

BELLE PLAINE

SITE

← UNDER CONTRACT



NEQ HWY 169 & 225TH ST W

HWY 169 COMMERCIAL SITES

BELLE PLAINE, MN

BEN DREW
Senior Associate
+1 952 837 8553
ben.drew@cushwake.com

BILL RICHARDS
Director
+1 630 740 4022
bill.richards@cushwake.com

NEQ HWY 169 & 225TH ST W

BELLE PLAINE, MN

Property Highlights

- 1.6 acre parcel is under contract
- High visibility to Hwy 169
- 2040 Future Land Use includes Commercial and Industrial development
- Future Minor Arterial Road adjacent to site
- Hickory Blvd and Prosper St are existing city streets adjacent to and providing access to the lots
- Two platted lots that are separately subdivided tax parcels

Property Information

Address	100 Hickory Blvd N
Acreage	5.5 acres
2040 Land Use	MUIC - Mixed-Use Industrial/ Commercial
Address	1201 Prosper St
Acreage	1.6 acres
2040 Land Use	MUIC - Mixed-Use Industrial/ Commercial

UNDER CONTRACT

Traffic Counts

Street	Vehicles Per Day (VPD)
Hwy 169	23,383
E Main Street	7,304



Demographics (2022)

	1 Mile	3 Miles	5 Miles
Population	2,296	7,722	9,756
Households	777	2,863	3,574
Average HH Income	\$100,748	\$106,042	\$222,646
Daytime Population	872	2,124	2,385

NEQ HWY 169 & 225TH ST W

BELLE PLAINE, MN

AERIAL

23,100 vpd



SITE
5.5 Acres

Hickory Blvd

**UNDER
CONTRACT**

E Main St

7,304 vpd

940 vpd



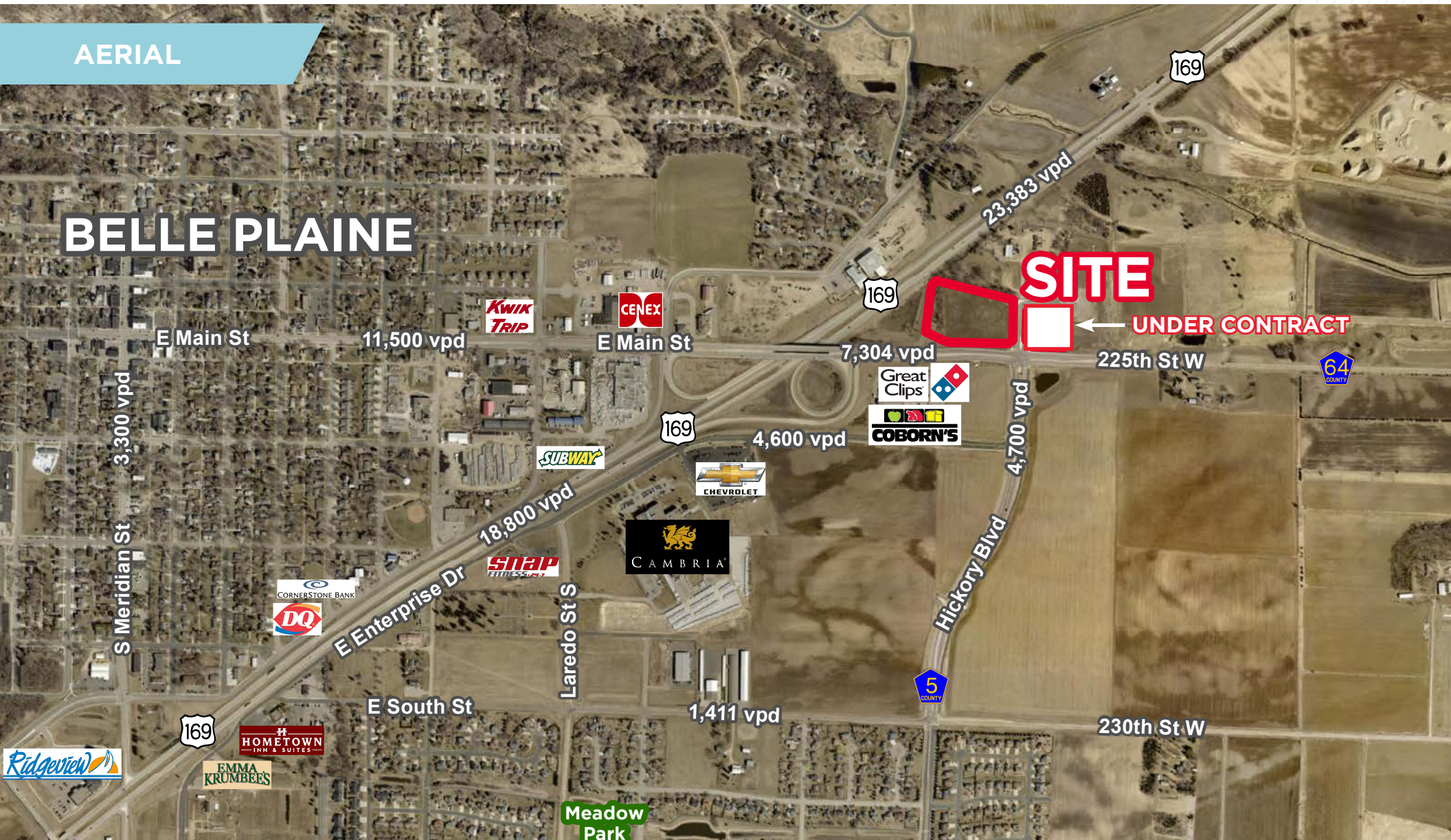
4,700 vpd

NEQ HWY 169 & 225TH ST W

BELLE PLAINE, MN

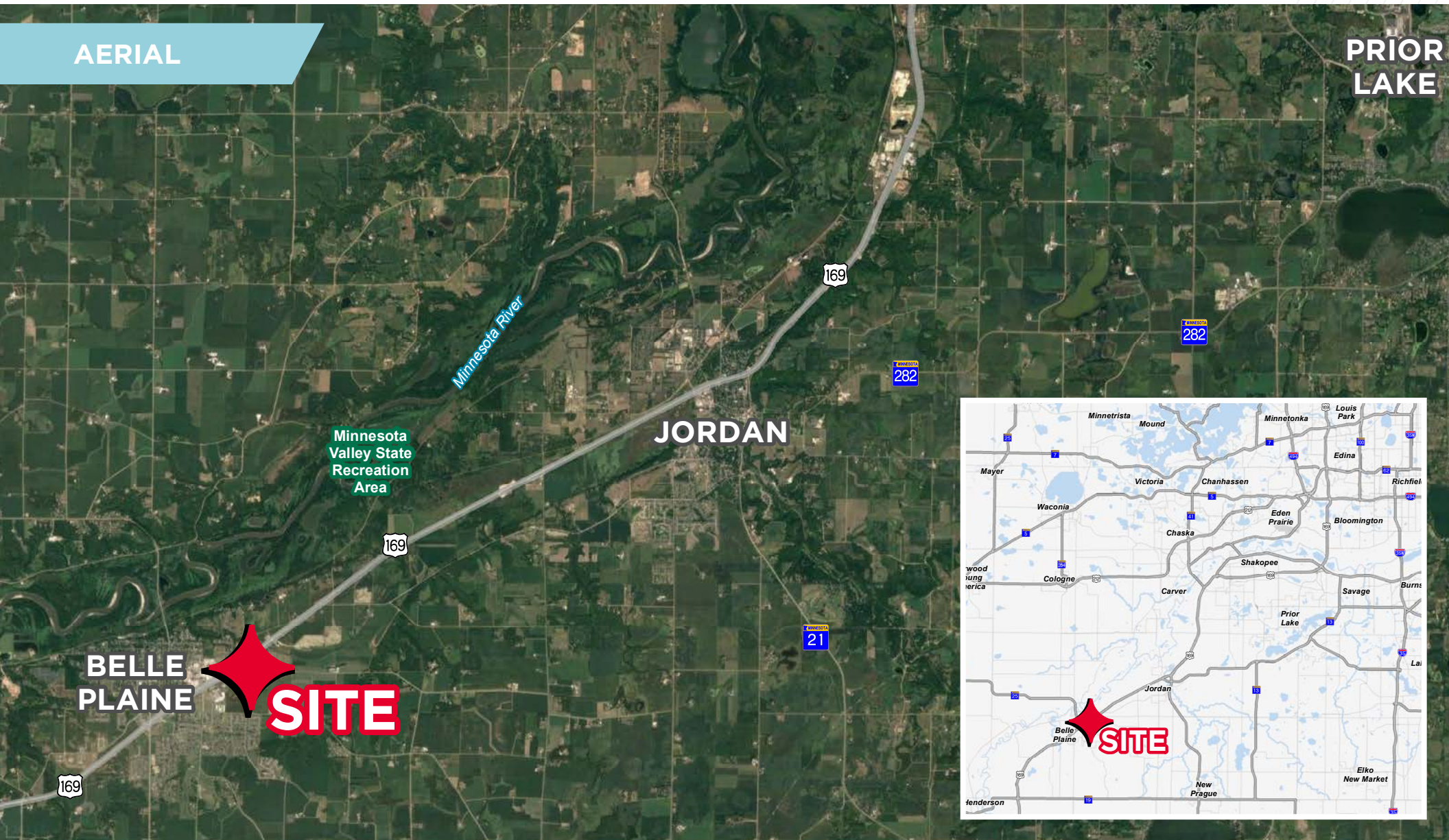
AERIAL

BELLE PLAINE



NEQ HWY 169 & 225TH ST W

BELLE PLAINE, MN



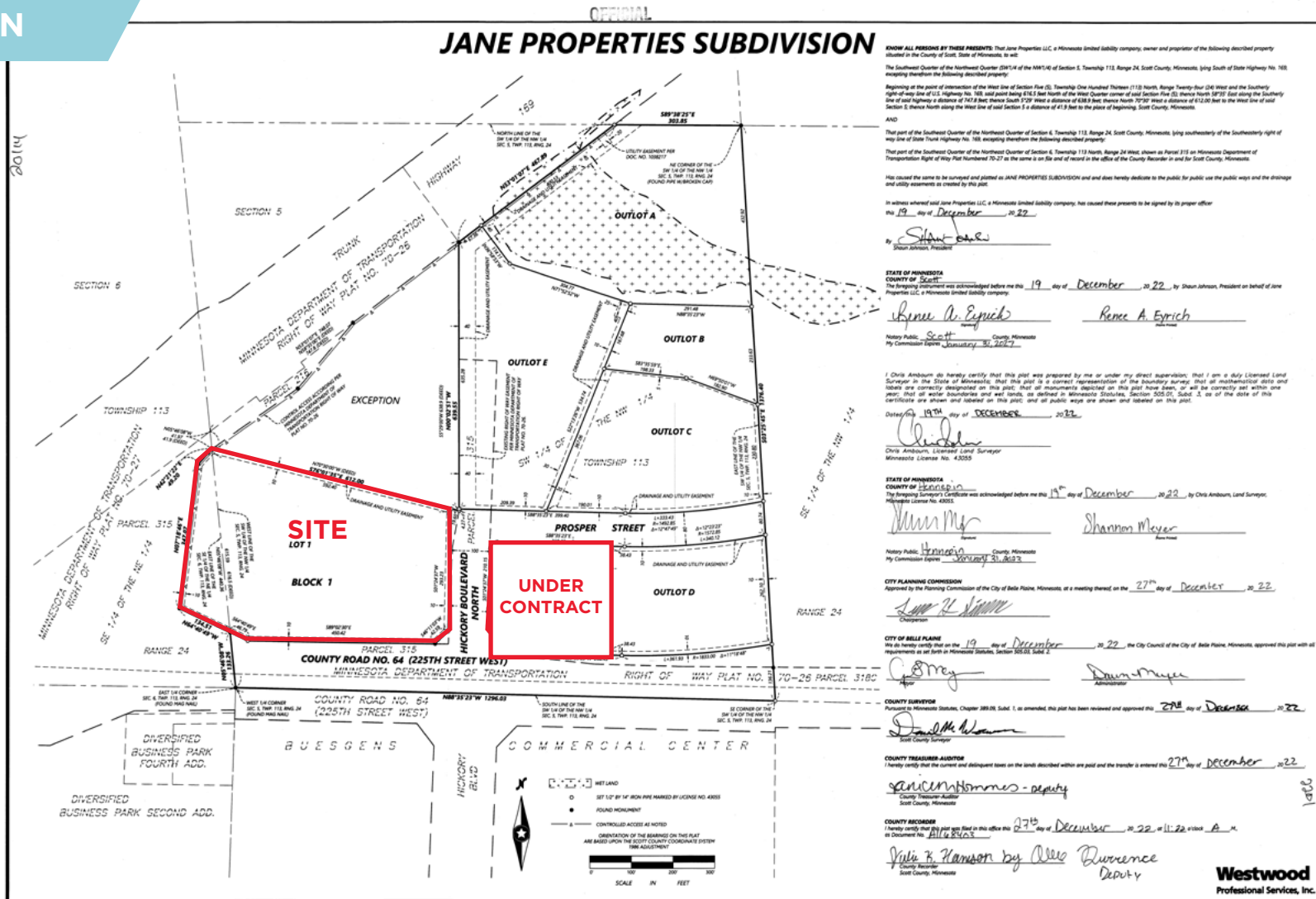
PRIOR
LAKE



NEQ HWY 169 & 225TH ST W

BELLE PLAINE, MN

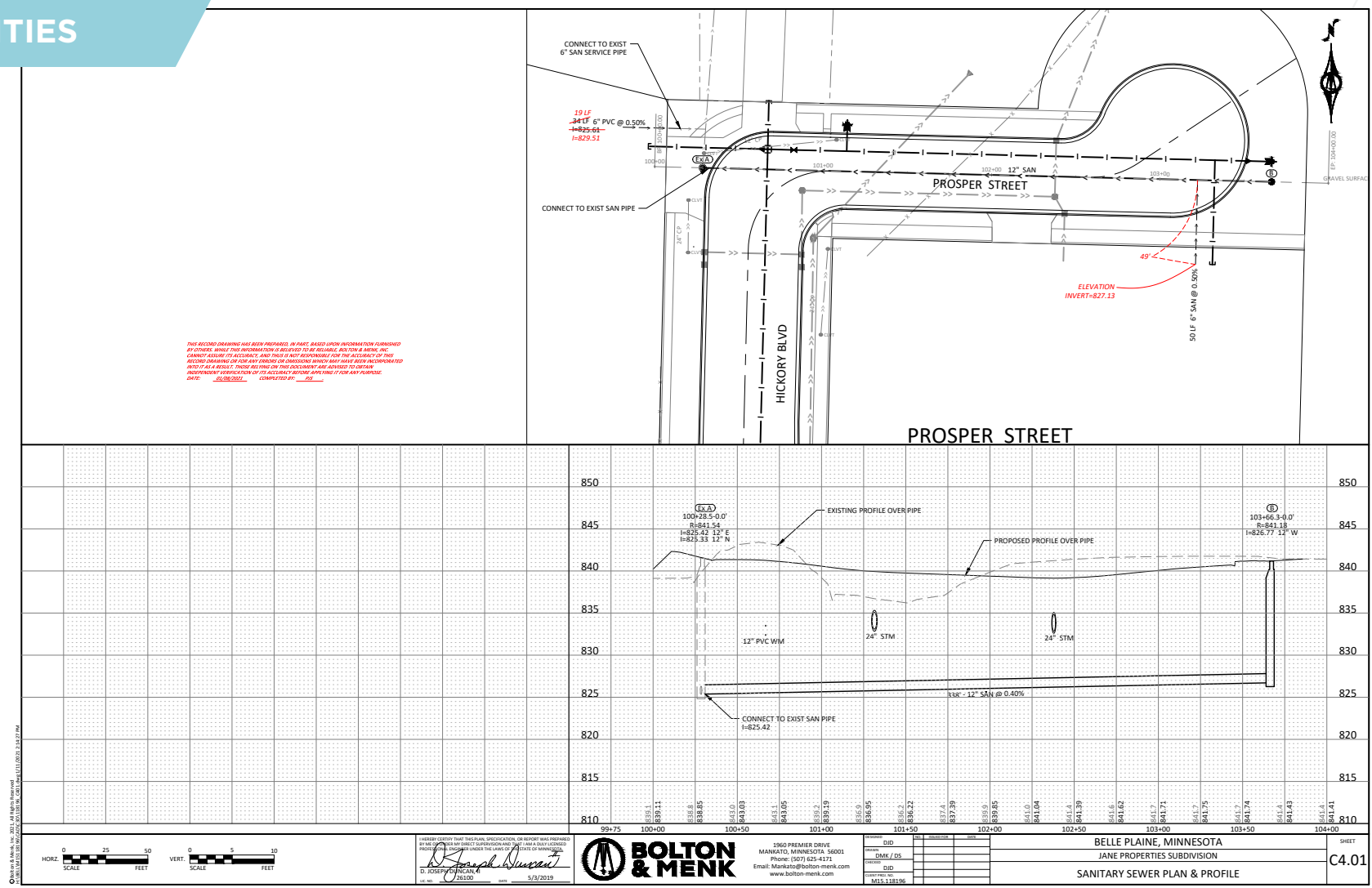
SITE PLAN



NEQ HWY 169 & 225TH ST W

BELLE PLAINE, MN

UTILITIES



NEQ HWY 169 & 225TH ST W

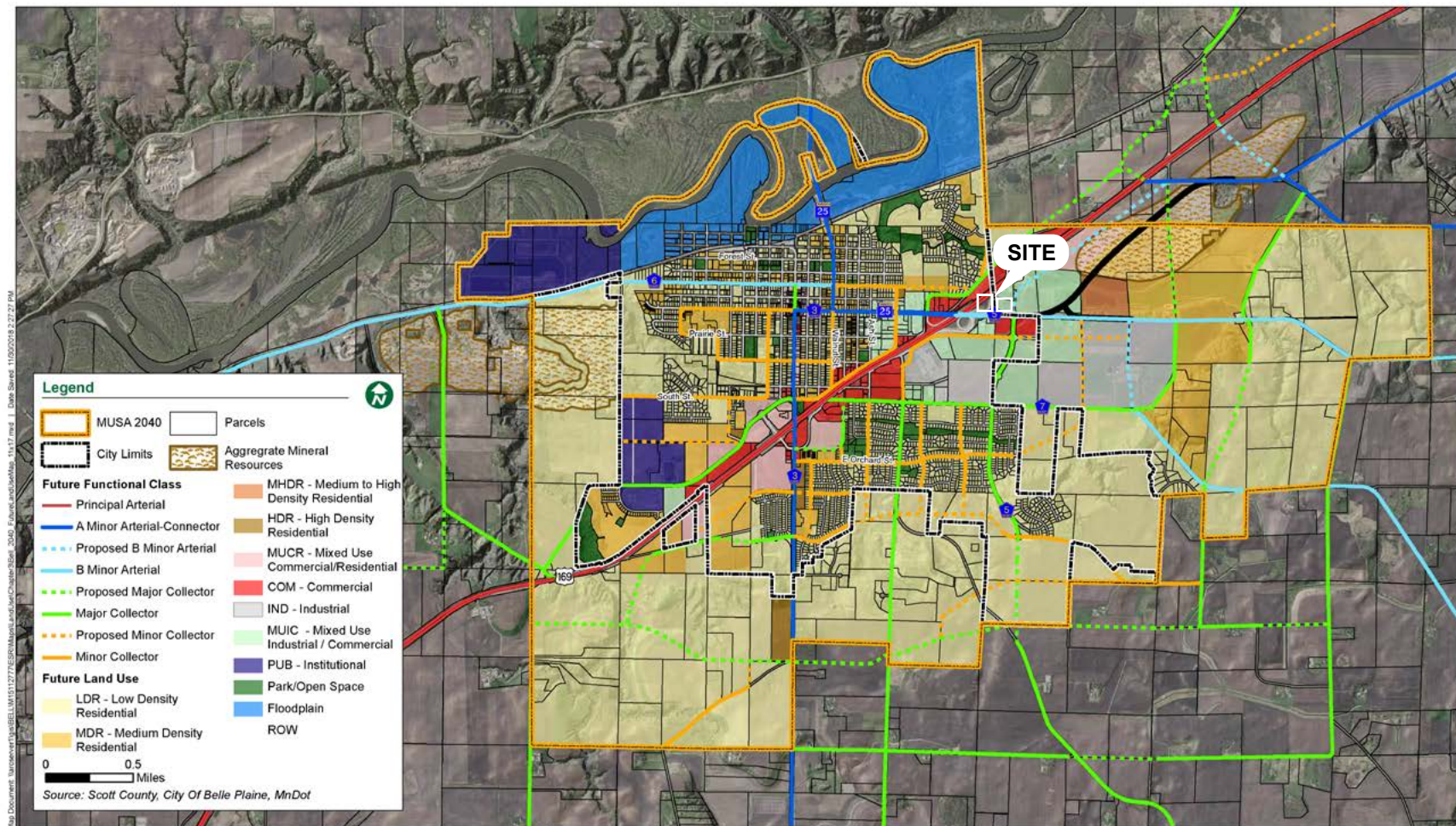
BELLE PLAINE, MN

2040 LAND USE PLAN



2040 Comprehensive Plan
Belle Plaine, Minnesota

Map 3-2 - 2040 Future Land Use
November 2018



[CLICK ON PLAN FOR PRINTABLE IMAGE](#)

BELLE PLAINE

SITE

FOR MORE INFORMATION, CONTACT:

BEN DREW

Senior Associate

+1 952 837 8553

ben.drew@cushwake.com

BILL RICHARDS

Director

+1 630 740 4022

bill.richards@cushwake.com

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

