

# I-35 Mixed-Use Land

Interstate 35 & 205th Street, Lakeville, MN

FOR SALE



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## Property Highlights

- City sewer and water available
- Wide mix of residential densities and commercial uses allowed
- Excellent proximity to Walmart anchored retail area and upcoming United Christian Academy
- Site is divisible

## Traffic Counts

	Vehicles Per Day (VPD)
I-35	65,572 VPD
205th St	2,948 VPD

## Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	1,695	26,139	62,777
Households	562	8,926	21,550
Average HH Income	\$176,948	\$165,110	\$158,233
Daytime Population	1,653	9,884	21,155

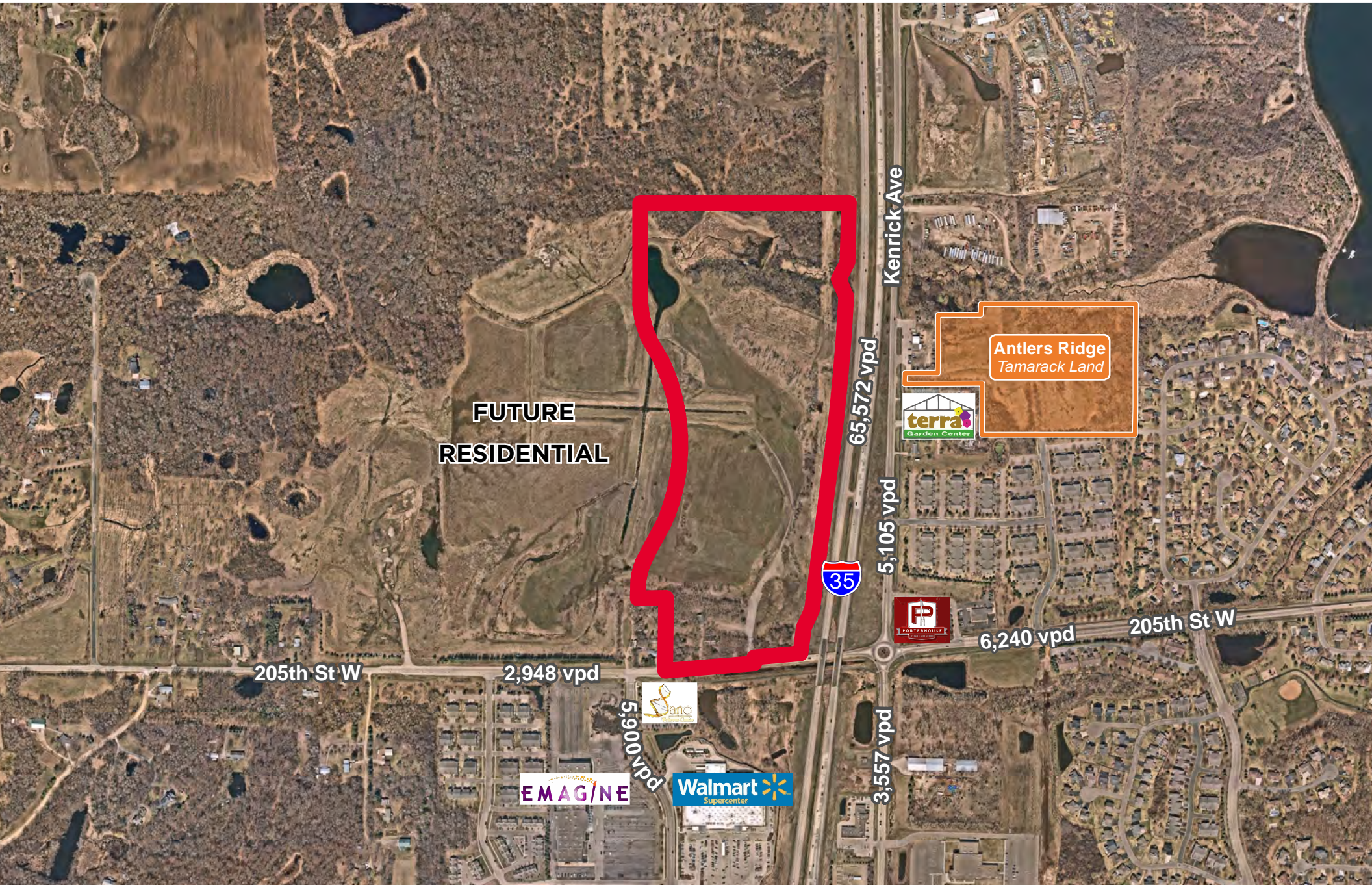




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**FUTURE  
RESIDENTIAL**

**Antlers Ridge  
Tamarack Land**



**EMAGINE**



205th St W

2,948 vpd

5,900 vpd

65,572 vpd

5,105 vpd

6,240 vpd

205th St W

3,557 vpd

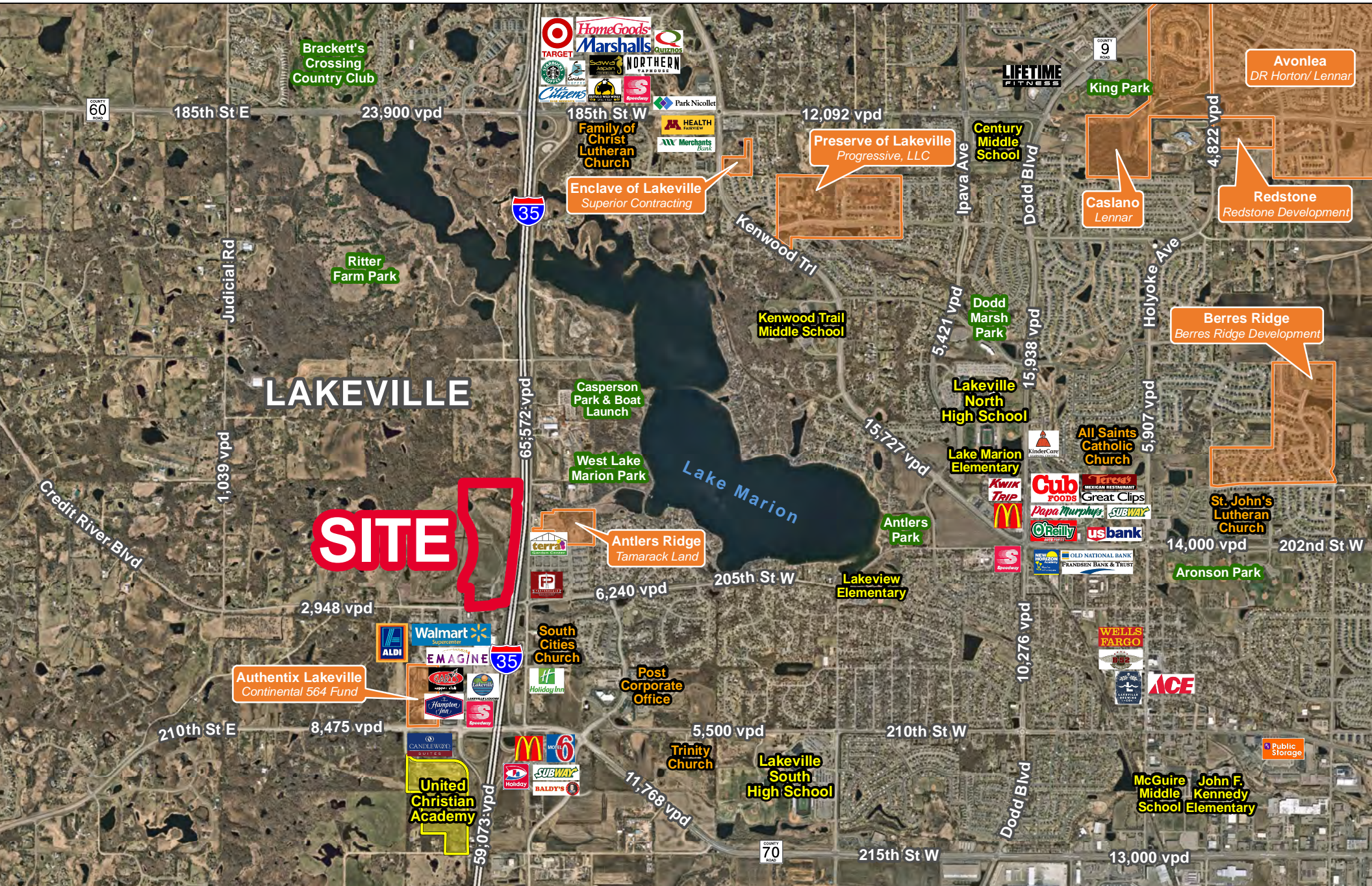




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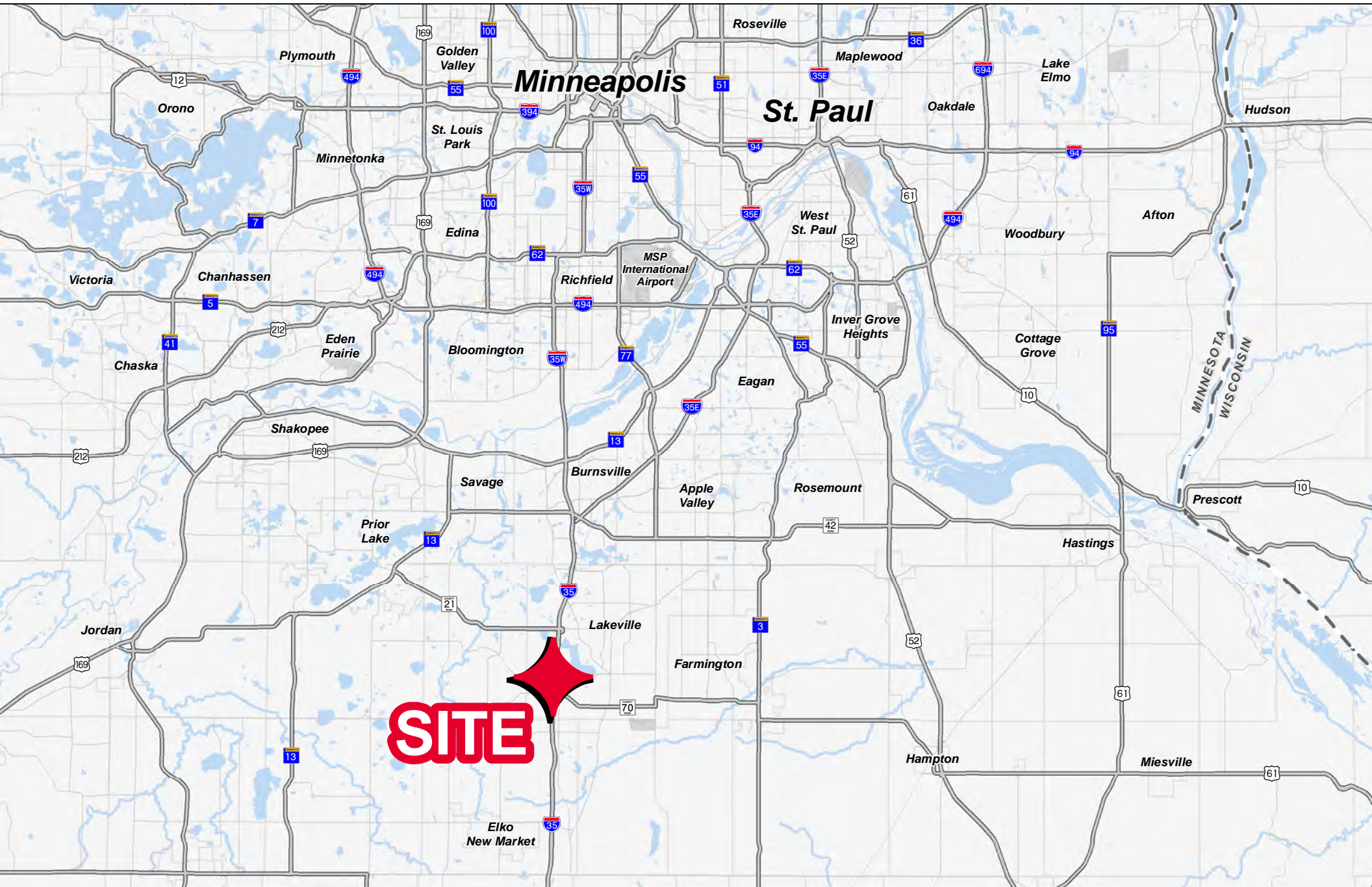




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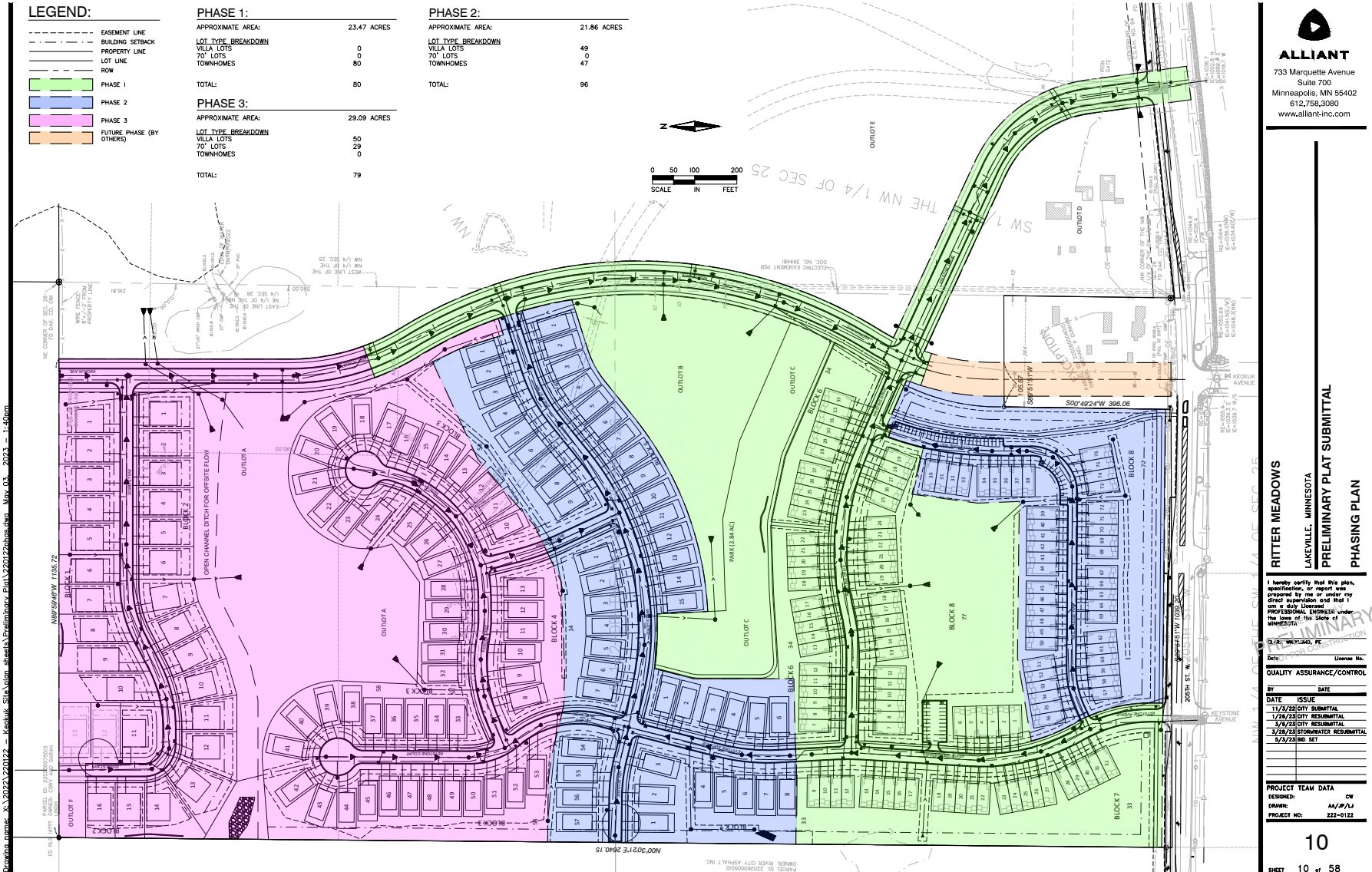
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## Proposed Residential Layout Adjacent to Site



CLICK ON PLAN FOR PRINTABLE IMAGE







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## Multi-Family Concept Plan



CLICK ON CONCEPT PLAN FOR PRINTABLE IMAGE





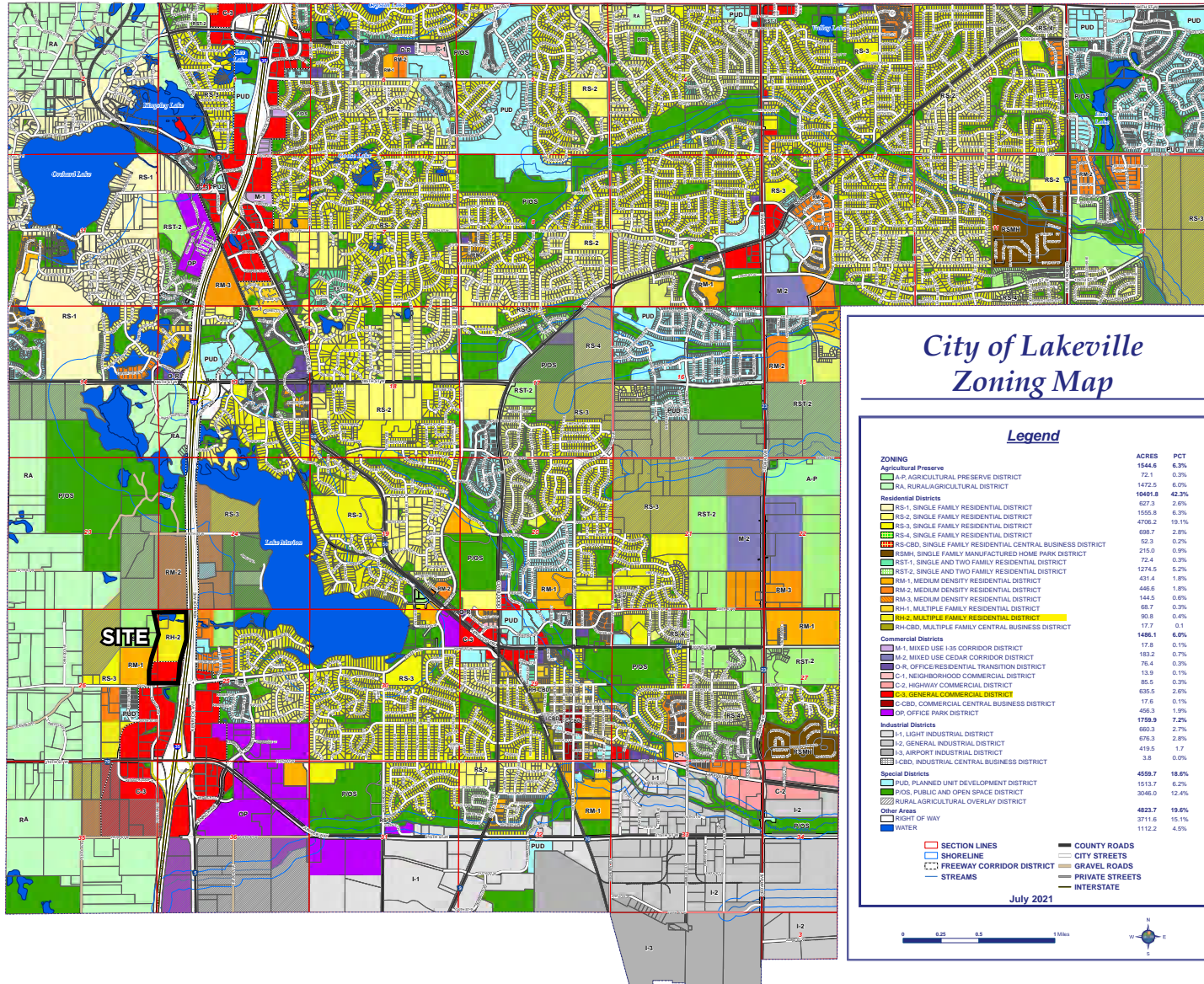


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## Zoning Map



CLICK ON ZONING PLAN FOR PRINTABLE IMAGE