



Colliers

EAGAN DEVELOPMENT OPPORTUNITY

3200 Dodd Road
Eagan, MN 55121

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MINNESOTA
55

SITE

1.35 ACRE
PARCEL

Dodd Road

FOR SALE - 1.35 ACRE PARCEL ZONED RETAIL/MEDICAL

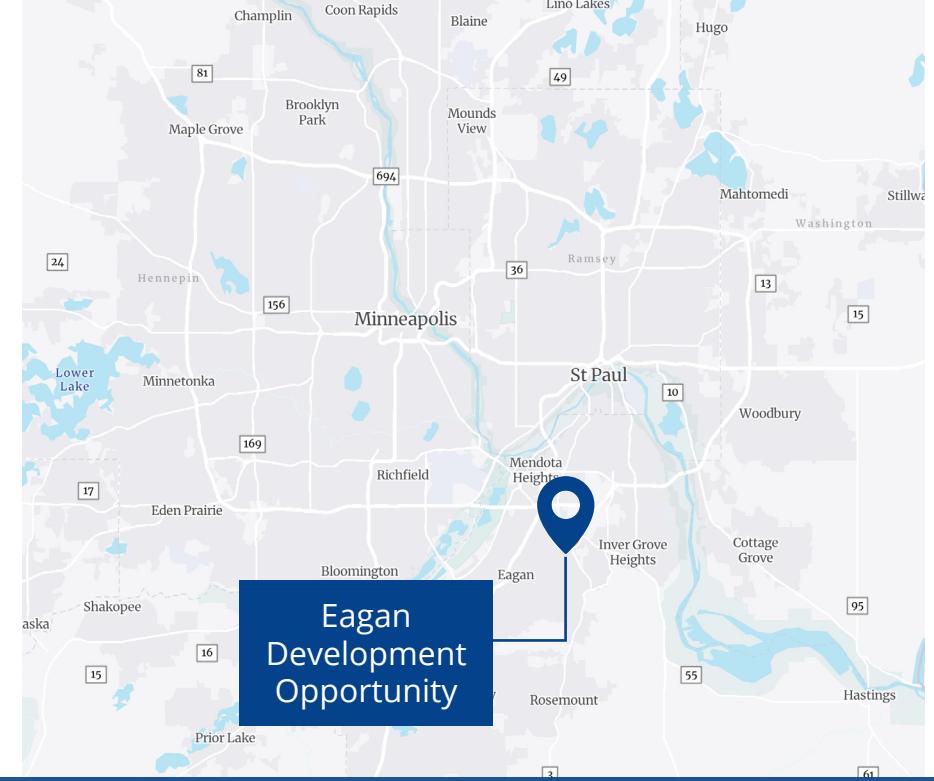
Situated between Dodd Road
and Highway 55 in Eagan

SALIENT FACTS

Property Size	1.35 Acres (58,806 SF)
Address	3200 Dodd Road Eagan, MN 55121
PID	10-41900-01-040
Current Zoning	NB - Neighborhood Business
2026 Proposed Tax	\$5,352
Sale Price	\$625,000

PROPERTY HIGHLIGHTS

- Vacant land (building has been demolished)
- Dodd Road frontage, offering high visibility and accessibility
- Located between Dodd Road and Highway 55
- In a rapidly growing development
- Adjacent to Metro Storage facility
- Access point owned by seller, simplifying site planning and ingress/egress design
- Close to Viking Lakes (home of the Minnesota Vikings headquarters), MSP Airport, and many shopping/dining options



DEMOGRAPHICS

	1	3	5
Population	829	19,575	58,805
Average HH Income	\$86,459	\$104,350	\$99,875
Median HH Income	\$95,080	\$92,597	\$89,156

TRAFFIC COUNTS



Dodd Road: 15,813 vpd
Hwy 55/Dodd Rd: 32,172 vpd
Lone Oak Road: 15,952 vpd

PROPERTY AERIAL





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