

# COBBLESTONE LAKE OUTLOT

155th Street W. & Pilot Knob Road | Apple Valley, MN 55124



## SALE/LEASE/BTS OPPORTUNITY

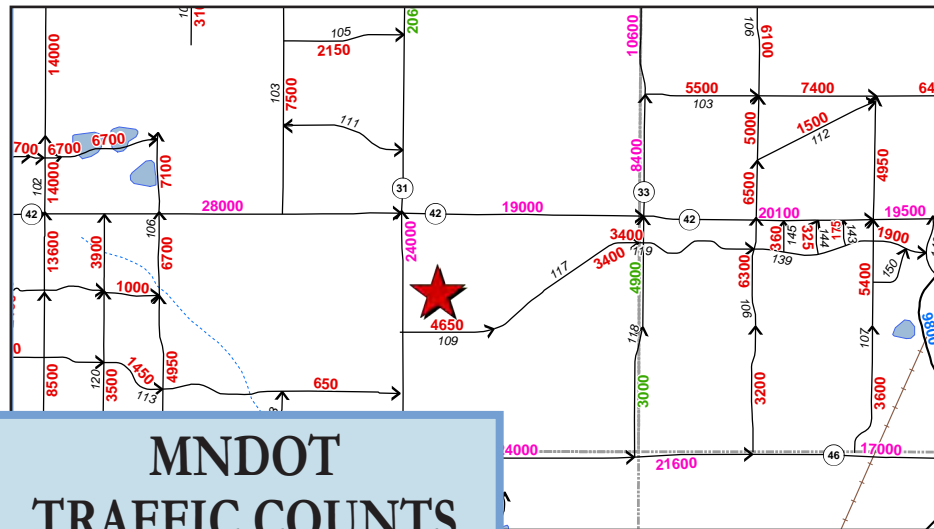
HJ Development is marketing a land parcel for Sale/Lease/BTS opportunities. Located directly north of Super Target, the site is part of the Cobblestone Lake development. Up to 2.82 buildable acres are available. For more information please contact us directly.

### DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	7,014	78,614	155,043
Daytime Population:	1,300	23,016	34,374
Households:	2,893	28,754	55,464
Average HH Income:	\$104,157	\$108,775	\$115,393

### CURRENTLY AVAILABLE

- 2.82 Buildable Acres Available for Sale/Lease/BTS
- \$1,965,424.00 Sale Price
- Divisible to 1/2-Acre Parcels
- User Driven Development
- Significant Residential Construction is Underway in the Trade Area
- Area Retailers Include Super Target, Wells Fargo, Fantastic Sams, Pizza Ranch, Orangetheory Fitness & More...



**MNDOT  
TRAFFIC COUNTS**

### CONTACT INFORMATION

- ✉ **Chris Moe, CCIM:**  
cmoe@hjdevelopment.com
- ✉ **Jeff Cariveau:**  
jeff@hjdevelopment.com
- ✉ **Brian Merz:**  
bmerz@hjdevelopment.com
- ☎ 952-476-9400
- 🌐 www.hjdevelopment.com



# SALE/LEASE/BUILD-TO-SUIT OPPORTUNITY | APPLE VALLEY

