

# Pinnacle Park Land

14251 Newton Avenue | Burnsville, MN

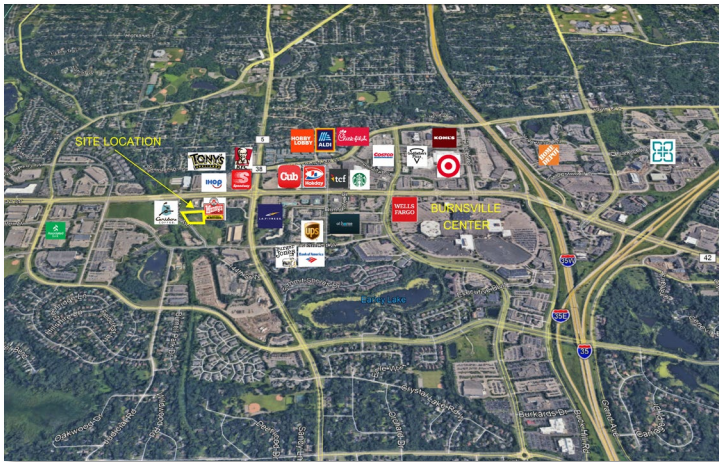
FOR SALE / BUILD TO SUIT | LAND



## Highlights

- 1 Lot Remaining: 3.48 Acres
- Zoned Office & Industrial Park:
  - Manufacturing, Office, Warehouse, Research Lab, Technology and More
- Convenient Location- 1 Block South of Cty Rd 42 and 1 Block West of Cty Rd 5
- Access to/from County Road 42

## Surrounding Area



### Average Daily Traffic Volumes:

- |  |
|--|
| ▪ County Road 42: 38,000                         |
| ▪ County Road 5: 13,800 VPD                      |
| ▪ Combined: 51,800 VPD                           |
| ▪ 2 miles from I-35 split / 5 miles from Hwy 169 |

### Demographics

Miles	1	3	5
Population	7,919	70,349	161,187
Avg Income (\$)	76,889	89,259	101,353
Households	3,176	26,599	60,292

High Visibility

High Traffic

High Demand

For more information, please contact:

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2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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## Parcel ID:

- 02-57677-02-010

## Property Type:

- Commercial / Industrial Preferred

## Total Land Area:

- 3.48 Acres

## Price:

- Negotiable

## Real Estate Taxes:

- \$14,278 (Net Tax payable 2023)

## Zoning:

- Office and Industrial Park

## Plat:

- Pinnacle Park 3<sup>rd</sup> Addition
- Lot 1 Block 2

## Land Cover:

- Multiple

## Natural Resource Corridor Present:

- No
- Tree preserve adjacent

## Public Waters Present:

- No

## Floodplain Present:

- No

## Ecologically Significant Area Present:

- No

## Soils:

- Ok

## Wetland Present:

- No

## Watershed:

- Black Dog



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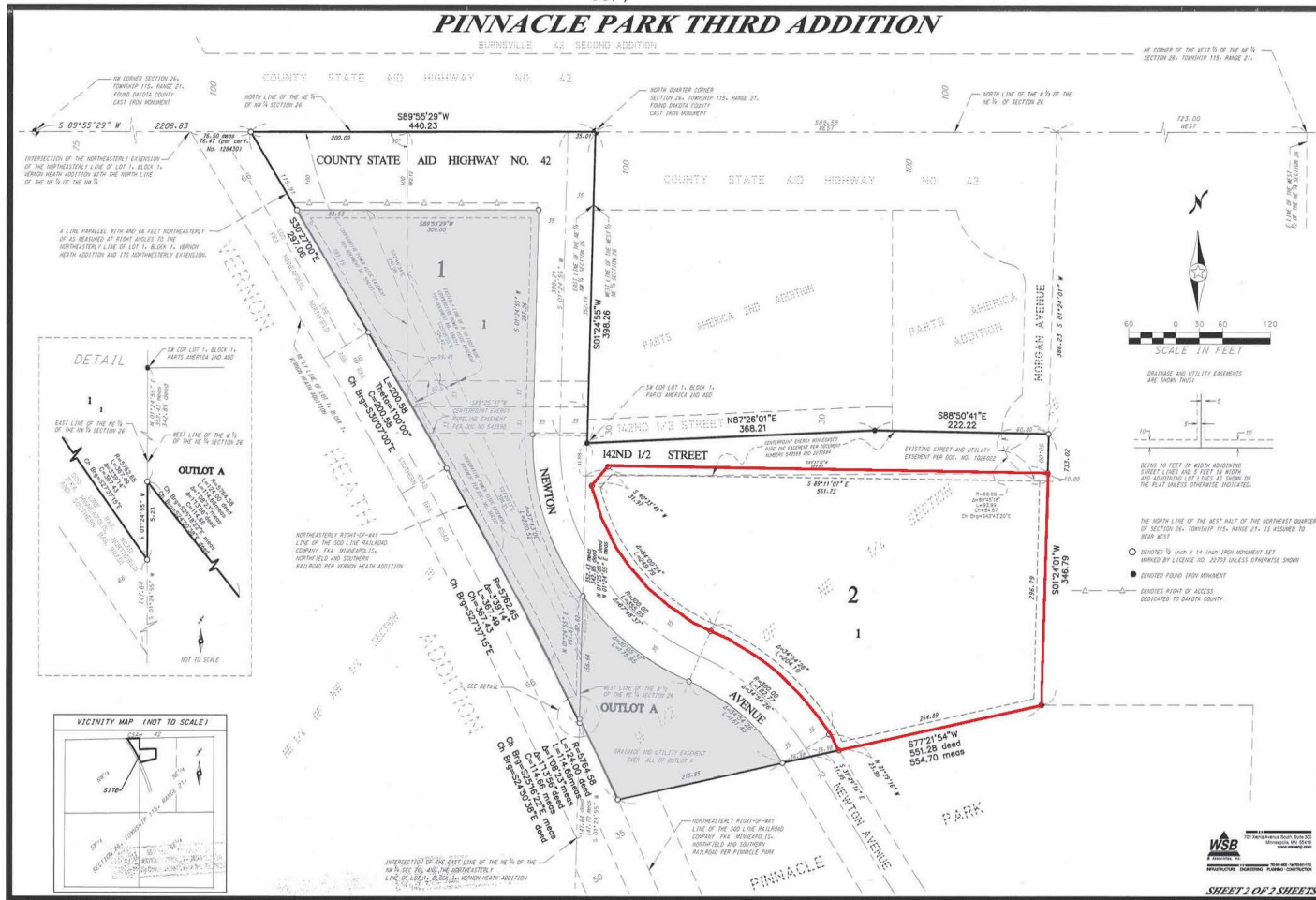
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## Plat



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## Disclaimer & Confidentiality Agreement

This Offering Memorandum was prepared by EFH Realty Advisors, Inc. ("Broker" solely for the use of prospective purchasers of the Pinnacle Park Land (the "Property"). Neither the Broker nor the owner of the Property ("Owner") makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchases of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.



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