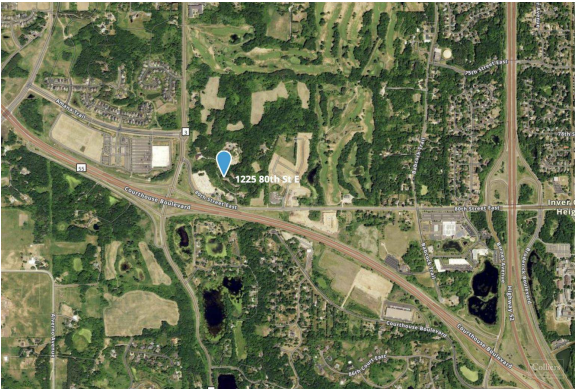




Zoning:
Last Updated: Jun 20, 2025

Realtor/Owner Contact
Laura Gill

Property and Area Description

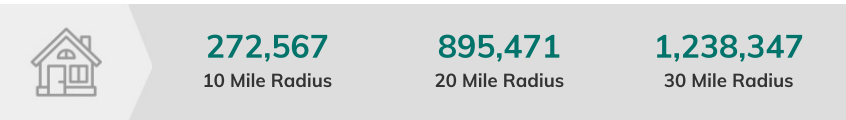
Land For Sale - 13.15 Acres Contiguous Highlights and Features: Four main routes - Hwy 55, Hwy 3, Hwy 52 and I-494 A growing community with new housing developments nearby 14 new housing plats have been approved in the city of Inver Grove Heights for a total of 1,101 new housing units (516 single-family, 585 multi-family) 3 buildings currently on site but can be demolished for development A portion of the land is gravel and sand PID: 20-00800-54-013 (4.97 acres, 216,493 sf) PID: 20-00800-54-014 (8.18 acres, 356,321 sf) Currently zoned Agricultural/Residential Future zoning is Commercial - Retail, Office, Medical, Residential Area Tenants: Target/Pharmacy, Starbucks, Iwa Sushi, Ideal Credit Union, Oyespa Salon | Spa, F45 Training, All Seasons PreSchool, Glassing Florist, Holiday Station Stores, McKeever Pet Dermatology Clinics, Inver Wood Golf Course, Inver Grove Heights Skate Park, Veterans Community Center, Inver Hills Community College Total Acres Available For Sale: 4.97 acres to 13.15 acres or 8.18 acres to 13.15 acres PID 20-00800-54-013: 4.97 acres, 216,493 sf 2025 Tax: \$3,984 PID 20-00800-54-014: 8.18 acres, 356,321 sf 2025 Tax: \$8,392 Sale Price: Negotiable Demographics and Traffic Counts: Average Household Population: 1 mile - 898, 3 miles - 15,684, 5 miles - 65,148 Average Household Income: 1 mile - \$112,912, 3 miles - \$103,115, 5 miles - \$87,687 Robert Trail S - 10,200 vpd, Highway 55 - 24,500 vpd, 80th St E - 5,600 vpd

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel

Property Images

