

# 3.85 Acres Commercial Land

Chestnut Blvd & Emery Way, Jackson Township, MN



FOR SALE



For more information, please contact

Ben Drew  
Associate  
+1 952 837 8553  
ben.drew@cushwake.com

Bruce Hoberman  
Senior Associate  
+1 952 820 8775  
bruce.hoberman@cushwake.com

Cushman & Wakefield  
3500 American Blvd W Ste 200  
Bloomington, MN 55431  
cushmanwakefield.com

visit us at: [landmnwi.com](http://landmnwi.com)



# 3.85 Acres Commercial Land

Chestnut Blvd & Emery Way, Jackson Township, MN

FOR SALE

## Property Highlights

- Easy access from Highway 169
- New Hwy 169-CR 41 Interchange
- Adjacent from future-upgraded Emery Way
- Guided for Commercial uses

## Property Information

Location	Chestnut Blvd & Emery Way Jackson Township, MN
PID	060360020
Acres	3.85
Zoning	C-1 General Commercial
Total Taxes	\$2,804
Sale Price	\$800,000
County Contact	Greg Wagner Senior Planner 952 496 8360

## Traffic Counts

	Vehicles Per Day (VPD)
Highway 169	30,000
Hwy 41/Chestnut Blvd	5,000



## Demographics (2021)

	1 Mile	3 Miles	5 Miles
Population	1,004	21,425	69,020
Households	338	7,485	24,438
Average HH Income	\$89,919	\$96,267	\$109,807
Daytime Population	408	9,536	29,412
Total Businesses	45	612	1,704



# 3.85 Acres Commercial Land

Chestnut Blvd & Emery Way, Jackson Township, MN



FOR SALE





# 3.85 Acres Commercial Land

Chestnut Blvd & Emery Way, Jackson Township, MN



FOR SALE



VICTORIA

CHANHASSEN

EDEN PRAIRIE

EDINA

CHASKA

SHAKOPEE

SAVAGE

CARVER

**SITE**

PRIOR LAKE

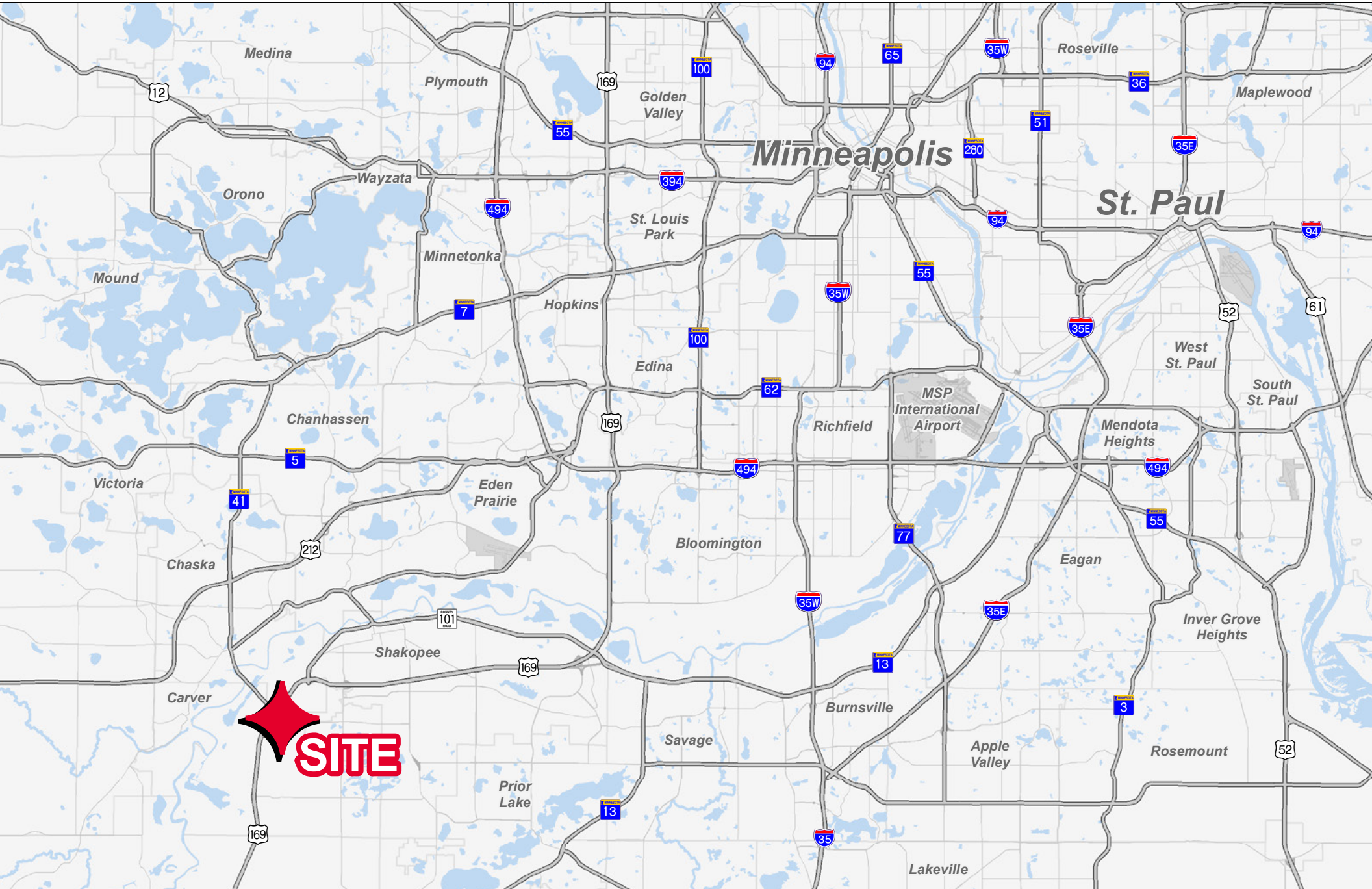


# 3.85 Acres Commercial Land

Chestnut Blvd & Emery Way, Jackson Township, MN



FOR SALE





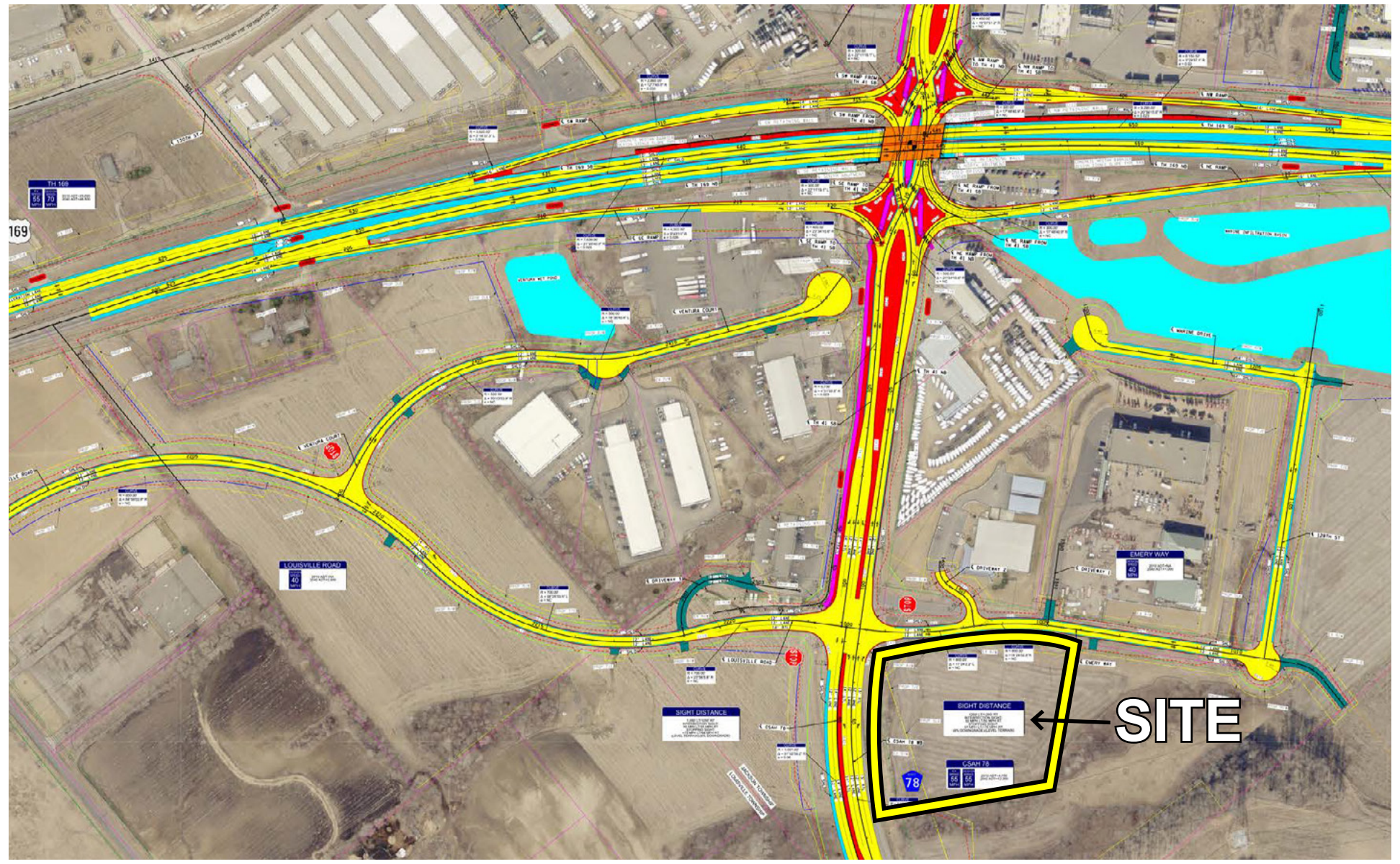
# 3.85 Acres Commercial Land

Chestnut Blvd & Emery Way, Jackson Township, MN



FOR SALE

## 169-41 Interchange Plans



[CLICK SITE PLAN FOR PRINTABLE IMAGE](#)

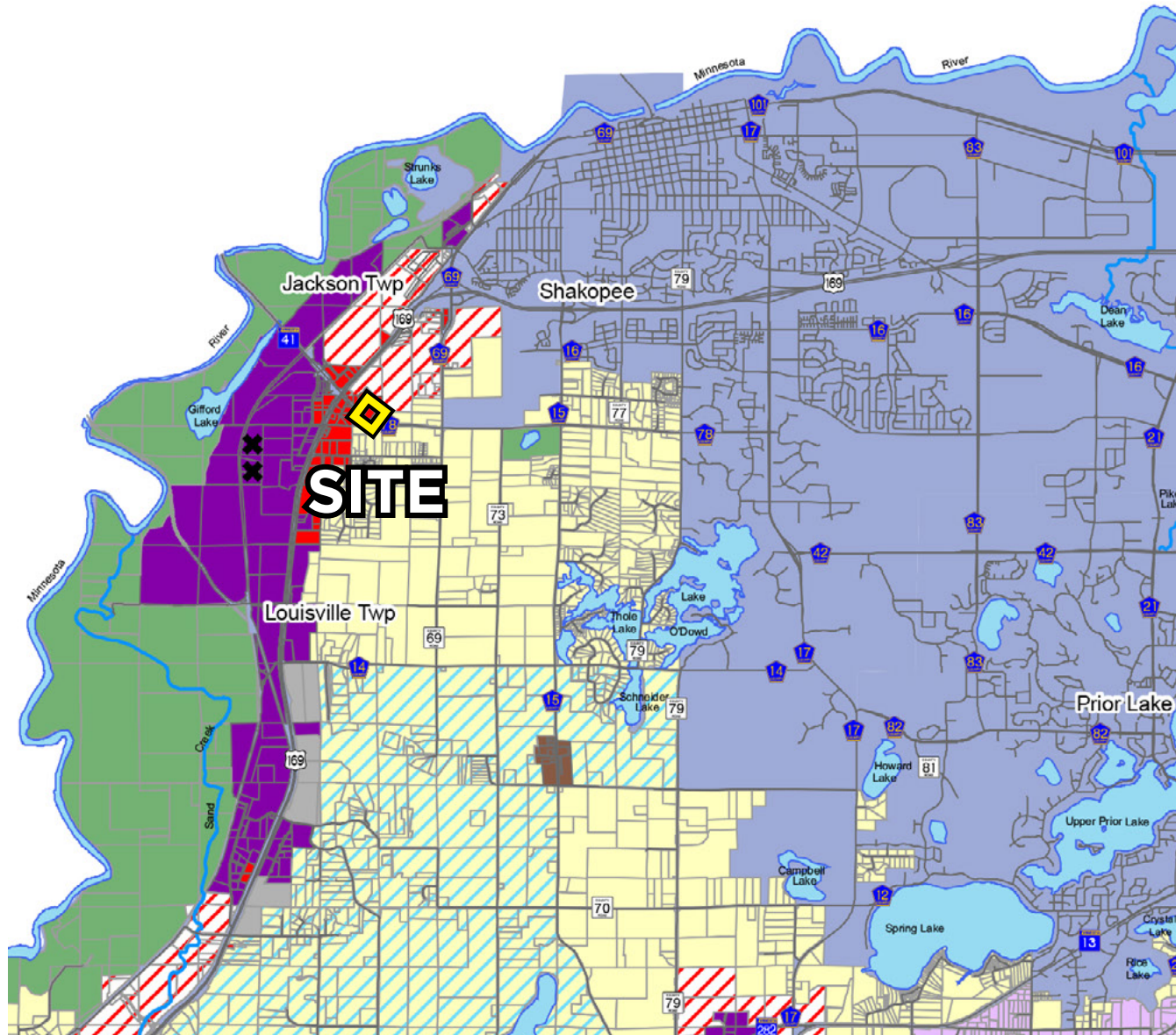


# 3.85 Acres Commercial Land

Chestnut Blvd & Emery Way, Jackson Township, MN

FOR SALE

## Scott County Guided Land Use Map



## Land Use Categories

-  Agricultural Preservation (1 per 40)
-  Urban Expansion (1 per 40)
-  Transition Area (1 per 10 cluster)
-  Rural Residential Reserve (1 per 10 non-wetland)
-  Rural Residential Growth (1 per 2.5)
-  Rural Residential Growth Staged (1 per 2.5)
-  Park/Open Space
-  **Commercial**
-  Industrial
-  Rural Business Reserve
-  Urban Business Reserve
-  Hamlet Mixed Use
-  (Not Under County Planning Authority)
-  Roads
-  Lakes
-  Rivers & Streams
-  Closed Landfill

[CLICK ZONING MAP FOR PRINTABLE IMAGE](#)