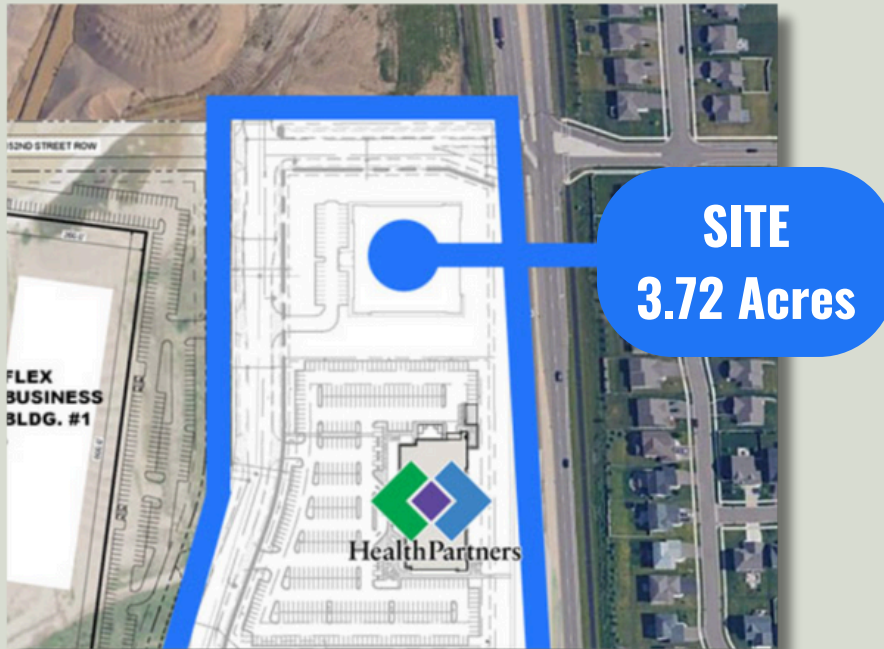


# GROUND LEASE OR BUILD-TO-SUIT



**AVAILABLE**  
**3.72 acres**

# SITE INFO



## Address

- 15244 English Ave
- Apple Valley, MN

## Space

- Land: 3.72 acres
- 1,300 ft of frontage

## Property Use

- Retail space, new construction or ground lease

## Frontage & Visibility

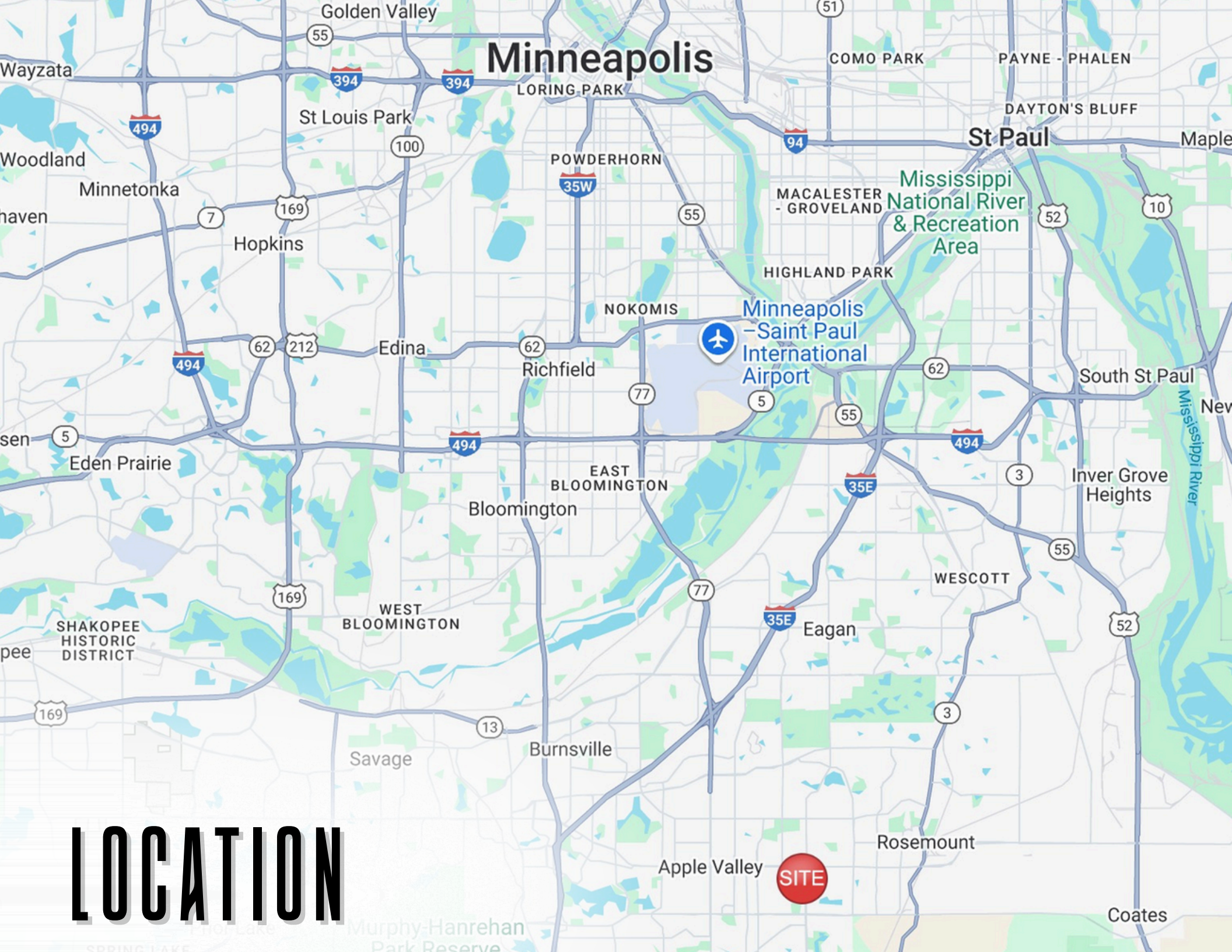
- Excellent visibility to Pilot Knob Rd

## Accessibility

- Full movement. Intersections of 152<sup>nd</sup> St W & Pilot Knob Rd and 155<sup>th</sup> St W & Pilot Knob Rd

## Features:

- Explosive housing growth (425+ lots per year since 2018)
- New and planned development next to site
- Apple Valley ranks 17<sup>th</sup> on Money Magazines "100 Best Places to Live"



# LOCATION

# SITE PLAN



**SITE**  
3.72 Acres



Vet Clinic



4,213

24,016

155th St W

155th St W

155th St W

ob Rd

English Ave

152nd St W

Emory Cir

Emory Cir

152nd St W

Emory Ave

153rd St W

Emory Ave

154th St W

154th St W

Pilot Knob Rd

Pilot Knob



English Ave  
**SITE**  
3.72 Acres



Vet Clinic  
4,213



Restaurant Pad site

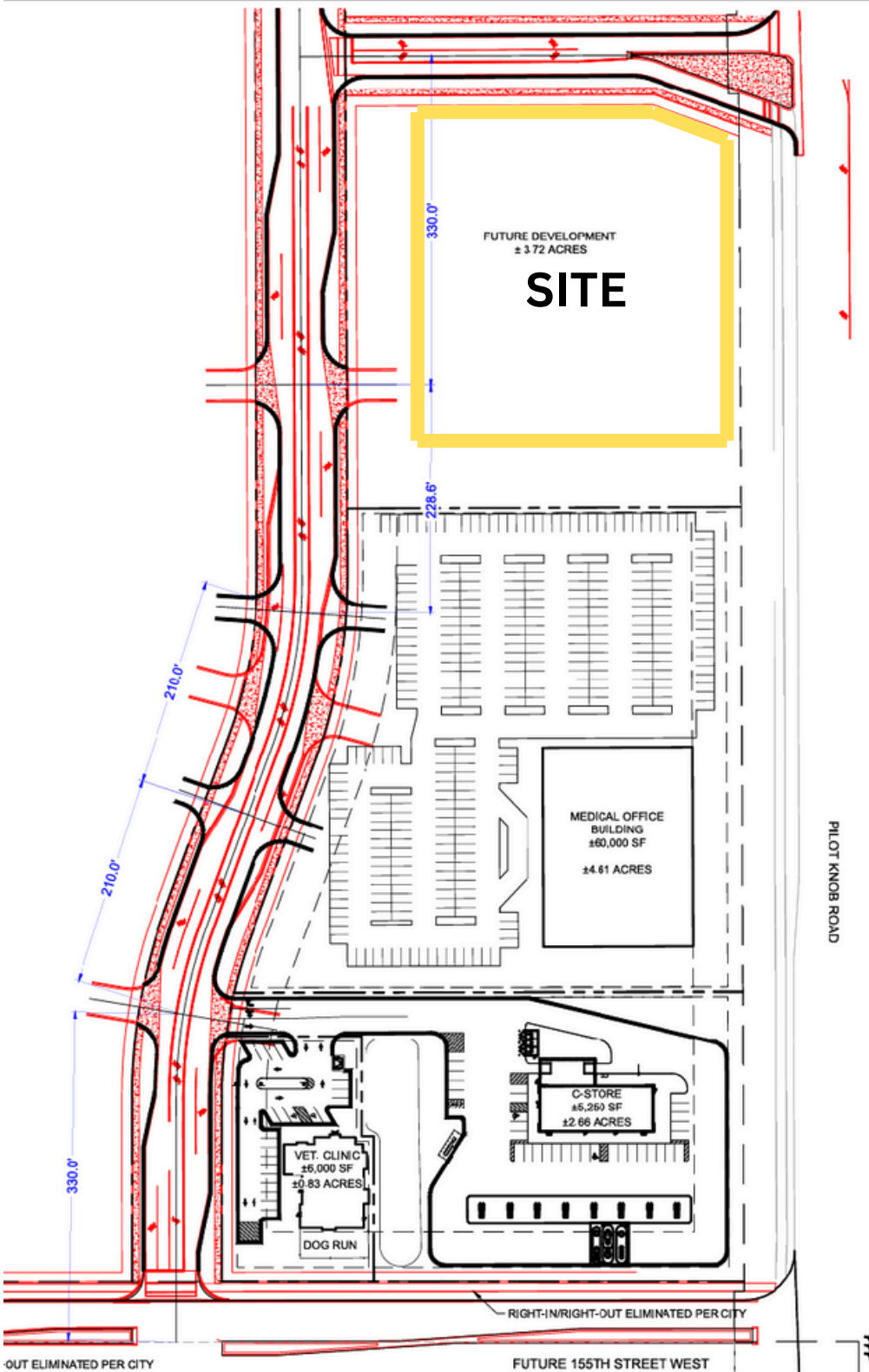
Apartment Complex

LUNDS & BYERLYS

Mister Donut



**MARKET AREA**



# DEMOGRAPHICS

## Population (2025)

- 1 mile: **11,464**
- 3 miles: **86,665**
- 5 miles: **174,683**

## Avg Income (2025)

- 1 mile: **\$145,293**
- 3 miles: **\$143,552**
- 5 miles: **\$150,064**

## Traffic Volume

- Pilot Knob Rd: **24,016** per day (2025)
- 155th St W: **4,213** per day (2025)

# NEARBY RETAILERS

**SUPER TARGET**



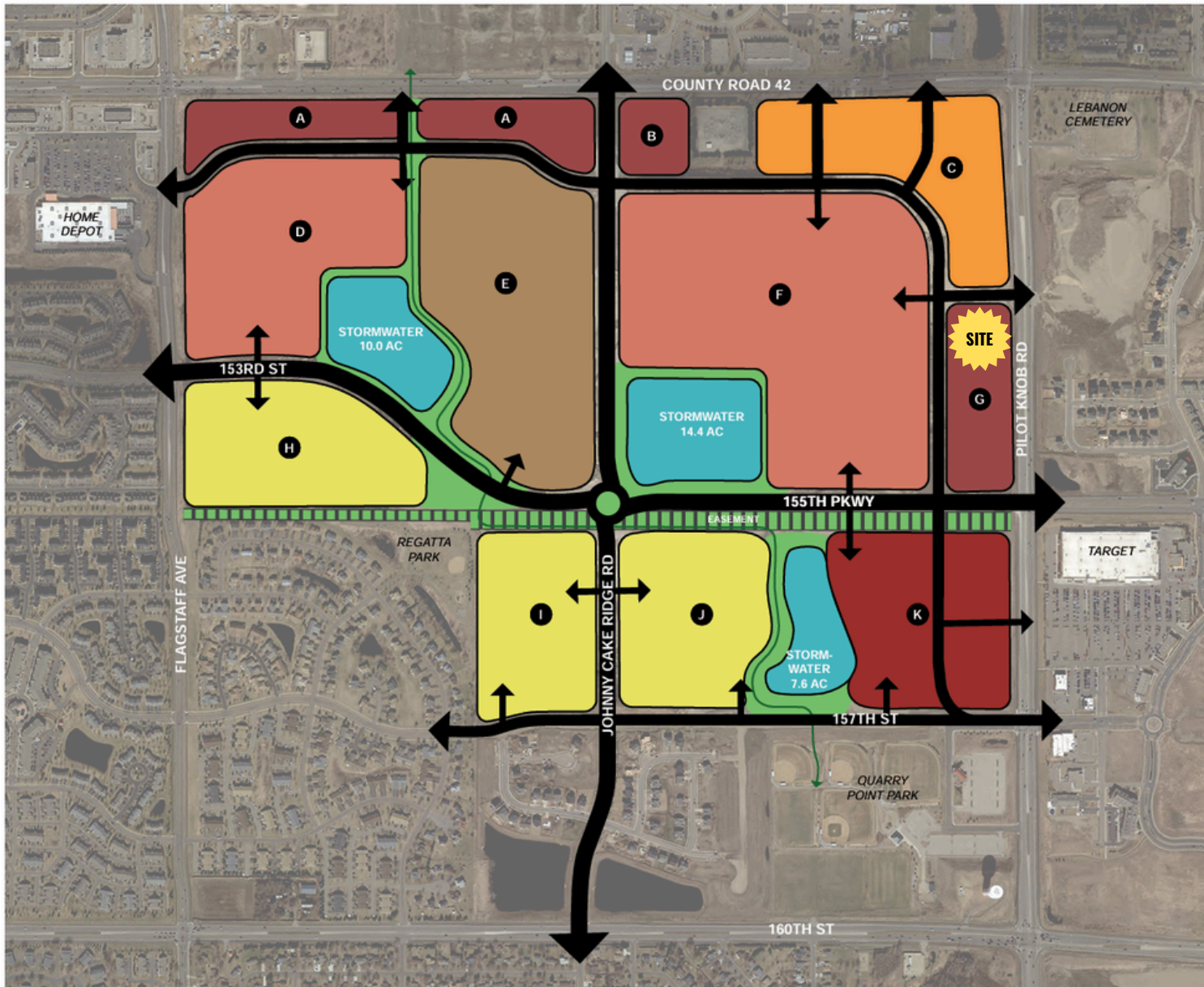
LUNDS & BYERLYS

**Mister CAR WASH**



HealthPartners

# PROPOSED USE MAP



## SITE LAND USE DIAGRAM

Acreage	Proposed Allowable Land Uses	Potential Density or F.A.R. Range
A 20.5	Commercial Retail	0.18 to 0.30
	Commercial Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
B 5.9	Commercial Retail	0.18 to 0.30
	Commercial Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
C 29.5	Commercial Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
D 33.0	Commercial Retail	0.18 to 0.30
	Commercial Office	0.25 to 0.35
	Industrial	0.30 to 0.45
	Medical	0.25 to 0.40
	Multi-Family Residential	4.0 to 30.0
E 51.0	Commercial Office	0.25 to 0.35
	Industrial	0.30 to 0.45
	Medical	0.25 to 0.40
	Multi-Family Residential	4.0 to 30.0
F 71.2	Commercial Retail	0.18 to 0.30
	Commercial Office	0.25 to 0.35
	Industrial	0.30 to 0.45
	Medical	0.25 to 0.40
	Multi-Family Residential	4.0 to 30.0
G 12.9	Commercial Retail	0.18 to 0.30
	Commercial Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
H 27.4	Multi-Family Residential	4.0 to 30.0
	Single-Family Residential	3.0 to 4.0
I 20.6	Multi-Family Residential	4.0 to 30.0
	Single-Family Residential	3.0 to 4.0
J 26.4	Multi-Family Residential	4.0 to 30.0
	Single-Family Residential	3.0 to 4.0
K 28.7	Commercial Retail	0.18 to 0.30
	Commercial Office	0.25 to 0.35
	Medical	0.25 to 0.40
<b>TOTALS</b>		
Non-Residential Uses		97.5 Acres
Mixed Non-Residential/Residential Uses		155.2 Acres
Residential Uses		74.4 Acres

# CONTACT

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