

COBBLESTONE LAKE OUTLOT

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



SALE/LEASE/BTS OPPORTUNITY

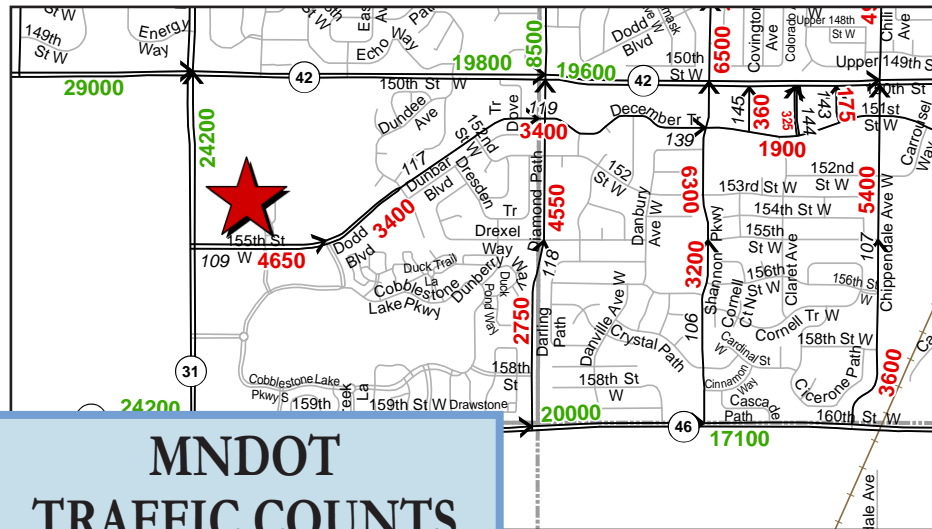
HJ Development is marketing a land parcel for Sale/Lease/BTS opportunities. Located directly north of Super Target, the site is part of the Cobblestone Lake development. Up to 2.82 buildable acres are available. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	6,526	74,501	150,223
Daytime Population:	1,324	23,903	36,085
Households:	2,719	27,403	54,177
Average HH Income:	\$101,434	\$103,098	\$109,308

CURRENTLY AVAILABLE

- 2.82 Buildable Acres Available for Sale/Lease/BTS
- \$2,718,144 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

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

