



Colliers

MINNESOTA  
55

SITE

1.35 ACRE  
PARCEL

# EAGAN DEVELOPMENT OPPORTUNITY

3200 Dodd Road  
Eagan, MN 55121

**LAURA GILL**

+1 612 310 5399

[laura.gill@colliers.com](mailto:laura.gill@colliers.com)

**ANDY HEIEIE**

+1 952 897 7816

[andy.heieie@colliers.com](mailto:andy.heieie@colliers.com)

# FOR SALE - 1.35 ACRE PARCEL ZONED RETAIL/MEDICAL

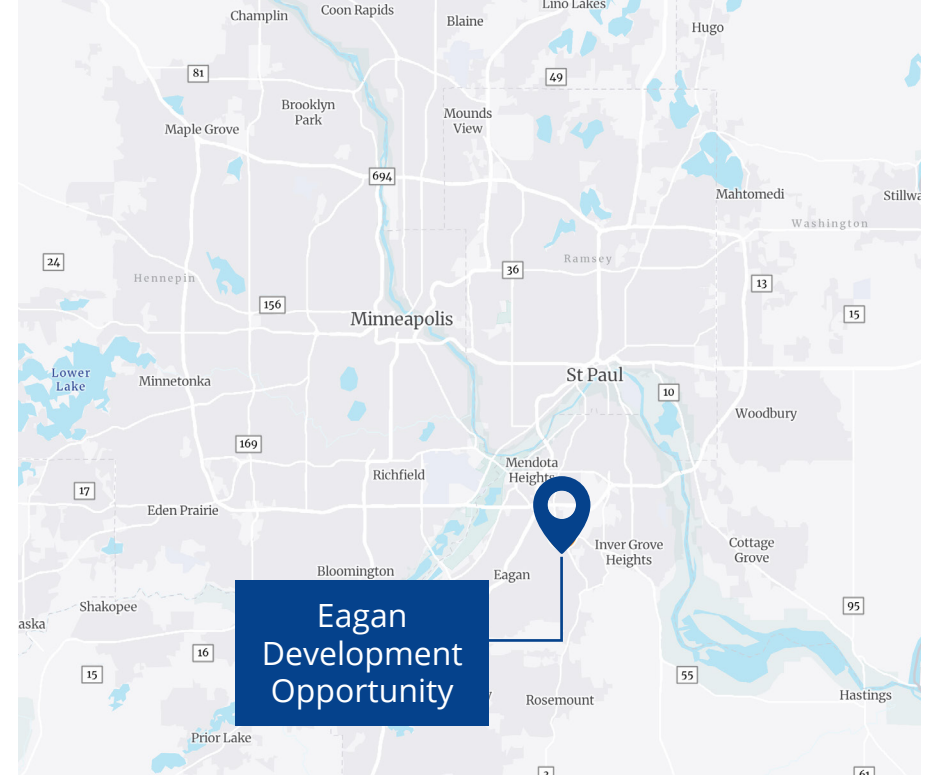
Situated between Dodd Road  
and Highway 55 in Eagan

## 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



Public Storage



Minnesota 55 Service Rd



SITE

1.35 ACRE  
PARCEL

Dodd Road

Kwik Trip



**Laura Gill**  
+1 612 310 5399  
laura.gill@colliers.com

**Andy Heieie**  
+1 952 897 7816  
andy.heieie@colliers.com

**Colliers**

1600 Utica Ave. S, Suite 300  
St. Louis Park MN 55416  
+1 952 897 7700  
colliers.com/msp

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.