



Colliers

Eagan Development Opportunity

3200 Dodd Road
Eagan, MN 55121

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For Sale - 1.35 Acre Parcel

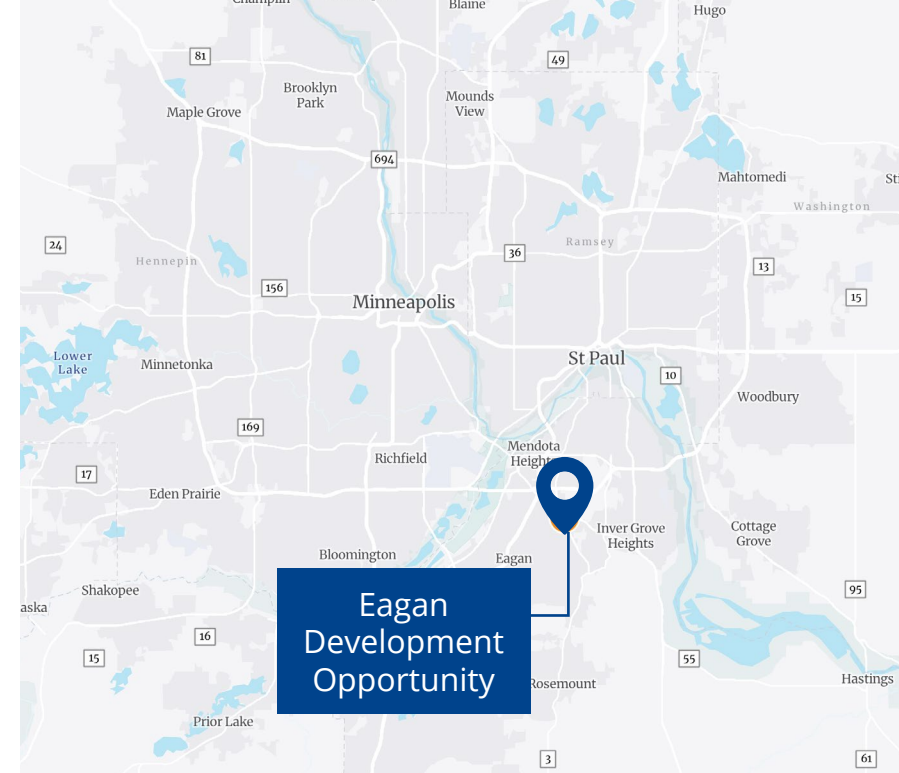
Platted & Zoned Commercial (Neighborhood Business)

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)
- Water and sewer hookup nearby
- 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	2,478	18,887	41,313
 Average HH Income	\$201,371	\$157,982	\$152,744
 Median HH Income	\$172,437	\$117,568	\$116,966

Traffic Counts



Dodd Road/Hwy 55: 35,650 VPD
Lone Oak Road: 25,756 VPD

PROPERTY AERIAL



McDonald's



idday Gas
tion



Public
Storage



DODD RD

HIGHWAY 55 FRONTAGE RD

HIGHWAY 55 FRONTAGE

Storage Mart

SITE

Kwik Trip

1.35 Acre
Parcel

MIKE COLLINS DR

RITA C

RANDOM RD



TCO Stadium
Headquarters of the Minnesota Vikings

TWIN CITIES ORTHOPEDICS

COSTCO
BUSINESS CENTER



Budget Host Inn



MINNESOTA
149

MINNESOTA
55

Lone Oak Rd



Lexington Ave S

COUNTRY INN & SUITES



Public Storage

Storage Mart

MINNESOTA
55

SITE

Kwik Trip

Pilot Knob Rd

35E



TACO JOHN'S

Yankee Doodle Rd



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