



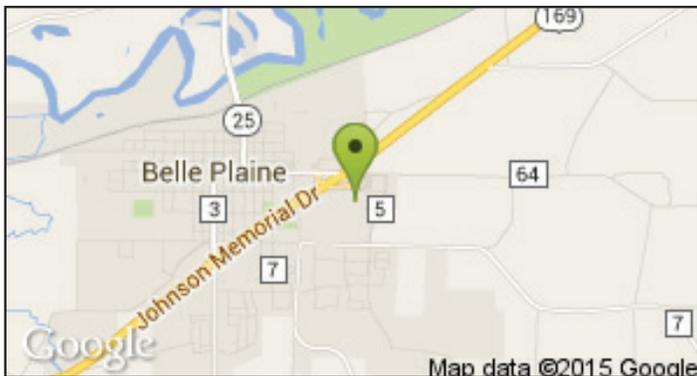
# Commercial Industrial Land Available

## PID 200730021 (Enterprise Drive)



### Property Details

**Street Address:** xxx Enterprise Drive  
**Parcel ID:** 200730021  
**City:** Belle Plaine  
**County:** Scott  
**Zip Code:** 56011  
**Zoning:** IC Industrial/Commercial  
**Acres:** 20.4



Last Updated: 7/21/2015

**Community Development**  
218 North Meridian Street  
Belle Plaine, MN 56011  
952-873-5553

### List Price

**\$ 2,998,500** (2014 Estimated Market Value)  
Lot is divisible.

### Broker Contact / Property Owner

**Name:** Patrick S. Downey  
**Organization:** Downey Engebretson, Inc.  
**Phone:** 612-310-5870  
**Email:** psdowney@gmail.com

### City Economic Development Contact

**Organization:** City of Belle Plaine  
**Phone:** 952-873-5553  
**Fax:** 952-873-5509  
**Email:** cityhall@ci.belleplaine.mn.us  
**Website:** www.belleplainemn.com  
**Address:** P.O. Box 129, 218 N. Meridian St.  
**City, State, Zip:** Belle Plaine, MN 56011

### County Economic Development Contact

**Organization:** Scott County Community Development Agency  
**Name:** Stacy Crakes, P. E.  
**Phone:** 952-496-8613  
**Email:** scrakes@scottfss.org  
**Address:** 200 W. Fourth Avenue  
**City, State, Zip:** Shakopee, MN 55379

### Additional Links

<http://www.scottfss.org/available-properties.php>

### Description

Property is located near the Highway 169 interchange. Streets and utilities are in and is ready for development. This 20 acre parcel is easily divisible.

# VACANT LAND FOR SALE: 20.4 Acres

Enterprise Drive, Belle Plaine, MN 56011



This property is ideally located near the U.S. Highway 169 interchange in Belle Plaine! Streets and utilities are in and this property is ready for your development! This 20 acre parcel is easily divisible and can accommodate more than one user; purchase the entire lot or just the portion you need!

Join successful area businesses including Coborn's Grocery Store, Coborn's Liquor, Little Dukes, Cambria, Matt Saxe Chevrolet, McDonalds, Verizon, Great Clips and Domino's Pizza!

## FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**Property Owner**  
LeRoy Chard  
Office: 952-873-6152

**Broker**  
Patrick S. Downey  
Downey Engebretson, Inc.  
Cell: 612-310-5870  
psdowney@gmail.com

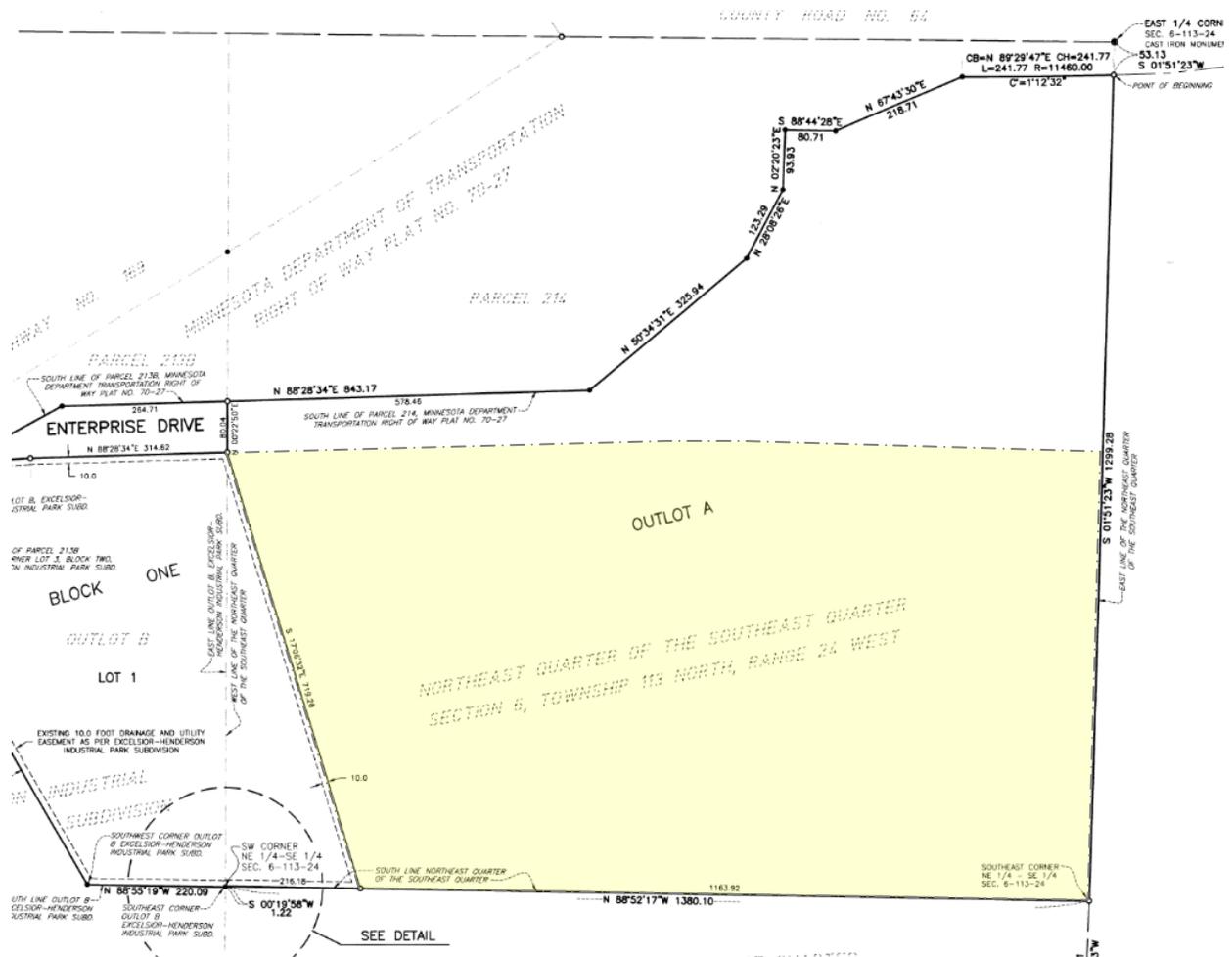
**City of Belle Plaine**  
Holly Kreft  
City Administrator  
Office: 952-873-5553  
hkreft@ci.belleplaine.mn.us



# VACANT LAND FOR SALE: 20.4 Acres

## Enterprise Drive, Belle Plaine, MN 56011

This property is located on Enterprise Dr in Belle Plaine, within blocks of the U.S. Hwy 169 interchange. Adjacent anchor tenants include Cambria, Matt Saxe Chevrolet Buick, Coborn's Grocery Store, Coborn's Liquor, Little Dukes, McDonalds, Verizon, Great Clips and Domino's Pizza!



This property is currently platted as an outlot and is easily developable. The property would need to be replatted prior to obtaining a building permit. The City of Belle Plaine's unique IC Industrial/Commercial zoning district allows flexibility for future uses. Owner will consider selling just a portion of the property. The (2014) estimated market value is \$2,998,500 for Scott County PID #20-073002-1.

### FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**Property Owner**  
LeRoy Chard  
Office: 952-873-6152

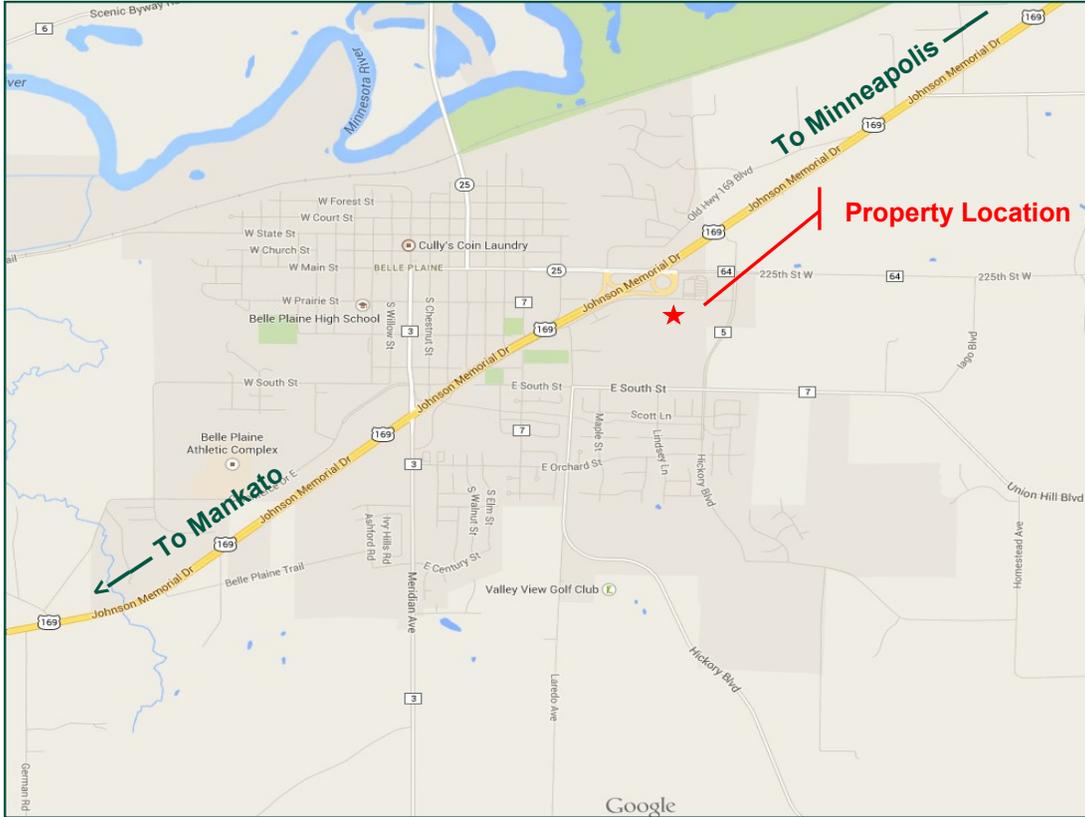
**Broker**  
Patrick S. Downey  
Downey Engebretson, Inc.  
Cell: 612-310-5870  
psdowney@gmail.com

**City of Belle Plaine**  
Holly Kreft  
City Administrator  
Office: 952-873-5553  
hkreft@ci.belleplaine.mn.us

# VACANT LAND FOR SALE: 20.4 Acres

Enterprise Drive, Belle Plaine, MN 56011

## Location Information:



## Demographic Information:

### Demographics (2015 Projection)

	< 1 Mile	< 3 Miles	< 5 Miles
<b>Population</b>	1,517	6,280	7,127
<b>Households</b>	564	2,247	2,515
<b>Median HH Income</b>	\$39,661	\$50,647	\$53,534
<b>Average HH Income</b>	\$49,520	\$54,352	\$58,597

### FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**Property Owner**  
LeRoy Chard  
Office: 952-873-6152

**Broker**  
Patrick S. Downey  
Downey Engebretson, Inc.  
Cell: 612-310-5870  
psdowney@gmail.com

**City of Belle Plaine**  
Holly Kreft  
City Administrator  
Office: 952-873-5553  
hkreft@ci.belleplaine.mn.us

# VACANT LAND FOR SALE: 20.4 Acres

Enterprise Drive, Belle Plaine, MN 56011

## Property Photographs:

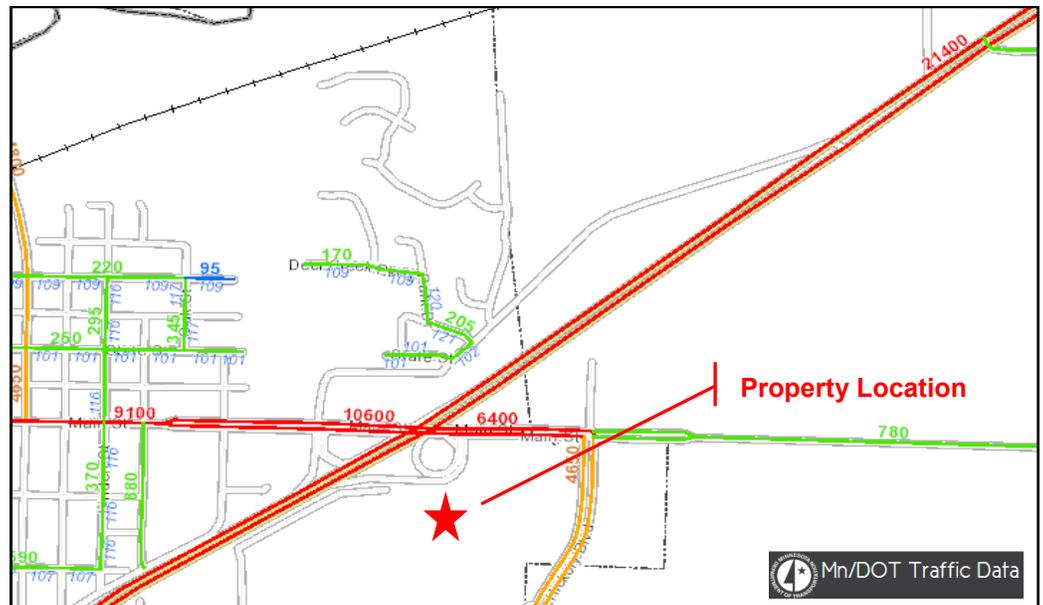


Street view - looking southwest



Street view - looking southeast

## Traffic Count Information:



# VACANT LAND FOR SALE: 20.4 Acres

## Enterprise Drive, Belle Plaine, MN 56011

### City of Belle Plaine Information:

#### Location

Belle Plaine is conveniently positioned along the U.S. Highway 169 corridor between two major markets, the Twin Cities metropolitan area and Mankato, benefiting from its close proximity to these markets, while retaining its small-town charm. Belle Plaine offers a thriving business community and beautiful residential areas. The TH 169 corridor provides quick, easy access to local businesses, while our vibrant highway commercial district provides residents with an array of services and retail stores.

#### Distance to:

I-494: 30 miles

Minneapolis—St. Paul International Airport: 40 miles

Downtown Minneapolis: 43 miles

Mankato: 38 miles

#### Key Belle Plaine Statistics—2012

Population: 6,800  
Percent of population 16 and over in the workforce: 78.9%

Percent of population 25 and over with high school education or higher: 93.6%

Percent of population 25 and over with a Bachelor's degree or higher: 24.3%

Median household income: \$70,375

#### Economic Climate

Recent statistics from the MN Department of Employment and Economic Development (DEED) illustrate a positive trend in the economic climate of Belle Plaine. The City's employment increased 8% from 2008 to the third quarter of 2012 resulting in an additional 141 jobs in the five year period. Between 2008 and 2011, employees within the community saw an overall increase of 15% in wages paid.

#### Infrastructure

Investment in infrastructure improvements is a high priority for the City of Belle Plaine. Beyond roadways constructed through the development process, the City has constructed three and a half miles of new roads and utility lines to accommodate development, along with the reconstruction of nearly six miles of street surface, over the last decade. Additionally, the City has replaced or otherwise improved several existing water and sewer mains, and constructed 1.5 miles of new sanitary sewer interceptor, a 400,000 gallon elevated water storage tank, a 500,000 gallon ground storage tank, a new booster station, and a new water treatment facility in 2006. This investment has contributed to a strong infrastructure system equipped to handle development well into the future.

## SECTION 1105.13 INDUSTRIAL/COMMERCIAL DISTRICT.

### 1105.13 SUBD. 1. PURPOSE.

It is the purpose of the I/C District to allow for development of areas where there is a transition in use occurring, but sites are not available which would allow for compliance with other district requirements. Industrial or commercial development will be allowed only as a conditional permitted use to (1) ease land use transition, (2) control development so that it is compatible with surrounding property, and (3) establish dimensional requirements on an individual basis.

### 1105.13 SUBD. 2. PERMITTED USES.

There are no permitted principal uses in the I/C District.

1105.13 SUBD 3. CONDITIONAL USES. Building or land may be used for the following if granted a Conditional Use Permit based upon procedures set forth in and regulated by Sections 1103.08 and 1106.05 of this Ordinance, and provided further that any objectionable features normally associated with the uses, such as those deemed to be hazardous, offensive or objectionable by reason of order, dust cinders, gas fumes, noise, vibration, refuse matter or water-carried waste, shall be ameliorated, controlled or eliminated through design, mechanical devices, screen planting and/or walls or other measures. Any use not listed shall be reviewed by the Zoning Administrator and shall follow standards as set forth in this Section.

1. Trade and services, including any retail store, personal service or business service establishments, subject to all regulations and such permits and licenses as may be required by law, including the following and other similar uses.
2. Animal hospitals.
3. Automobile or trailer sales and service establishments.
4. Building material and hardware, retail sales/repairs
5. Business and professional offices.
6. Cultural, entertainment and recreational establishments.
7. General merchandising, apparel and accessories and establishments.
8. Car wash operations, including automated lanes.
9. Catering establishments.
10. Churches and houses of worship and related facilities.
11. Convenience goods and food shops, subject to a maximum of five thousand (5,000) square feet of sales area.
12. Drive-in or drive-up restaurants.
13. Banking facilities.
14. Hotels, motels and bed and breakfast inns.
15. Manufacturing or assembly of a wide variety of products that produces no exterior noise; glare; fumes; obnoxious products; by-products or wastes; in excess of Minnesota Pollution Control Agency standards, or creates other objectionable impact on the environment including the generation of large volumes of traffic.

16. Motor vehicle body shops.
17. Post offices and other public service operations.
18. Publishing, job printing, and blue printing.
19. Nurseries, garden supply centers.
20. Restaurants.
21. Services stations, automobile repair shops.
22. Theaters.
23. Warehousing, Storage and Wholesaling: The storage, handling, assembly and distribution of goods and materials for retail, wholesale or on-site use. This does not include truck terminals, which are not allowed in this District.
24. Daycare Nursery Facilities.

#### 1105.13 SUBD. 4. ACCESSORY USES.

Any accessory use, building or structure customarily incidental to a permitted principal use and located on the same lot as the permitted principal use.

1. Off-street parking and loading as regulated by Sections 1107.12 and 1107.13 of this Ordinance.
2. Semi truck and trailer parking.

#### 1105.13 SUBD. 5. LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements, exceptions and modifications set forth in this Ordinance.

1. Lot Area: Twenty Thousand (20,000) square feet.
2. Lot Width: One Hundred (100) feet.
3. Setbacks:
  - a. Front Yard: Thirty-five (35) feet.
  - b. Side Yard: Twenty (20) feet.
    1. Interior Lot:
      - a. Twenty (20) feet.
      - b. Fifty-five (55) feet abutting a Residential District.
    2. Corner Lot: Thirty (30) feet.
  - c. Rear Yard:
    1. Twenty-five (25) feet.
    2. Fifty-five (55) feet abutting a Residential District.
  - d. Where railroad loading facilities exist or are to be provided, the rear and side yards may be modified through a variance.

#### 1105.13 SUBD. 6. MAXIMUM BUILDING HEIGHT:

The maximum building height shall be thirty-five (35) feet.

1105.13 SUBD. 7. MAXIMUM SITE COVERAGE.

The maximum site coverage shall be eighty-five (85) percent and shall be calculated to include building footprints; parking areas; driveways; loading, storage and trash areas and other areas covered by an impervious surface.

1105.13 SUBD. 8. MINIMUM DISTRICT SIZE.

The minimum district size shall be five (5) acres, with a minimum frontage of three hundred (300) feet.

1105.13 SUBD. 9. INDUSTRIAL/COMMERICAL DESIGN STANDARDS.

Industrial/commercial design standards are set forth and regulated in Section 1107.22.

*(Ord. 11-13, Section 1105.13, Subd. 3, Adopted November 21, 2011.)*