

# ENTERPRISE DRIVE COMMERCIAL LAND

311 Enterprise Dr. E., Belle Plaine, MN 56011



<b>SALE PRICE:</b>	\$217,800/ Acre
<b>LOT SIZE:</b>	Lot 1: 2.3 Acres Lot 2: 5.3 Acres Divisible to 2.0 Acres
<b>ZONING:</b>	B-2

**PROPERTY OVERVIEW**

Prime location to develop convenience store/gas/wash location on recently upgraded Meridian Street interchange/exits along Hwy 169. A high visibility location with Hwy 169 access for a gas or quick serve retail.

**PROPERTY HIGHLIGHTS**

- One of two main Belle Plaine highway exits
- Only easy access exit along northbound Hwy 169 between St. Peter & Jordan
- Opportunity for convenience store/gas along Hwy 169, quick serve retail, highway & local service
- Available for development
- Visibility and easy highway access
- Newly updated Hwy 169 through Belle Plaine
- Approximately 20 mins to Shakopee, 30 mins to St. Peter
- City sewer & water access from street
- Lots are level to gentle slope
- 5.3 Acres can be divided

**KW COMMERCIAL**  
215 Walker Avenue S.  
Wayzata, MN 55391

**JEFF STEDMAN**  
Agent  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## LAND FOR SALE

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View of Lot 2- 5.3 Acres



View of Lots along Hwy 169



View from Hwy 169 of Lot 1-2.3 Acres



View Lot 1 From Meridian Street Bridge over Hwy 169

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[www.kwcommercial.com](http://www.kwcommercial.com)

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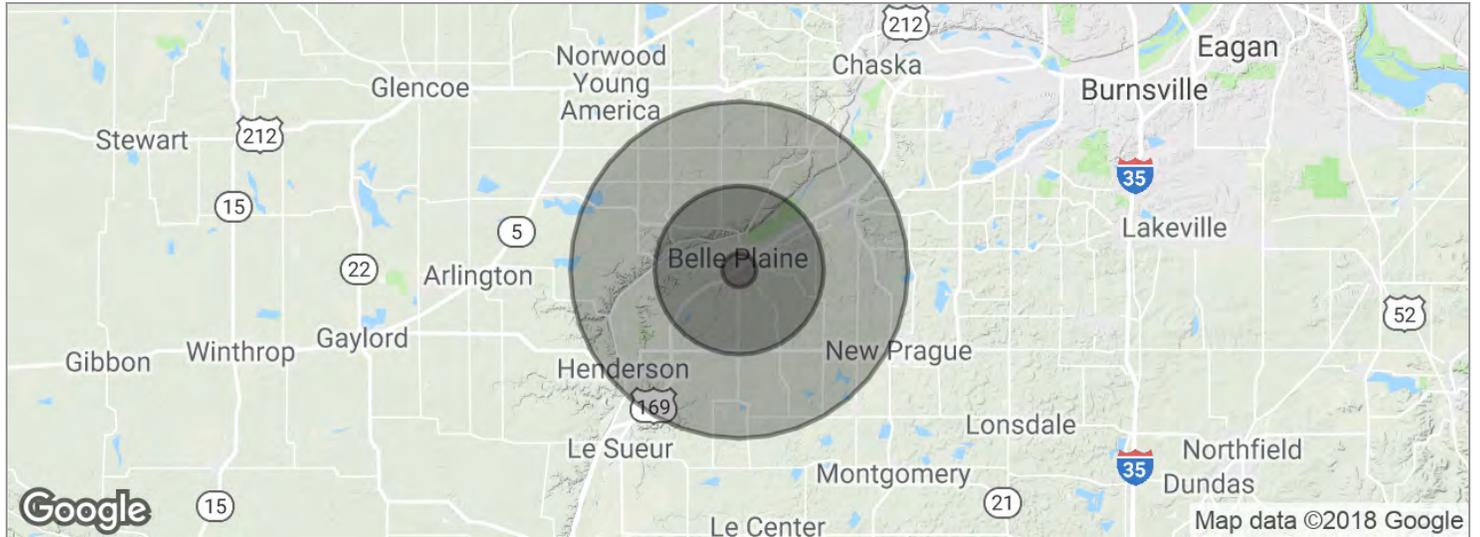
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	298	6,534	23,780
Median age	32.0	32.7	34.0
Median age (male)	31.9	32.7	34.0
Median age (Female)	32.3	32.9	34.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	108	2,359	8,613
# of persons per HH	2.8	2.8	2.8
Average HH income	\$75,801	\$78,411	\$79,324
Average house value	\$248,344	\$262,715	\$280,000

*\* Demographic data derived from 2010 US Census*

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