

DIFFLEY SQUARE - OUTLOT

4130 BLACKHAWK RD, EAGAN, MN 55122

1.4 ACRES FOR SALE



OFFERING SUMMARY

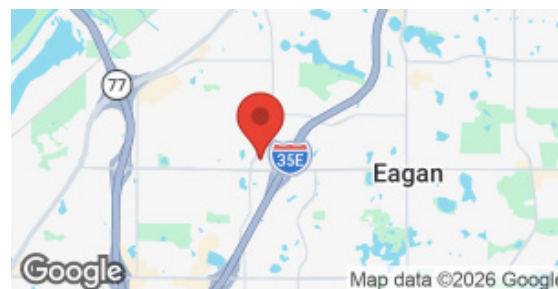
| | |
|------------------------|---|
| SALE PRICE: | \$853,776 (\$14.00 PSF) |
| LOT SIZE: | 1.4 Acres |
| CROSS STREETS: | I-35E at Diffley Road |
| TRAFFIC COUNTS: | 22,908 - Diffley Road 85,918 - I-35E |
| ZONING: | NB - Neighborhood Business |
| APN: | 10-14388-01-020 |

PROPERTY OVERVIEW

Located on the east edge of Diffley Square is a 1.4 acre outlot available for development. Zoning for this property is NB-Neighborhood Business which allows many different uses. The site is flat, utilities next to the site. Easy access is provided from Diffley Road and Blackhawk Road.

PROPERTY FEATURES

- Hard to Find 1.4 Acre Lot in Eagan
- Surrounded by Dense Residential Area
- High Traffic Area
- Adjacent to Diffley Square Retail Center, gas station & Coopers Goodyear Tire



AMK PROPERTIES TEAM
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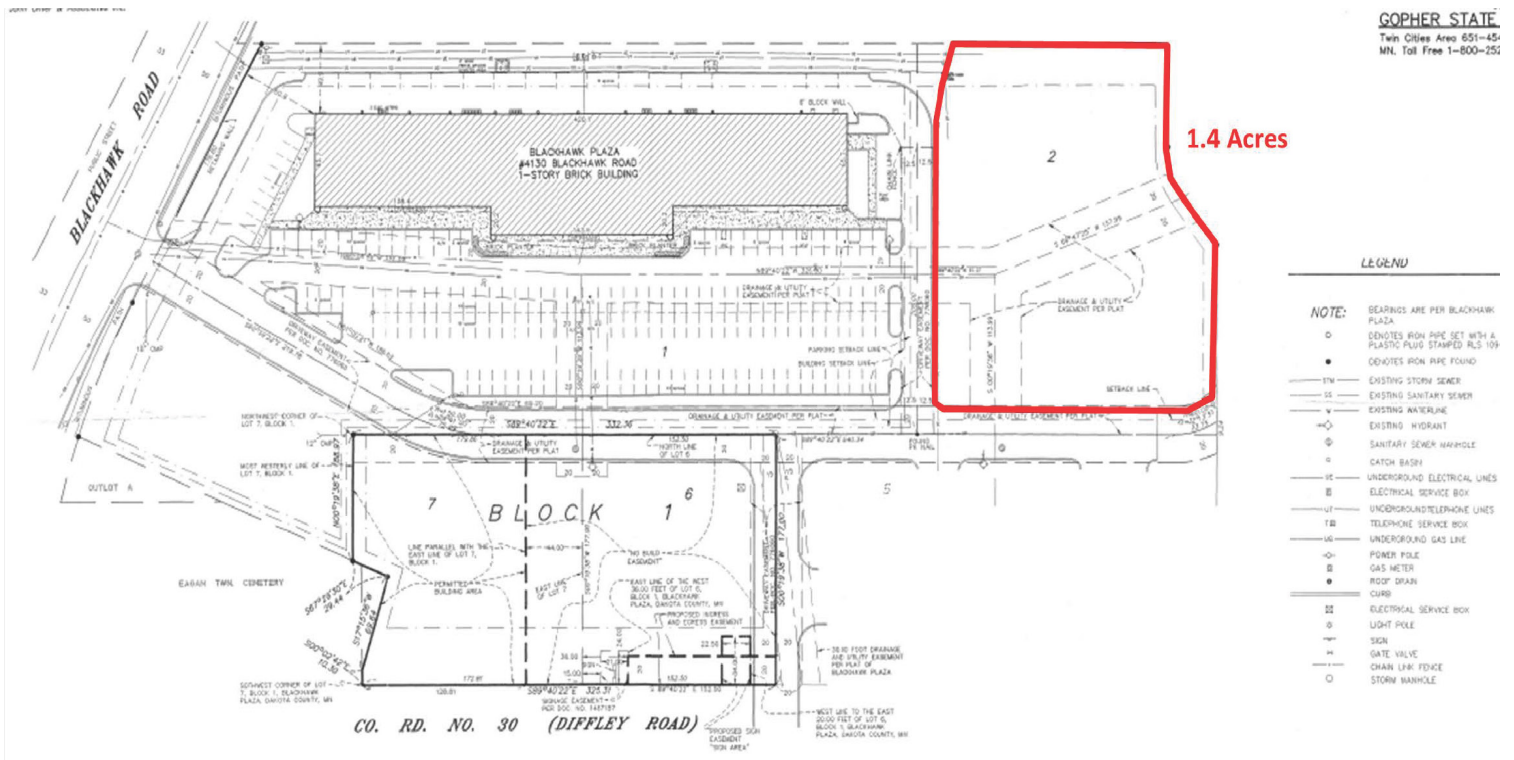
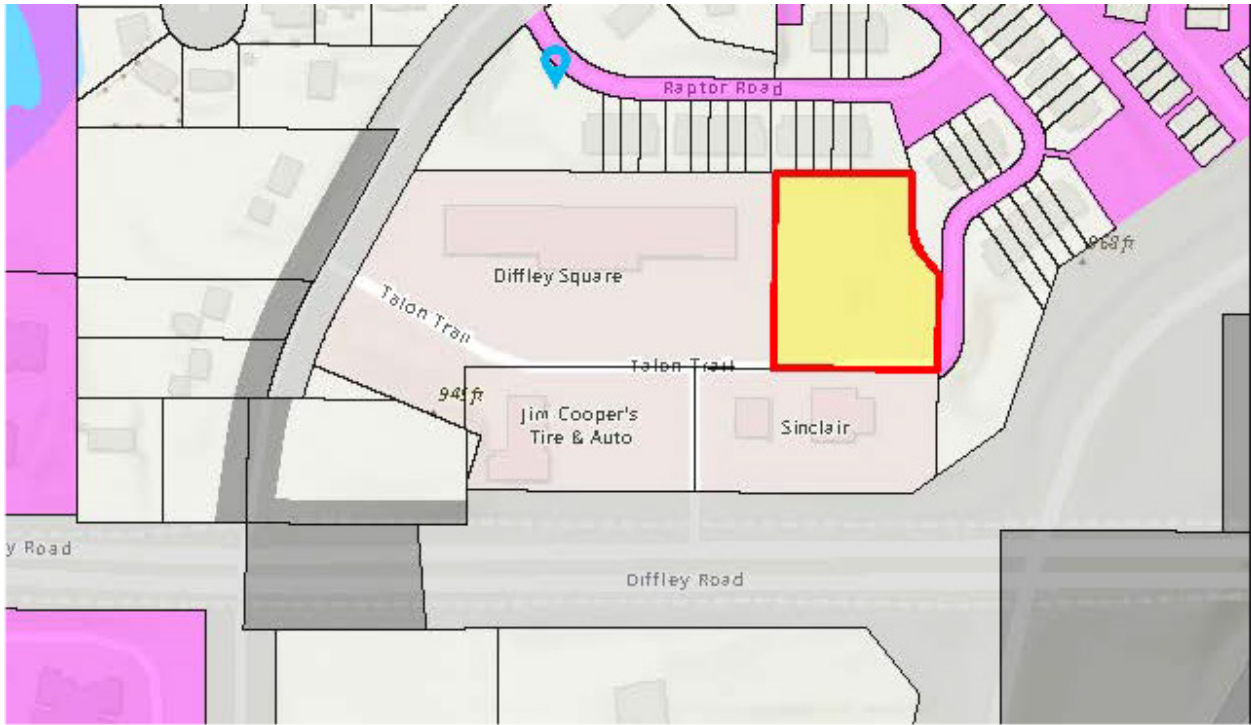
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SITE PLAN

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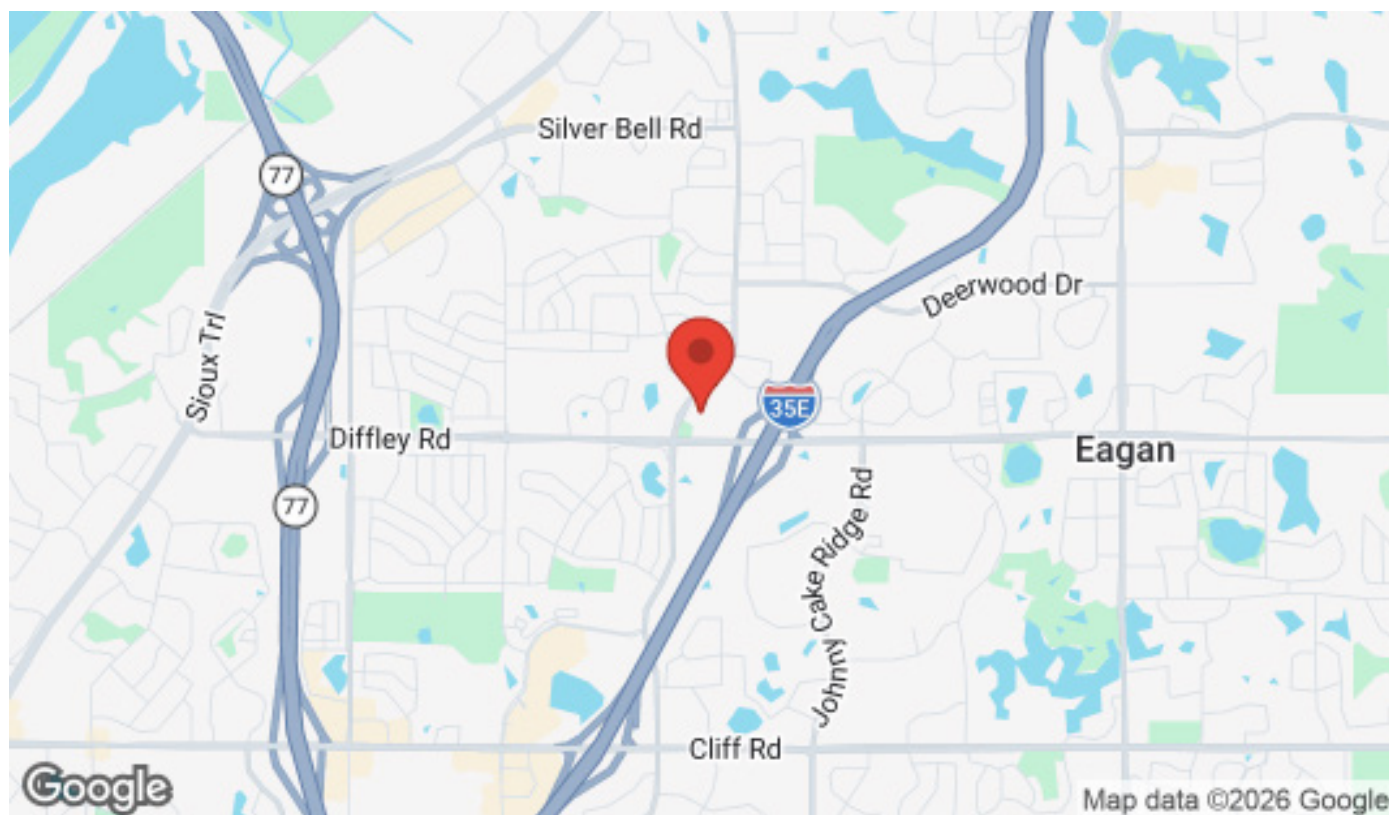
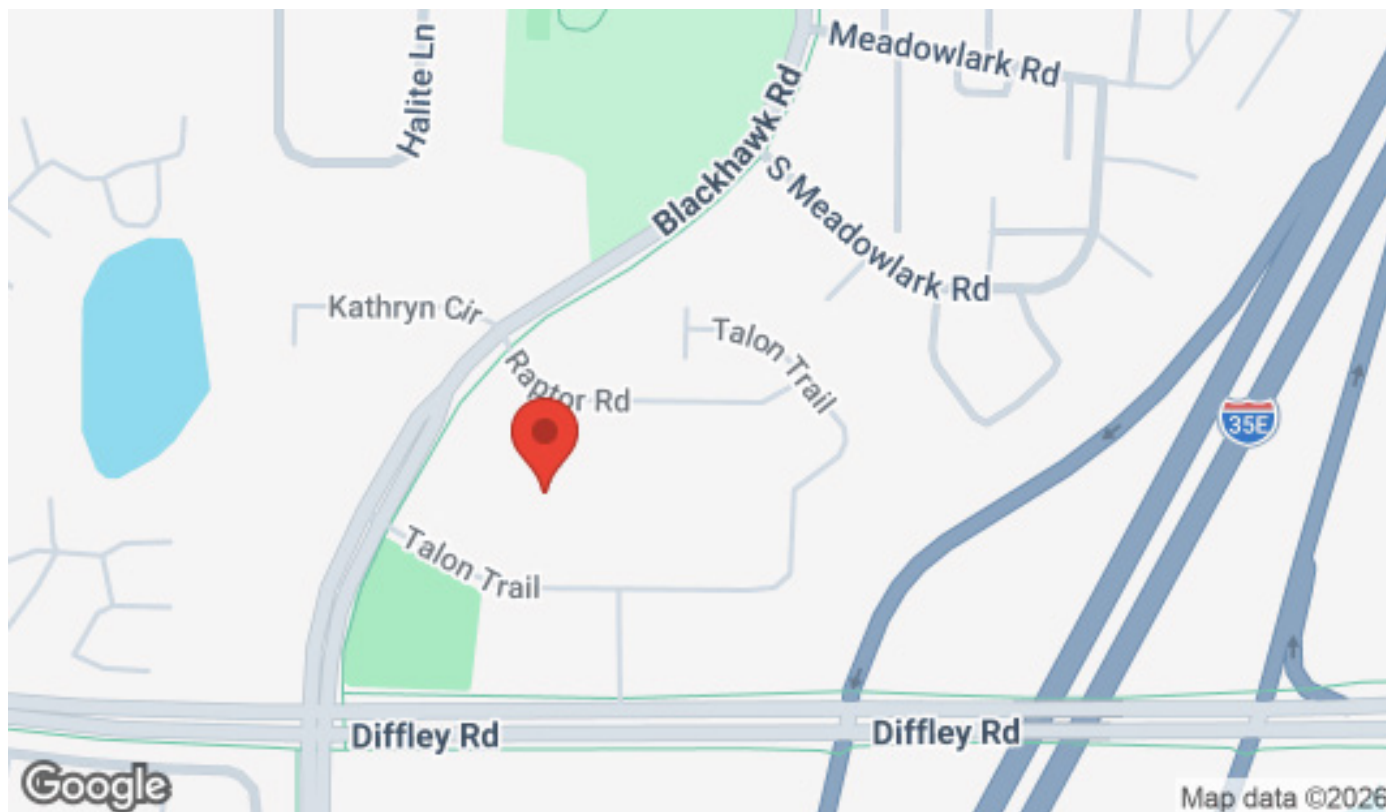
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LOCATION MAPS

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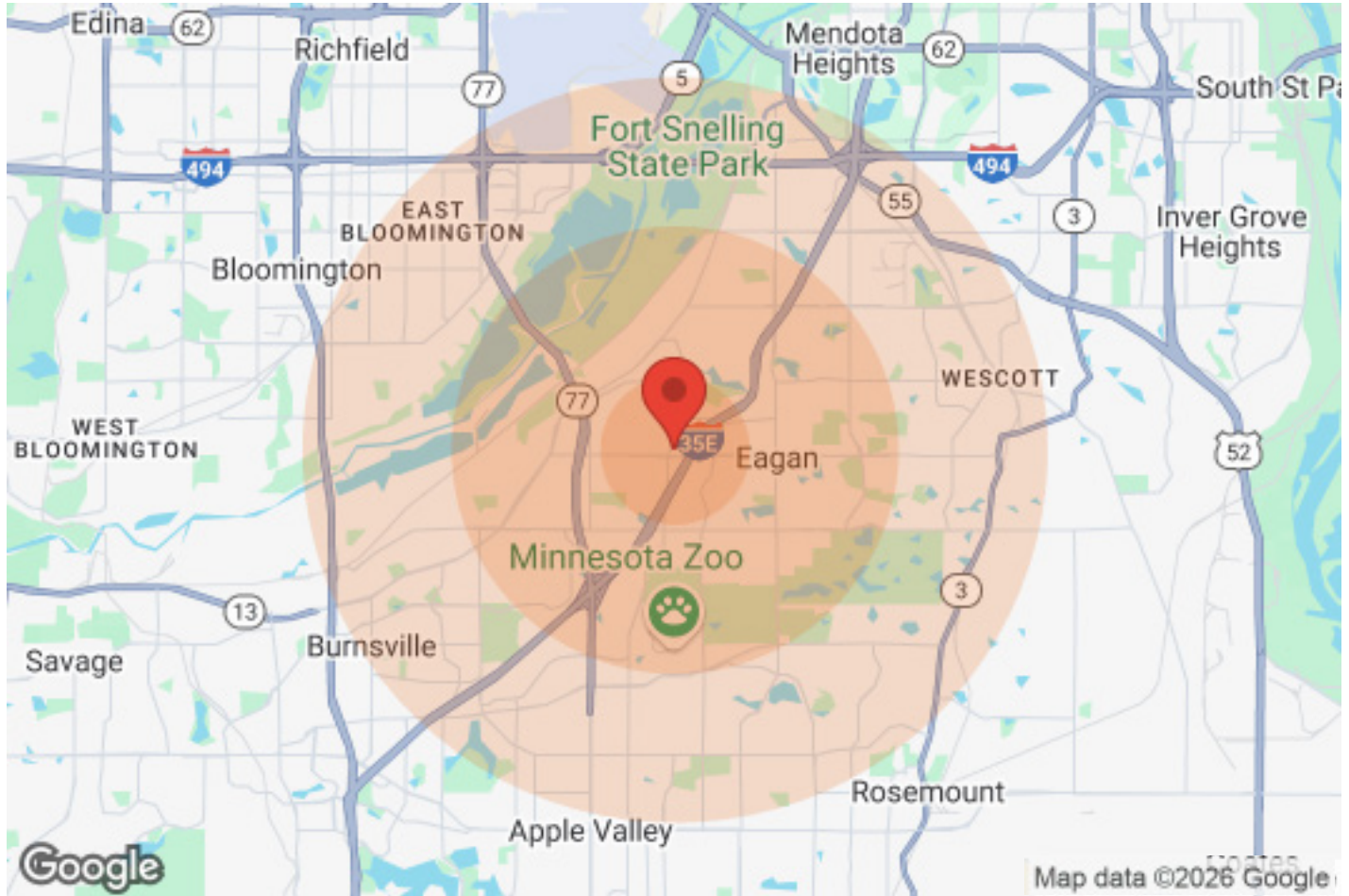
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DEMOGRAPHICS

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1.4 ACRES FOR SALE



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 5,069 | 32,454 | 78,057 |
| Female | 5,512 | 33,795 | 80,369 |
| Total Population | 10,581 | 66,249 | 158,426 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 2,053 | 13,236 | 31,883 |
| Ages 15-24 | 1,260 | 8,616 | 21,256 |
| Ages 25-54 | 4,502 | 27,105 | 63,048 |
| Ages 55-64 | 1,387 | 8,759 | 20,269 |
| Ages 65+ | 1,379 | 8,533 | 21,970 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$71,797 | \$73,030 | \$74,782 |
| < \$15,000 | 226 | 1,252 | 3,579 |
| \$15,000-\$24,999 | 148 | 1,386 | 4,232 |
| \$25,000-\$34,999 | 391 | 2,086 | 5,203 |
| \$35,000-\$49,999 | 710 | 3,851 | 7,934 |
| \$50,000-\$74,999 | 925 | 5,579 | 12,141 |
| \$75,000-\$99,999 | 889 | 4,198 | 9,746 |
| \$100,000-\$149,999 | 757 | 4,956 | 11,070 |
| \$150,000-\$199,999 | 336 | 1,971 | 4,776 |
| > \$200,000 | 168 | 1,803 | 4,091 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 4,966 | 28,854 | 66,439 |
| Occupied | 4,720 | 27,526 | 63,324 |
| Owner Occupied | 3,638 | 19,935 | 46,094 |
| Renter Occupied | 1,082 | 7,591 | 17,230 |
| Vacant | 246 | 1,328 | 3,115 |



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