



# Eagan Development Opportunity

3200 Dodd Road  
Eagan, MN 55121

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HIGHWAY 55 FRONTAGE RD

HIGHWAY 55 FRONTAGE

Dodd Road



# For Sale - 1.35 Acre Parcel

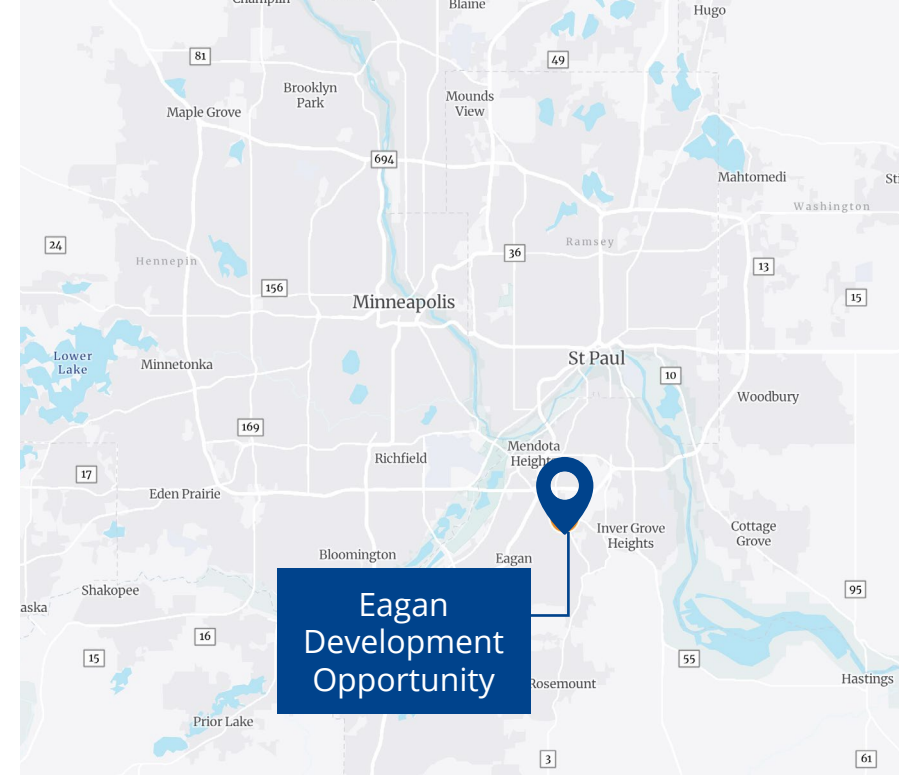
## Zoned Commercial (Neighborhood Business)

### 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 Tax	\$5,348
Sale Price	\$625,000

### Highlights & Features

- Vacant land (building has been demolished)
- Newly constructed stormwater basin to accommodate future development of Subject Site (62% impervious)
- Dodd Road frontage, offering high visibility and accessibility
- Located between Dodd Road and Highway 55
- Adjacent to Storage Mart 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
- Zoning allows for retail, service and medical uses such as restaurants, hair salons and clinics
- [Click here](#) to view Permitted and Conditional Uses



### Demographics

	1	3	5
 Population	2,667	39,278	139,250
 Average HH Income	\$194,355	\$150,571	\$125,474
 Median HH Income	\$161,017	\$110,434	\$88,777

### Traffic Counts

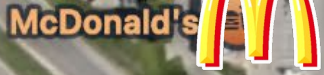


Dodd Road: 15,813 VPD  
Hwy 55/Dodd Rd: 32,172 VPD  
Lone Oak Road: 15,952 VPD

# PROPERTY AERIAL

26

HOLIDAY LN



COURTHOUSE LN



HIGHWAY 55 FRONTAGE RD

HIGHWAY 55 FRONTAGE

DODD RD



**SITE**

1.35 Acre  
Parcel



E CT

RANDOM RD

RITA C

MIKE COLLINS DR



Head



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