

EAGLE CREST COMMONS

17th Avenue E & Mystic Lake Drive | Shakopee, MN 55379



LEASE/BTS OPPORTUNITY

HJ Development is marketing Eagle Crest Commons, a 145-acre mixed-use development. Located in the SW corner of 117th Ave. E & Mystic Lake Dr., the project will consist of commercial, residential, and public gathering spaces. Approximately 23-acres are slated for commercial development. Envisioned uses include, grocery, multi-tenant retail, banks/credit unions, freestanding restaurants, and medical office buildings. Construction start is planned for Q3 2025. For more information please contact us directly.

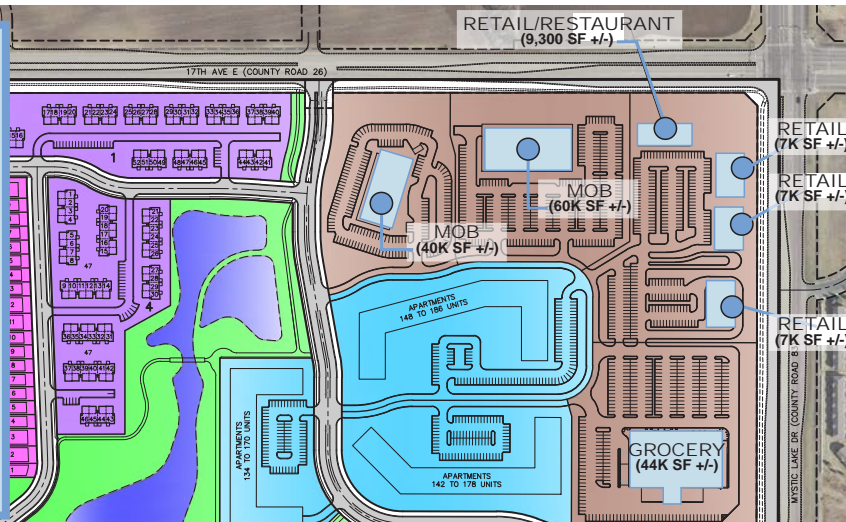
DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	7,083	40,475	99,627
Daytime Population:	2,332	25,291	52,649
Households:	2,120	13,870	34,880
Average HH Income:	\$134,751	\$134,624	\$159,558

CURRENTLY AVAILABLE

- 23 Buildable Acres Available for Lease or Build-To-Suit; Divisible to 1-Acre Parcels
- Negotiable Rates & TI's
- Mixed-Use Development
- Ideal Location for Grocery, Retail, Restaurant, Medical Office, & Service-Related Uses
- Features Include Drive-Thru & Patio Dining Opportunities
- Commercial Site Located Adjacent to Planned Housing Consisting of:
 - Apartments (422 - 534 Units)
 - Attached Townhomes (98 Units)
 - Single Family Homes (223 Units)

CONCEPT SITE PLAN



CONTACT INFORMATION

Chris Moe, CCIM:
 cmoe@hjdevelopment.com
 952-476-9400
 www.hjdevelopment.com

LEASE/BUILD-TO-SUIT | SHAKOPEE

