

5.6 ACRES FOR SALE

SITE

STAR OF
THE NORTH
ACADEMY

FUTURE
RESIDENTIAL

AGGRESSIVE HYDRAULICS

AMVINTAGE
CONSTRUCTION INC.

Holiday

EMAG/NE
THE MAGIC OF MOVIES & MORE

O'Reilly AUTO
PARTS

SNAP
FITNESS 24-7

ROUTE
65
FOOD & BEV

Viking Meadows
GOLF CLUB

KWIK TRIP

5.6 ACRES - WILL SUBDIVIDE

HWY 65 MIXED-USE SITE

SANDHILL PKWY NE
EAST BETHEL, MN 55011

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 **CUSHMAN &
WAKEFIELD**

HWY 65 & DAVENPORT ST NE EAST BETHEL, MN

Property Summary

The Subject Property includes roughly 6 acres guided for commercial, retail, and multi-family. Access to the site is available via a new frontage road off Highway 65, named Sandhill Parkway. The adjacent property is currently being developed into a 199-unit rental townhome community with a central clubhouse, walking trails, and a commercial outlot (Subject Property). Vertical construction of the rental townhome community is planned for Spring 2024 with the first buildings ready to rent by late-summer/fall 2024.

Property Highlights

- Utilities to site
- 199 unit rental townhomes under construction adjacent
- Neighboring Viking Meadows golf course planned for single-family development by Capstone Homes
- Just north of Kwik Trip's new development

Property Information

PID #	TBD
Acreage	5.61 acres
Zoning	MXU Mixed-Use
2040 Land Use	Mixed-Use
Tax	TBD

Highway 65 Improvements (Thrive on 65)

Link Here: www.blainemn.gov/3629/Thrive-on-65

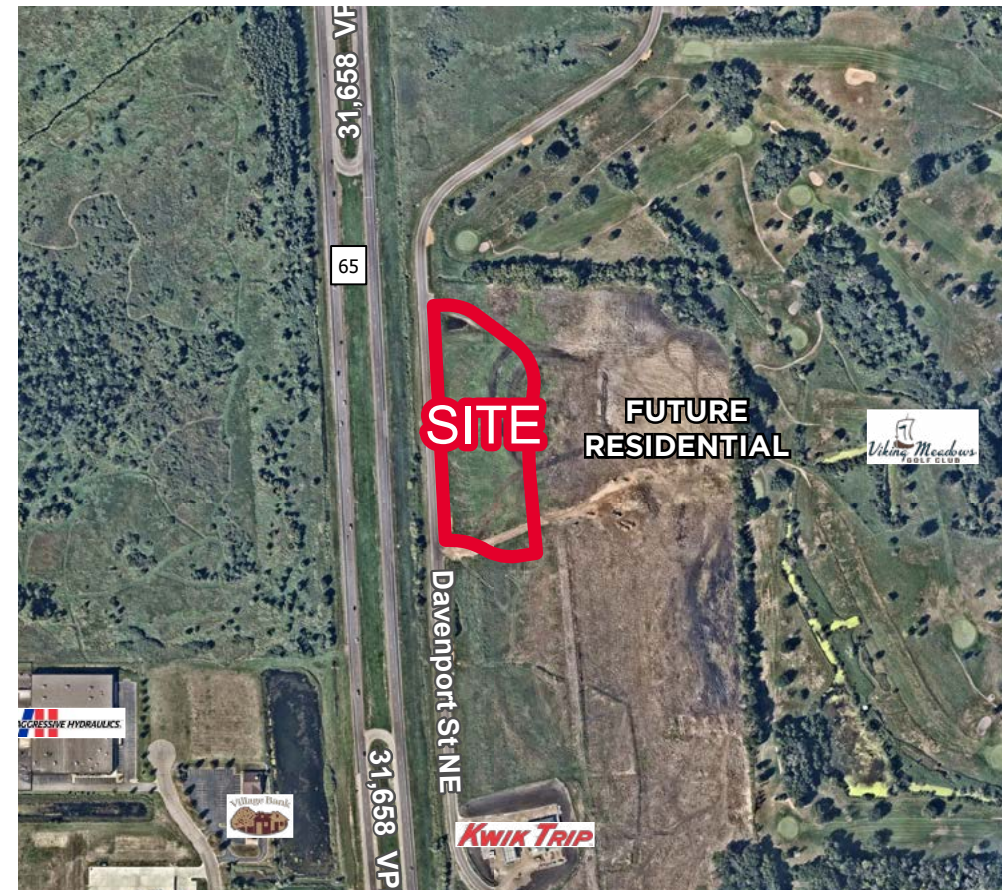
- Highway 65 will be converted to a “freeway” with grade-separated interchanges
- The improvements will greatly reduce commute times to Blaine, as well as Minneapolis/St. Paul
- Construction is anticipated to commence late-2025 to early-2026

TRAFFIC COUNTS

Hwy 65 - 31,658 vpd

Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	757	9,041	26,647
Households	288	3,357	9,319
Average HH Income	\$128,924	\$129,110	\$144,228
Daytime Population	541	2,378	4,365



HWY 65 & DAVENPORT ST NE

EAST BETHEL, MN

AERIAL

Hwy 65 Access
1 min/0.5 miles

31,658 vpd

MINNESOTA
65

SITE

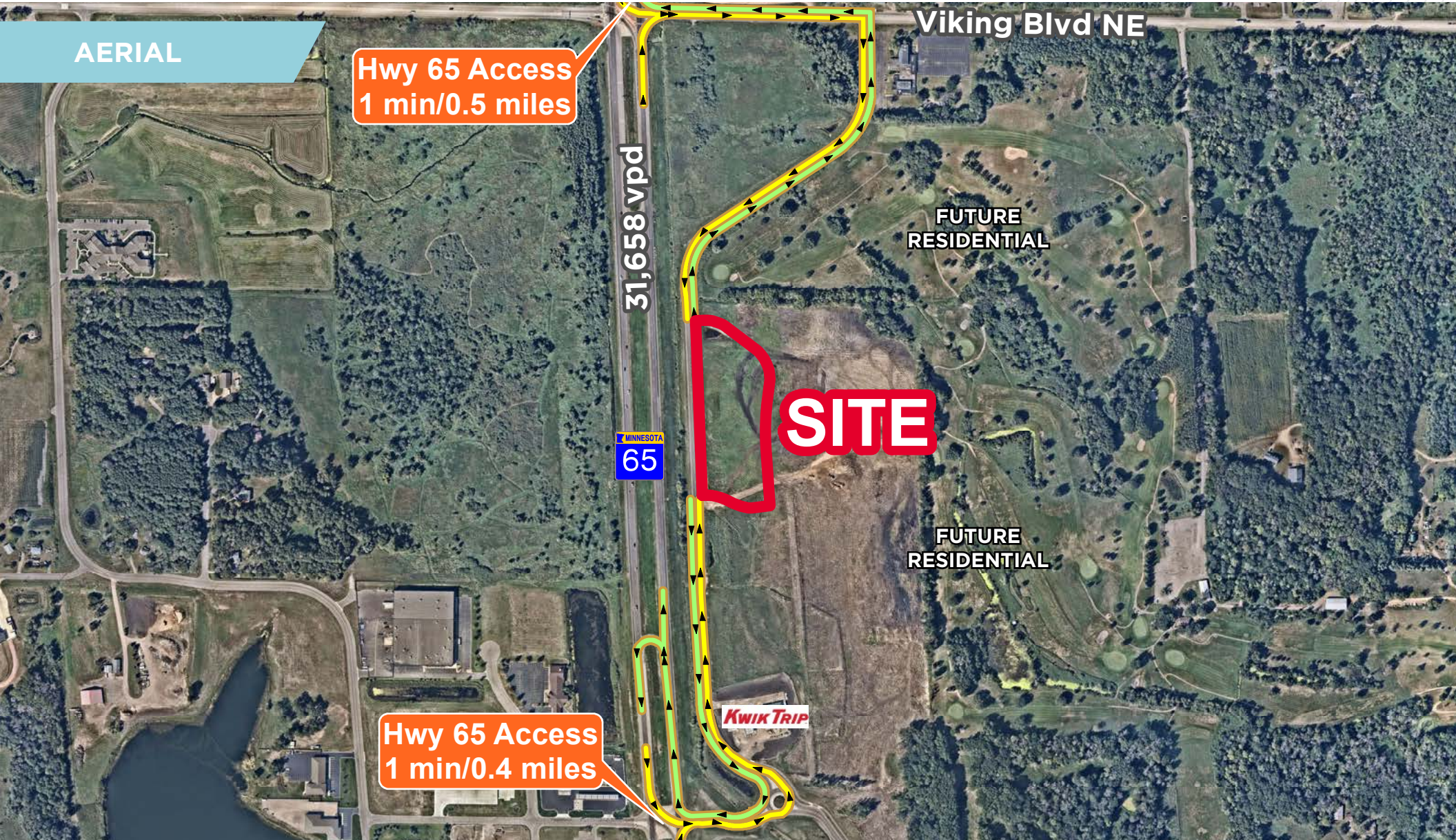
Viking Blvd NE

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

Kwik Trip

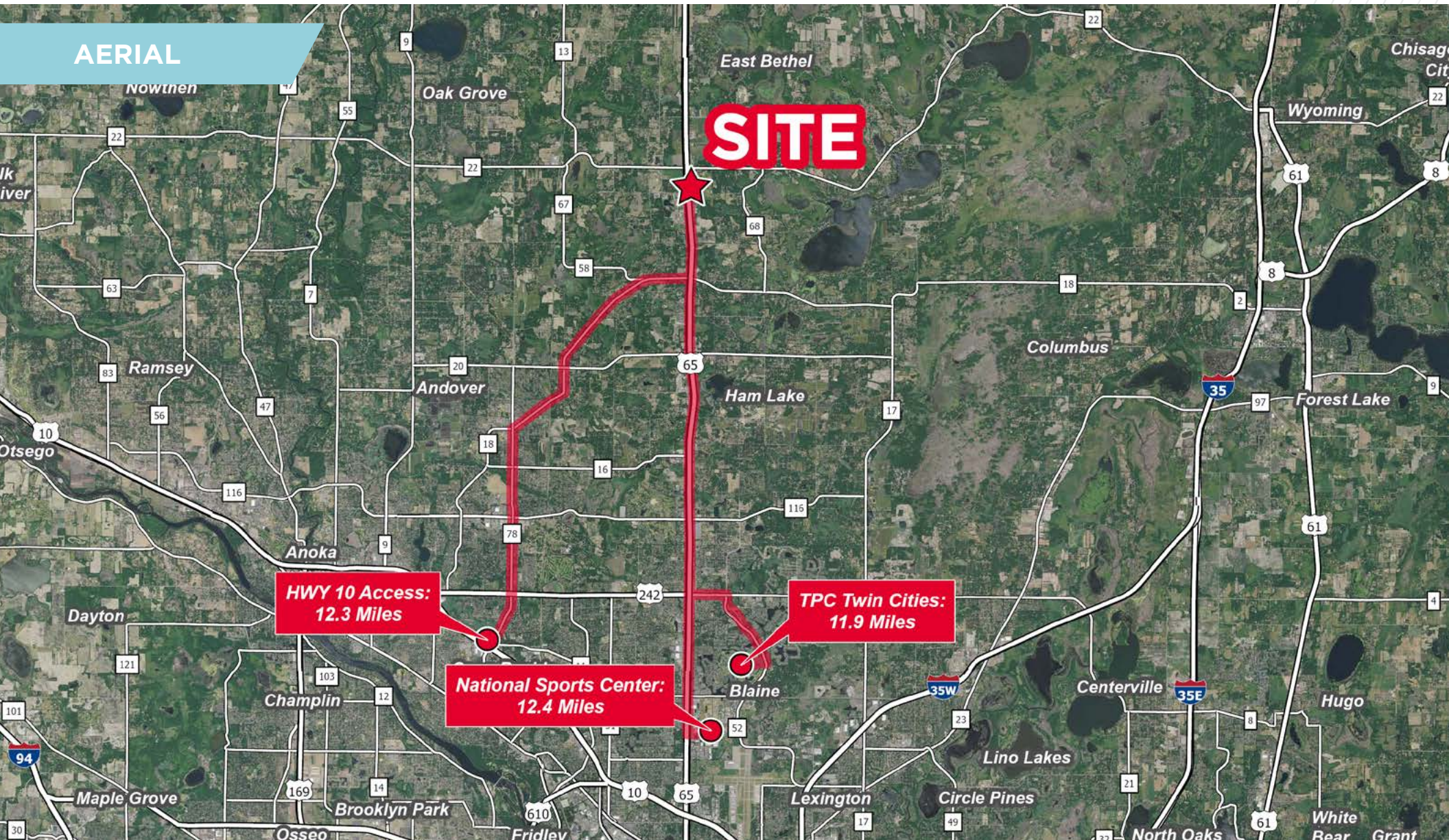
Hwy 65 Access
1 min/0.4 miles



HWY 65 & DAVENPORT ST NE

EAST BETHEL, MN

AERIAL

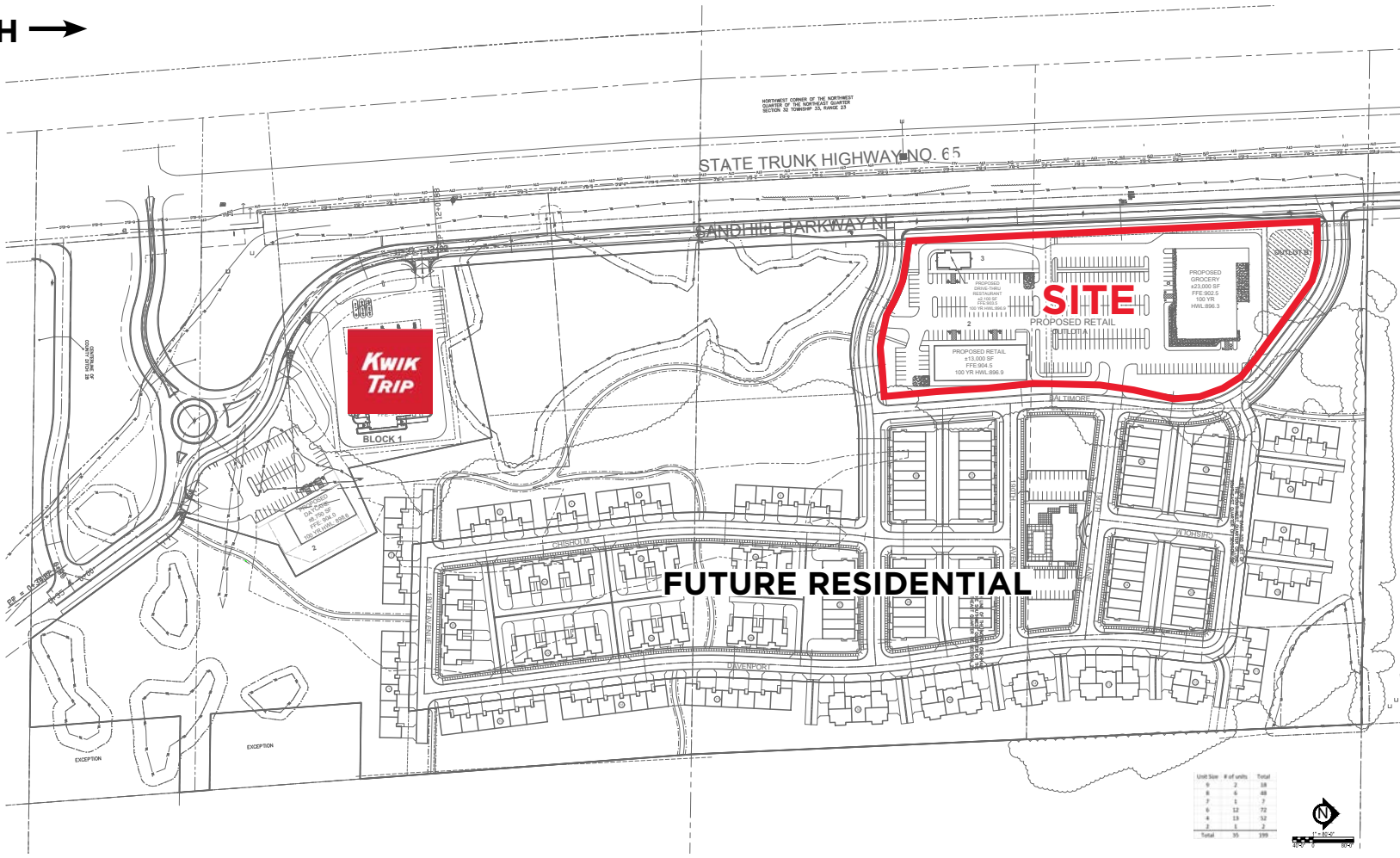


HWY 65 & DAVENPORT ST NE

EAST BETHEL, MN

CONCEPT PLAN

NORTH →





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GOLDEN VALLEY, MN 55422
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ELEVAGE EAST BETHEL

OVERALL DEVELOPMENT PLAN

Project Number: 21268
Issue Date: 12/06/22

Revision Number:
Revision Date:

80 SCALE - EAST BETHEL, MN

EX 1



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