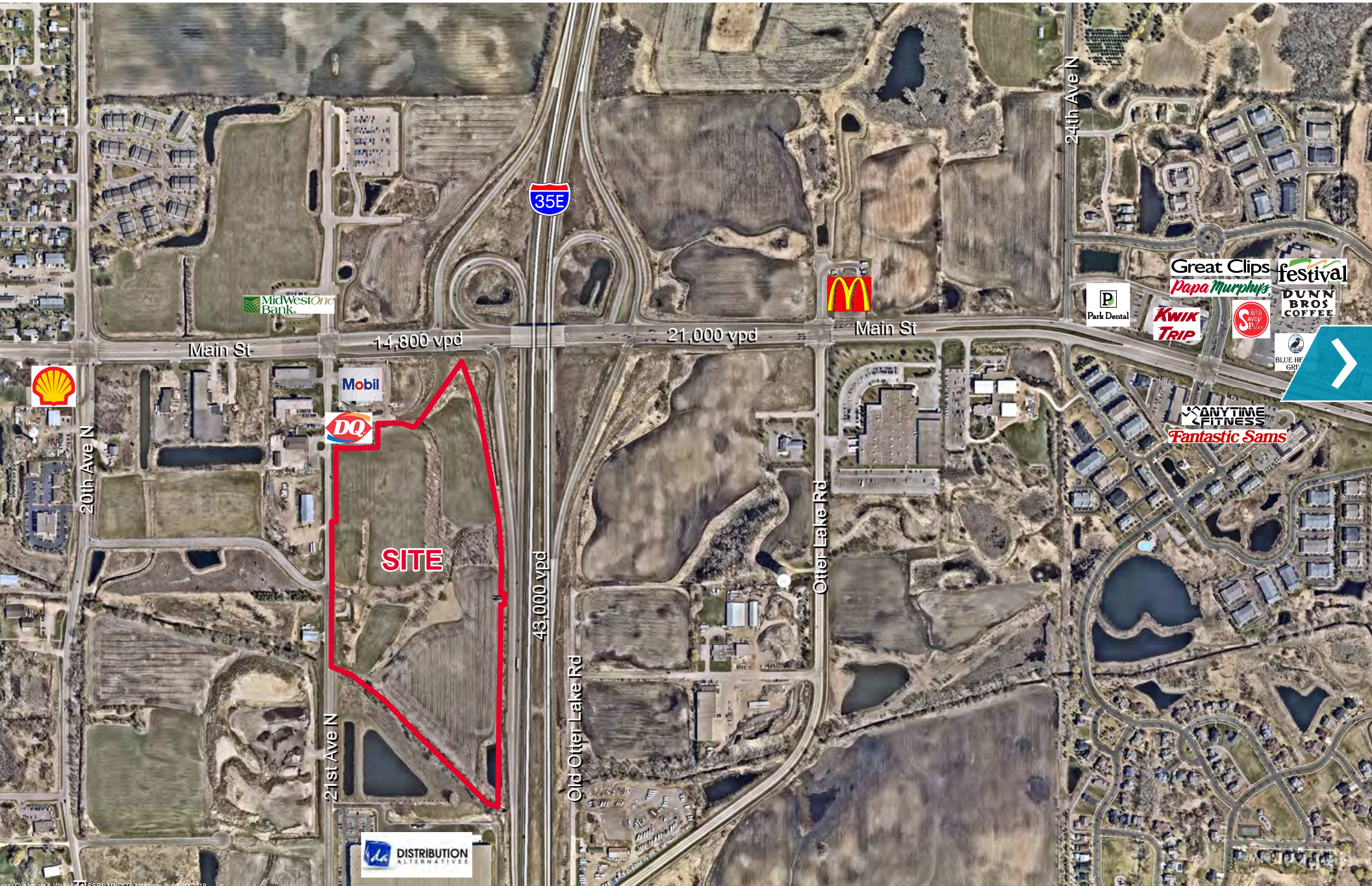
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### I-35 Access Point From South

Map showing the site location from the south, near Centerville Rd and Ash St. A 'DISTRIBUTION' logo is visible on the map.

### I-35E Access Point From North

Map showing the site location from the north, near Main St and Otter Lake Rd. A red outline and 'SITE' label indicate the property.

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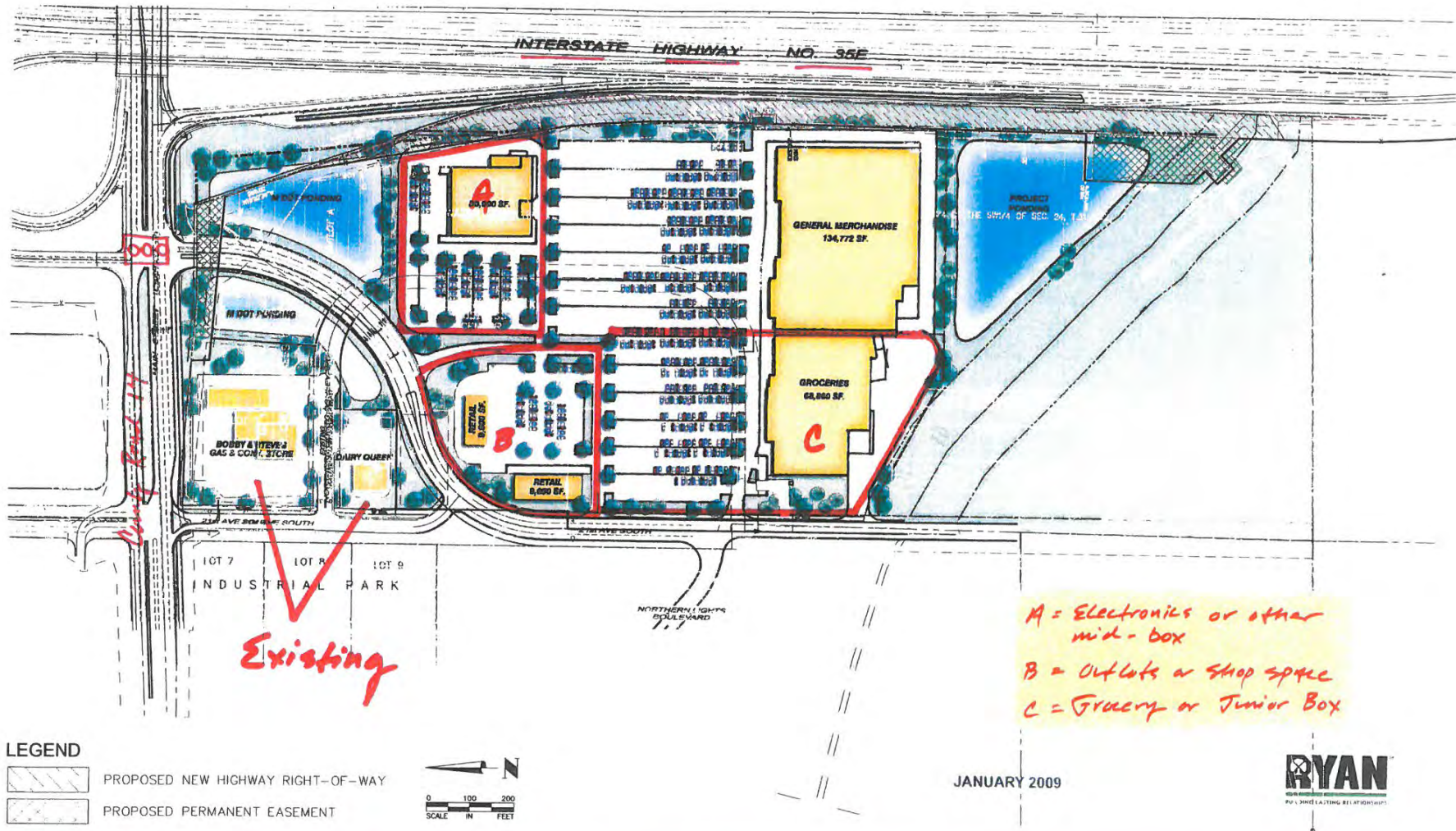
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## Concept Plan



[CLICK ON PLAN FOR PRINTABLE IMAGE](#)



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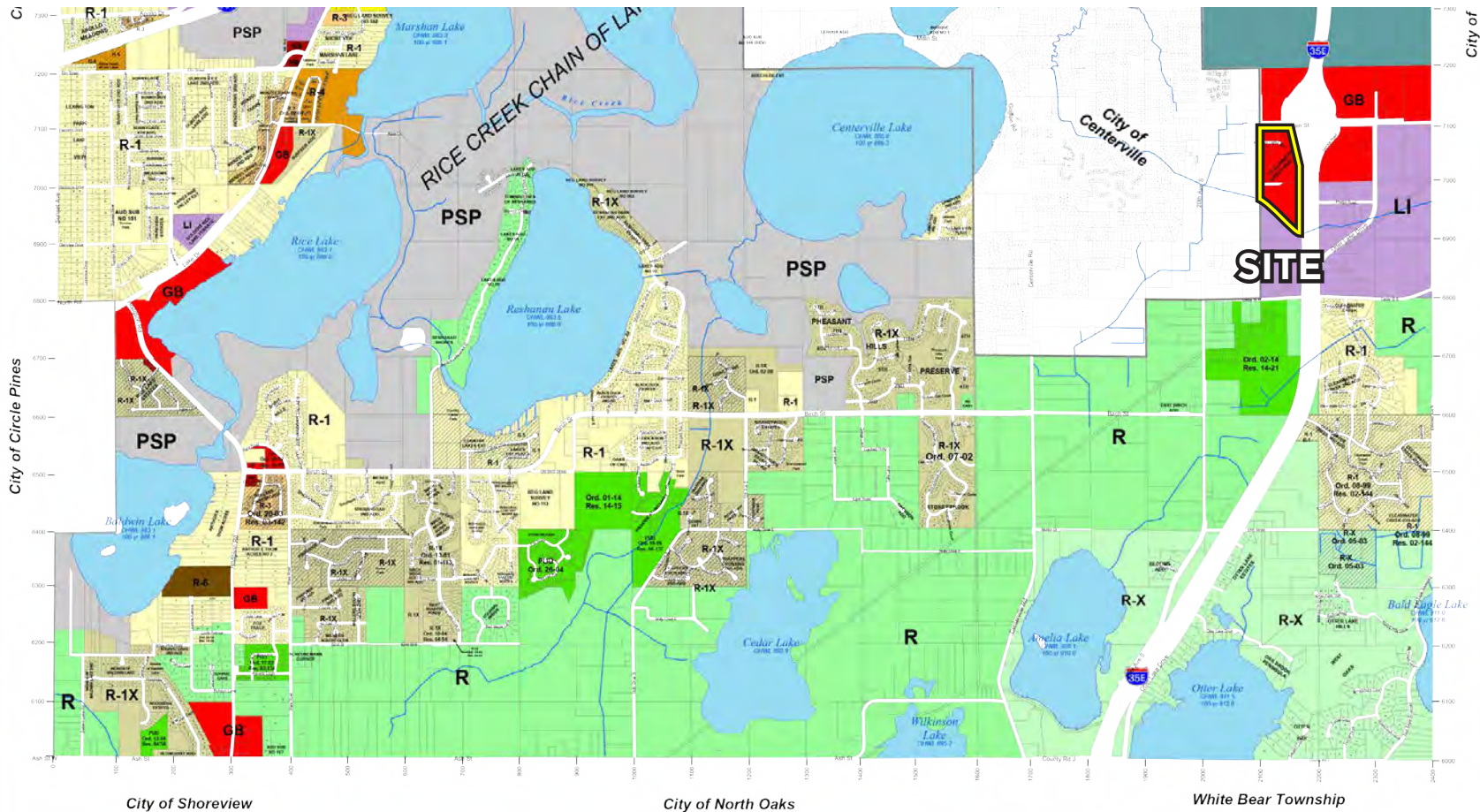
SURVEY

ZONING MAP

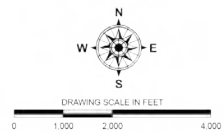
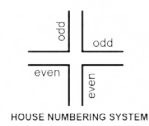
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## Zoning Map

Zoned General Business



**Lino Lakes  
Community Development**  
600 Town Center Parkway  
Lino Lakes, Minnesota 55014  
  
Phone (651) 982-2400



March 2015

Maps are for illustrative purposes only.  
Recent changes may not be included.  
Land Use and Zoning Information

Legend	
	City of Centerville
	Streams
	Lake
	PSPD Planned Development
	R - Rural
	R-X - Rural Executive
	R-1 - Single Family Residential
	R-1X - Single Family Executive
	R-2 - Two Family Residential
	R-3 - Medium Density Residential
	R-4 - High Density Residential
	R-6 - Manufactured Home Park
	NB - Neighborhood Business
	LB - Limited Business
	GB - General Business
	LI - Light Industrial
	GI - General Industrial
	R-BK - Rural Business Reserve
	PSP - Public Uses Public
	PBD

[CLICK ON ZONING MAP FOR PRINTABLE IMAGE](#)