



1.53 ACRES

YANKEE DOODLE RD

COMMERCIAL LAND - 1.53 ACRES

YANKEE DOODLE ROAD
EAGAN, MN



YANKEE DOODLE RD

EAGAN, MN

Property Information

PID #: 10-44900-02-020

Parcel Size: 1.53 acres

Zoning: R-4

Guided: Low Density (1-4 units/acre)

Property Tax: \$8,546.00

Price: **Negotiable**

Demographics (2021)

	1 Mile	3 Miles	5 Miles
Population	6,857	49,239	150,304
Households	2,996	21,527	60,340
Median Household Income	\$77,725	\$78,906	\$81,878
Average HH Income	\$99,085	\$105,394	\$108,629
Daytime Population	7,429	58,239	121,174

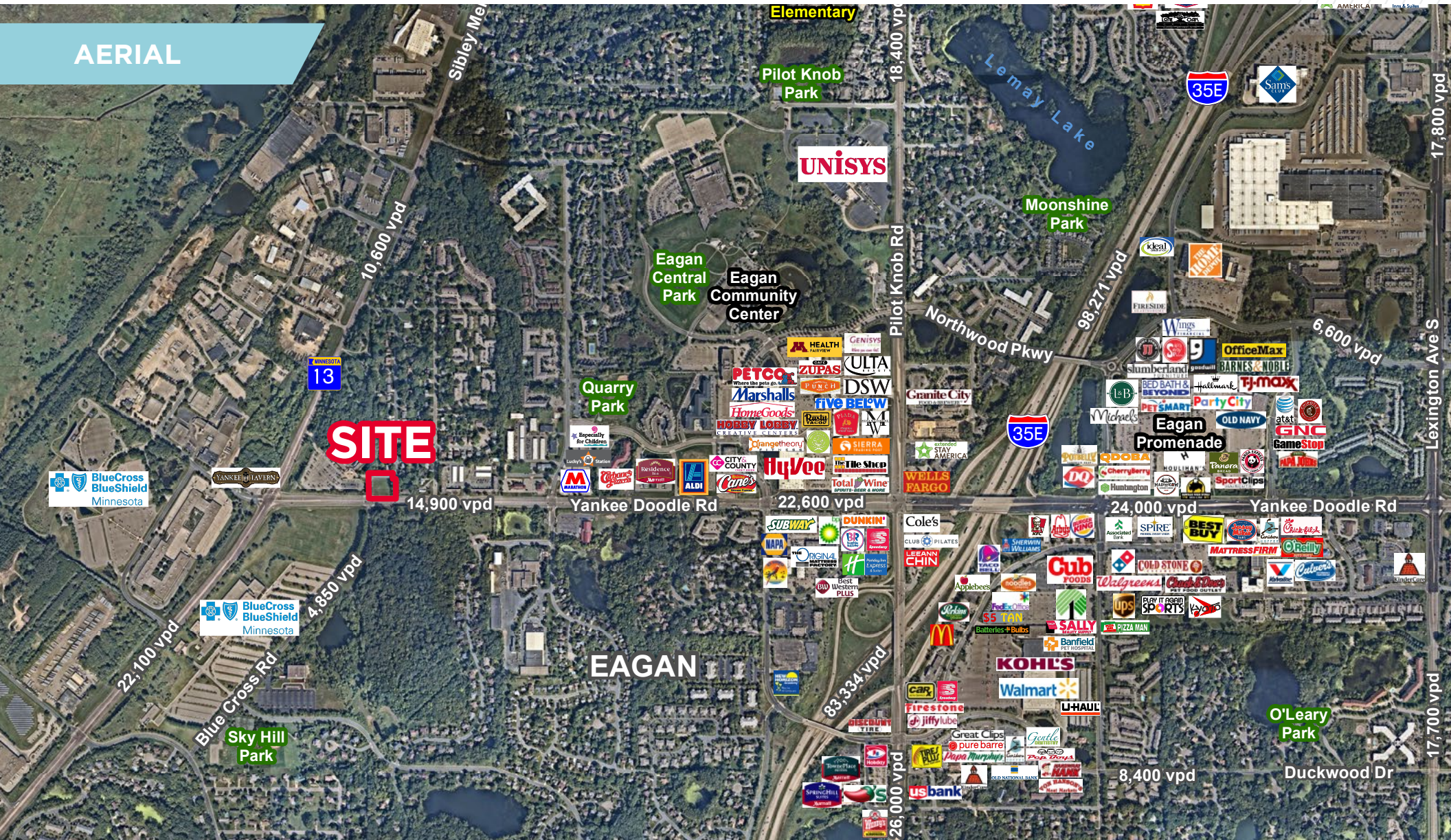
TRAFFIC COUNTS

Yankee Doodle Rd - 14,900 vpd
Hwy 13 - 22,100 vpd



YANKEE DOODLE RD
EAGAN, MN

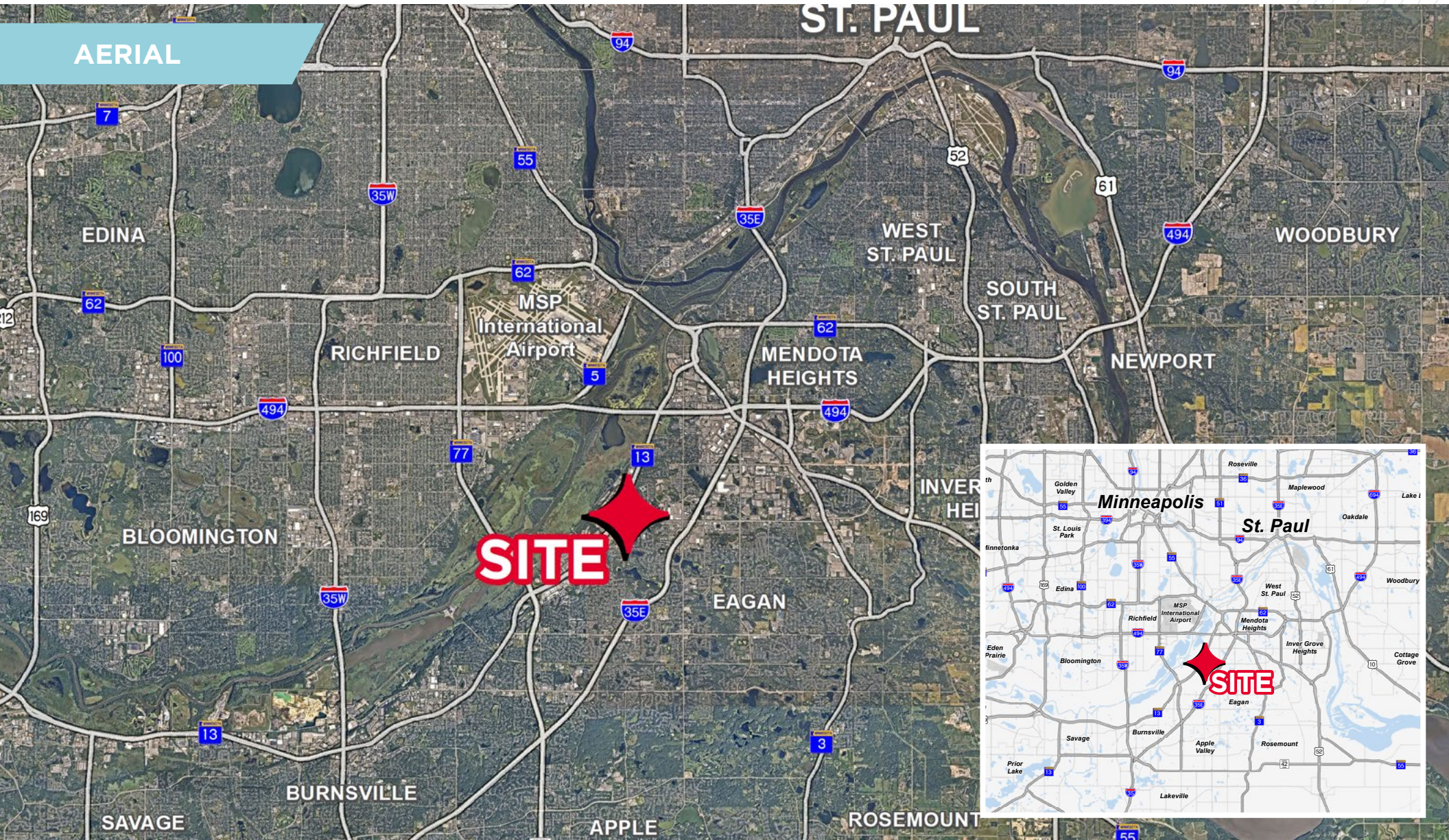
AERIAL



YANKEE DOODLE RD

EAGAN, MN

AERIAL



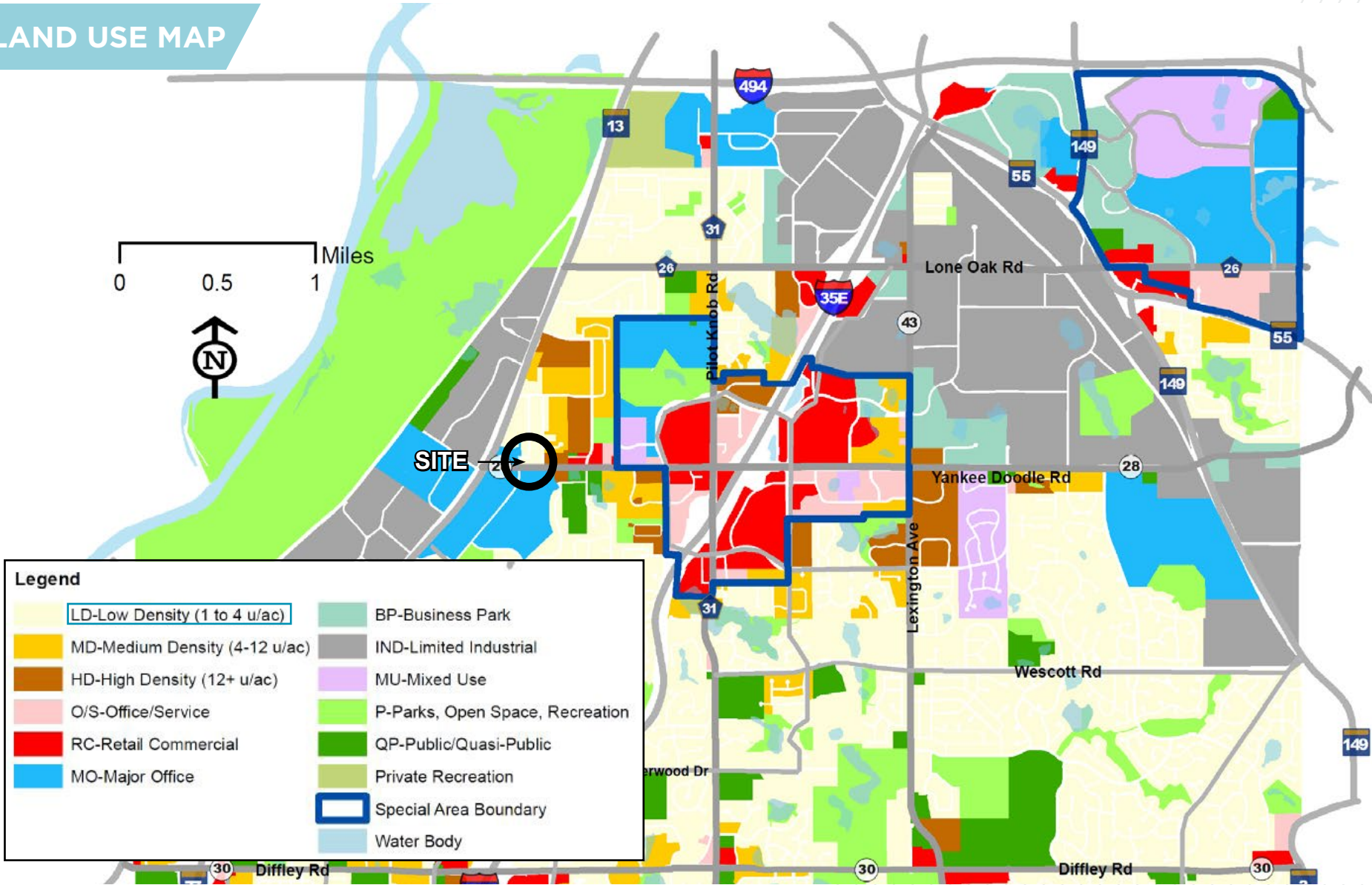
SURVEY



YANKEE DOODLE RD

EAGAN, MN

LAND USE MAP

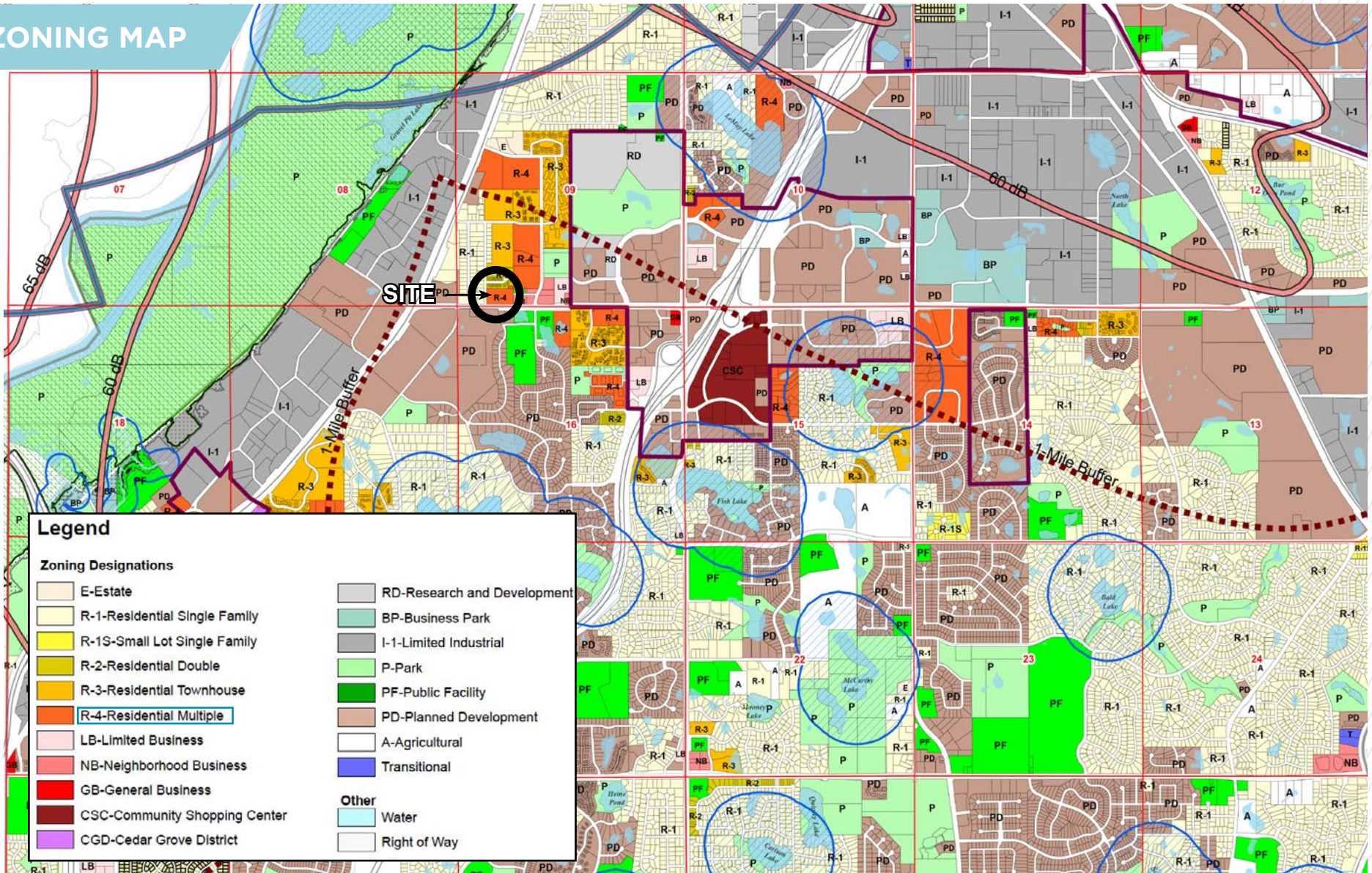


[CLICK ON MAP FOR PRINTABLE IMAGE](#)

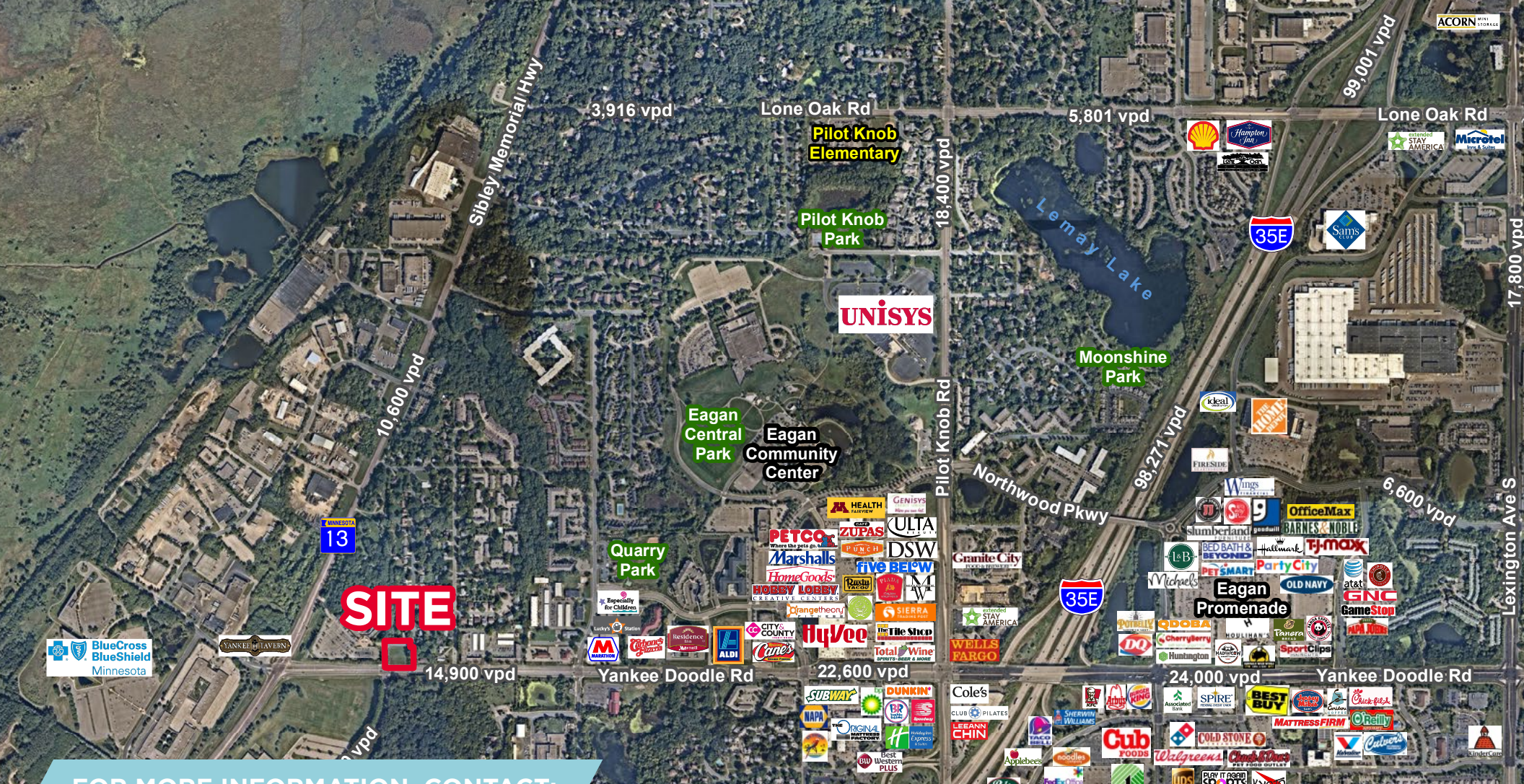
YANKEE DOODLE RD

EAGAN, MN

ZONING MAP



[CLICK ON MAP FOR PRINTABLE IMAGE](#)



FOR MORE INFORMATION, CONTACT:

RYAN HAMPSON

+1 952 465 3309

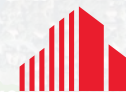
ryan.hampson@cushwake.com

GRACE PERILLO

+1 952 837 8693

grace.perillo@cushwake.com

©2022 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.



CUSHMAN & WAKEFIELD