



# Eagan Development Opportunity

3200 Dodd Road  
Eagan, MN 55121

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HIGHWAY 55 FRONTAGE RD

HIGHWAY 55 FRONTAGE

Dodd Road

RANDOM RD

RITA CT

**SITE**

1.35 Acre Parcel



# For Sale - 1.35 Acre Parcel

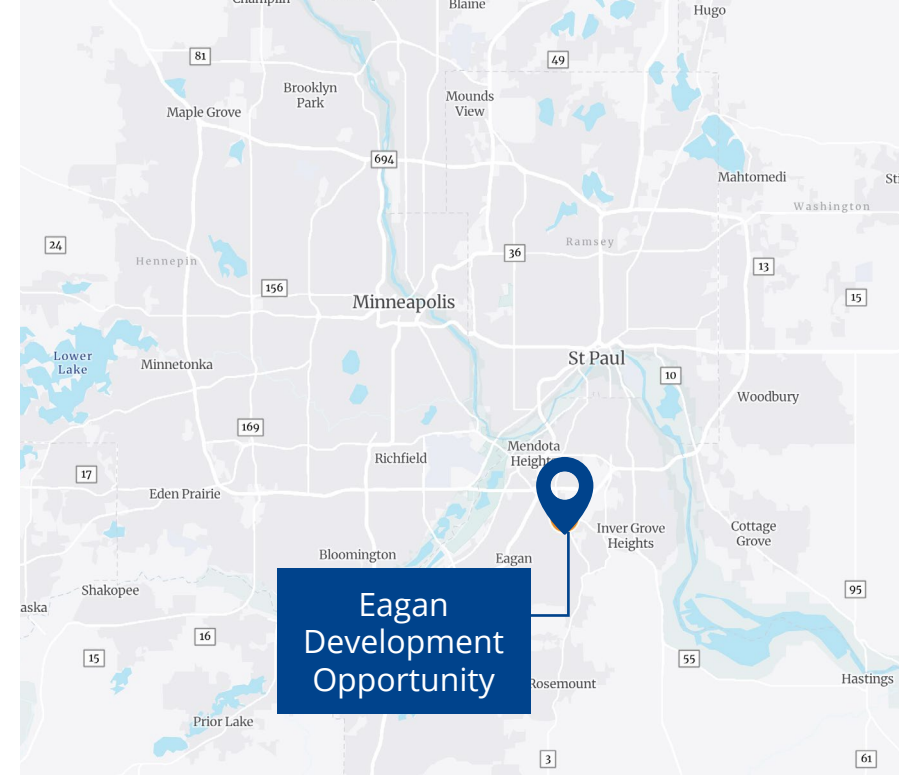
Zoned Commercial (Neighborhood Business)

## 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	19,290	41,115
 Average HH Income	\$199,755	\$166,767	\$159,733
 Median HH Income	\$171,590	\$126,978	\$123,620

## Traffic Counts



Dodd Road: 16,307 VPD  
 Hwy 55: 35,650 VPD  
 Lone Oak Road: 16,319 VPD

PROPERTY  
AERIAL

26



DODD RD

HIGHWAY 55 FRONTAGE RD

HIGHWAY 55 FRONTAGE

Storage Mart

SITE

1.35 Acre  
Parcel



MIKE COLLINS DR

RANDOM RD

RITA C

DC



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