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# For Sale

## 1225 80th Street E Land

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# Property Overview

<b>Address</b>	1225 80th St E   Inver Grove Heights, MN 55077
<b>Parcels</b>	PID 20-00800-54-013 (4.97 acres, 216,493 SF) PID 20-00800-54-014 (8.18 acres, 356,321 SF)
<b>Acres</b>	4.97 acres to 13.15 acres or 8.18 acres to 13.15 acres
<b>Zoning</b>	Currently zoned Agricultural/Residential Future zoning is Commercial - Retail, Office, Medical, Residential
<b>Traffic Counts</b>	Highway 55: 36,629 VPD Robert Trail S: 11,422 VPD 80th St E: 5,703 VPD
<b>2026 Tax</b>	PID 20-00800-54-013   \$4,152 PID 20-00800-54-014   \$8,818
<b>Sale Price</b>	Negotiable

# Highlights & 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)
- Two buildings currently on site but can be demolished for development
- A portion of the land is gravel and sand
- 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

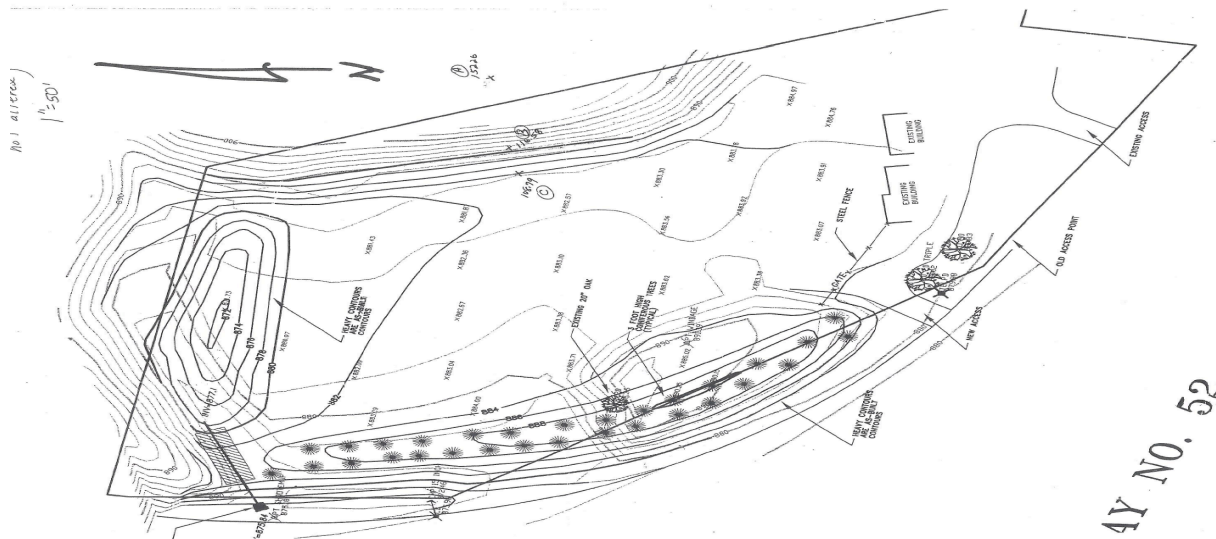
## Demographics

### Average Household Population

1 Mile	2,651
3 Miles	14,358
5 Miles	41,438

### Average Household Income

1 Mile	\$185,116
3 Miles	\$163,487
5 Miles	\$147,929



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