



**1225 80<sup>TH</sup> ST E**  
 Inver Grove Heights, MN 55077

## Land For Sale - 13.15 Acres Contiguous

**Totals Acres Available For Sale:** 4.97 acres to 13.15 acres  
 or 8.18 acres to 13.15 acres

- PID 20-00800-54-013: 4.97 acres, 216,493 sf
  - 2024 Tax: \$3,474.00
- PID 20-00800-54-014: 8.18 acres, 356,321 sf
  - 2024 Tax: \$7,348.00
- Sale Price: Negotiable

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 898, 3 miles - 15,684, 5 miles - 65,148
- Average Household Income: 1 mile - \$112,912, 3 miles - \$103,115, 5 miles - \$87,687
- Robert Trail S - 10,200 vpd, Highway 55 - 24,500 vpd, 80th St E - 5,600 vpd

### Highlights and Features:

- Four main routes - Hwy 55, Hwy 3, Hwy 52 and I-494
- A growing community with new housing developments nearby
- 14 new housing plats have been approved in the city of Inver Grove Heights for a total of 1,101 new housing units (516 single-family, 585 multi-family)
- 3 buildings currently on site but can be demolished for development
- A portion of the land is gravel and sand
- PID: 20-00800-54-013 (4.97 acres, 216,493 sf)
- PID: 20-00800-54-014 (8.18 acres, 356,321 sf)
- Currently zoned Agricultural/Residential
- Future zoning is Commercial - Retail, Office, Medical, Residential
- Area Tenants: Target/Pharmacy, Starbucks, Iwa Sushi, Ideal Credit Union, Oyespa Salon | Spa, F45 Training, All Seasons PreSchool, Glassing Florist, Holiday Station Stores, McKeever Pet Dermatology Clinics, Inver Wood Golf Course, Inver Grove Heights Skate Park, Veterans Community Center, Inver Hills Community College



**Christianson & Company**  
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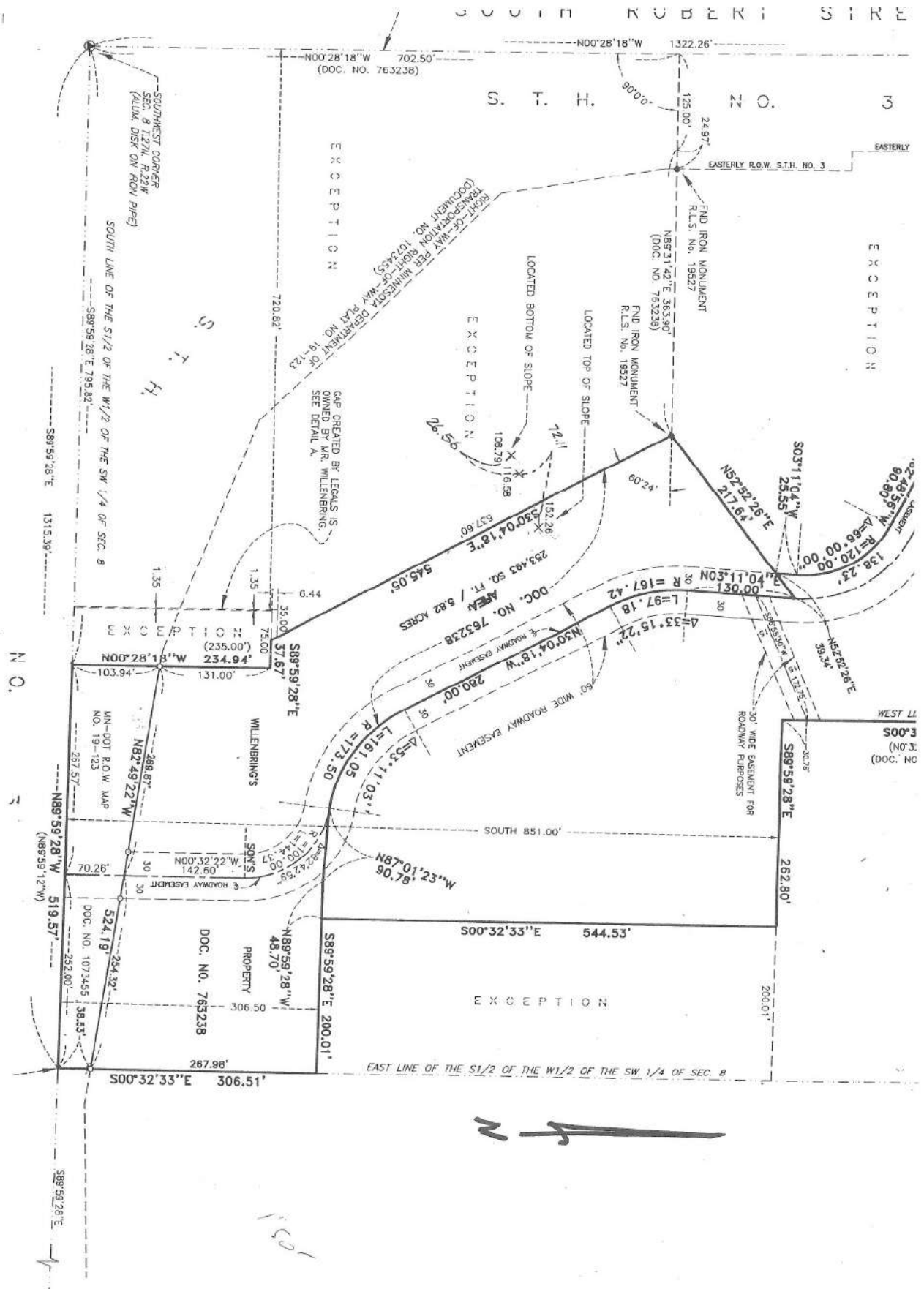
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

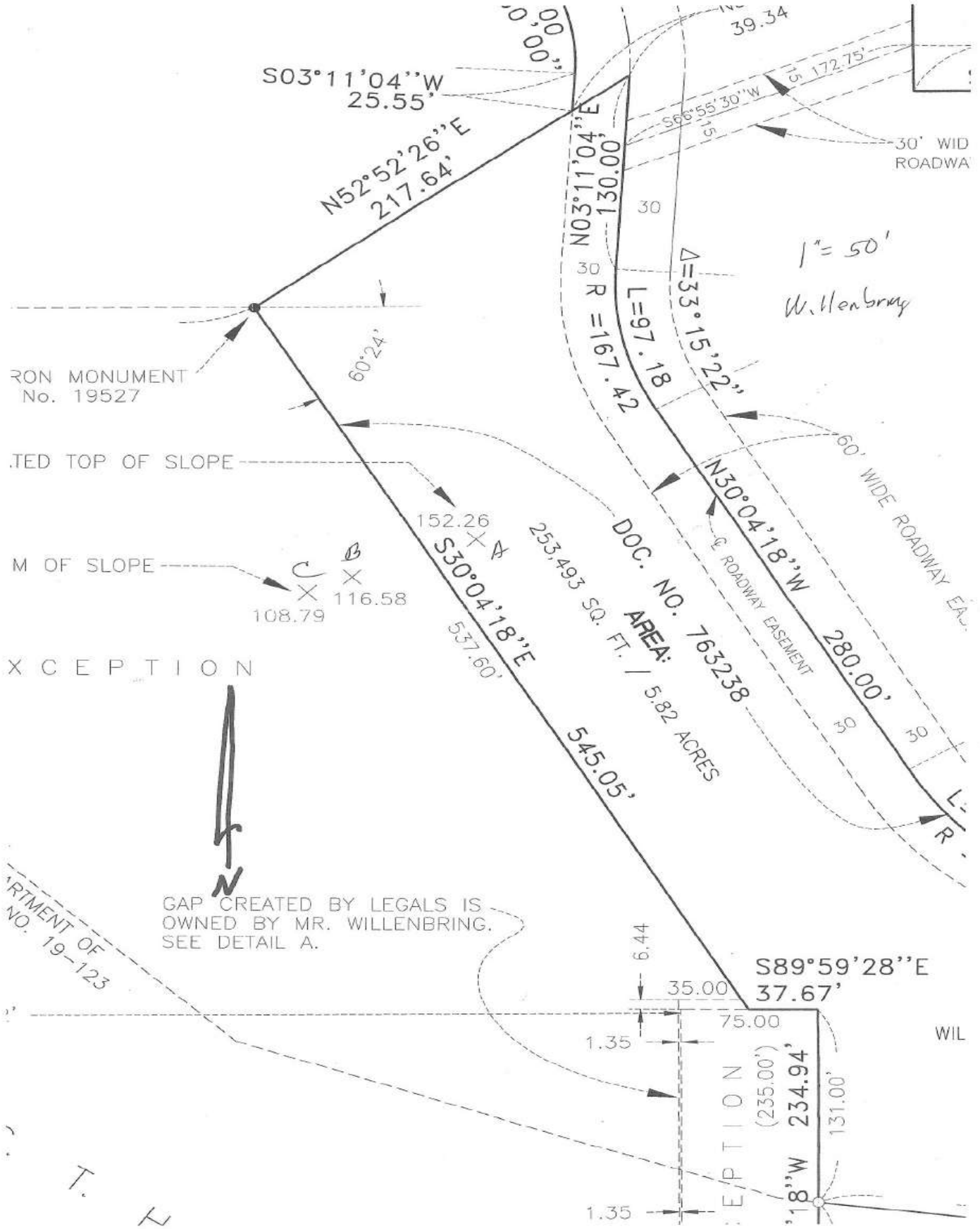
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# Parcel Map



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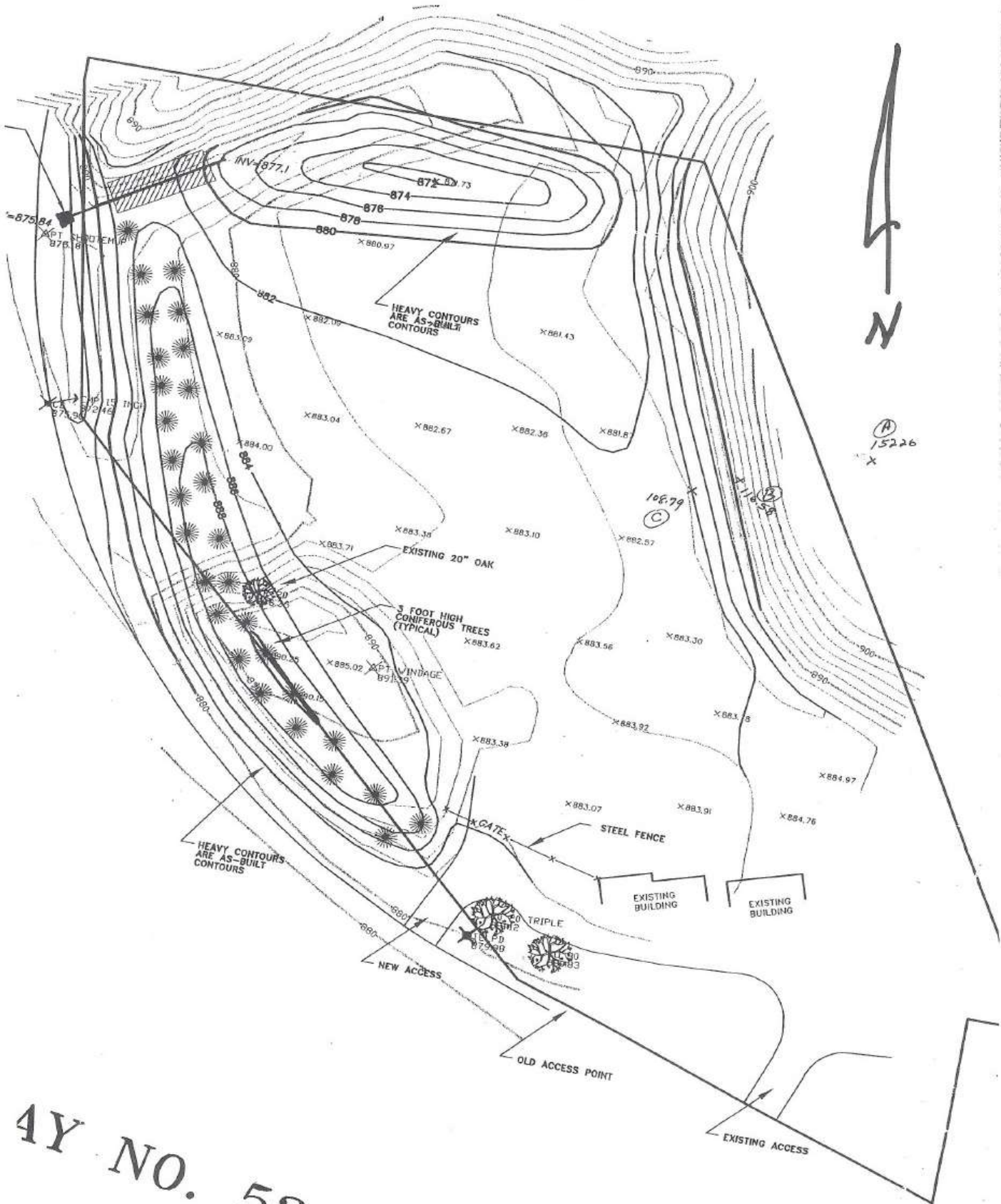
### Parcel Map



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# Survey



4Y NO. 52