

**FARMINGTON
HIGH SCHOOL**
2,212 STUDENTS

BlueRose COFFEE
H&R BLOCK
BOURBON BUTCHER
KITCHEN + BAR

**RIVERVIEW
ELEMENTARY SCHOOL**
755 STUDENTS

SITE

**LEVI DODGE
MIDDLE SCHOOL**
763 STUDENTS

FLAGSTAFF AVE 3,732 VPD

DAKOTA CTY 50 - 17,443 VPD

6,610 VPD PILOT KNOB RD



VITA ATTIVA @ SOUTH CREEK
55+ COMMUNITY
PHASE I - 35 UNITS

AKIN RD 7,007 VPD

**VERMILLION
COMMONS**
276 UNITS

**ROBERT BOECKMAN
MIDDLE SCHOOL**
858 STUDENTS



15.72 AC | FARMINGTON LAND

FOR SALE | County Rd 50 & Dushane Pkwy | Farmington, MN 55024

OWNED BY:
HyVee

PROPERTY SUMMARY

LOCATION: SWC CR 50 + Dushane Pkwy | Farmington, MN

LAND SIZE: 15.72 acres total

PARCELS: 14.82600.11.031 | 11.57 acres
14.82600.00.010 | 3.11 acres
14.82600.01.010 | 1.04 acres

ZONING: SSMU: Spruce Street Mixed-Use

2024 TAXES: \$81,320.04

HIGHLIGHTS: Road infrastructure in place + shovel ready
Excellent visibility + access
Parcels can be subdivided
Great opportunity for retail uses

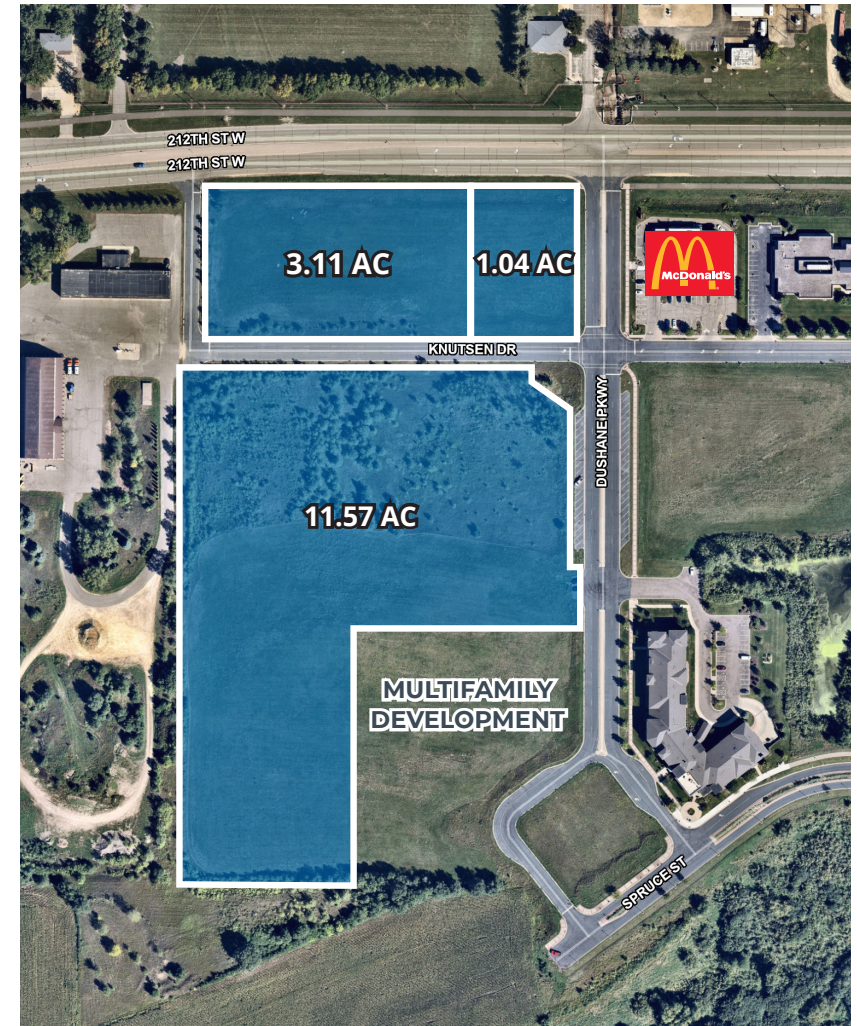
TRAFFIC COUNTS

CTY RD 50: 17,443 vpd

DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
Population	2,838	26,816	63,255
Daytime Population	3,334	20,444	27,108
Average HH Income	\$111,257	\$125,914	\$136,337
Median HH Income	\$80,061	\$105,269	\$109,863

PARCEL INFO



contacts
LAND SALE

Tom Palmquist • 952 381 5538 • tom.palmquist@transwestern.com
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OWNED BY:

HyVee

PROPERTY ZONING

SSMU: SPRUCE STREET MIXED-USE

PURPOSE:

The SSMU Spruce Street mixed use district is primarily designated for commercial retail sales and services. This district is not intended to compete with the businesses in the central business district; rather, it is intended to provide a location for those businesses that have space needs that cannot be accommodated in the downtown or would be a disruption to existing development patterns. Development in this district will provide design elements and building and site relationships that emulate traditional main street form to create a walkable pedestrian friendly environment with connections to surrounding areas. The relationship of the Spruce Street mixed use district to CSAH 50, future residential development, and the central business district will require a greater sensitivity to design with higher quality standards in order to develop a pleasant, attractive and aesthetically pleasing environment.

BULK AND DENSITY STANDARDS:

Lot area: 1 acre
Lot width: 100 feet
Front yard setback: At least 50 percent of the building front shall be within 20 feet of the public right of way or private street edge
Side yard setback: No requirement
Rear yard setback: 20 feet
Height (maximum): 40 feet

All standards are minimum requirements unless noted.

USES:

- Permitted:
 - Child daycare center, commercial.
 - Clinic.
 - Commercial recreation, indoor.
 - Commercial services.
 - Data centers.
 - Health clubs.
 - Personal and professional services.
 - Personal health and beauty.
 - Restaurants, class I, traditional.
 - Retail sales and services.
- Conditional:
 - Brewpubs.
 - Commercial recreation, outdoor.
 - Convenience stores, with gas.
 - Dwellings, multiple-family.
 - Grocery stores.
 - Hotels and motels.
 - Major auto repair (confined to the interior of principal building).
 - Minor auto repair.
 - Mixed use buildings (shall include office, retail, or commercial uses on at least 1 floor and residential apartments or condominiums on upper floors).
 - Public buildings.
 - Public utility buildings.
 - Restaurants, class II, fast food, convenience.
 - Restaurants, class III, with liquor service.
 - Theaters.
- Accessory:
 - Parking lots.
- Interim:
 - Mineral extraction.
(Ord. 015-712, 12-21-2015; amd. Ord. 021- 761, 8-16-2021)