

24.84 ACRES FOR SALE

STACK
INDUSTRIAL PARTNERS

14615 LONE OAK ROAD

EDEN PRAIRIE, MN 55344



AVAILABILITY SUMMARY

Prime Development Opportunity

Discover a rare opportunity in Eden Prairie at 14615 Lone Oak Road, featuring two adjacent parcels (PID: 1611622110007 & 1611622110008) ready for development. Conveniently located near major highways, this property offers excellent access and visibility within one of the Twin Cities' most desirable business corridors.

Zoned I-5 Industrial Park (5-acre minimum) with a 2040 Comprehensive Plan designation of Mixed Use, the site provides flexibility for a variety of future development options. Whether you envision senior housing, townhomes, office, retail or mixed-use potential, this property is an exceptional investment in a thriving, high-demand community.

Property Specs

Total Size
24.84 Acres / 1,081,857 SF

PIDs
16-116-22-11-0007 & 16-116-22-11-0008

Zoning
I-5 Industrial Park - 5-acre min.

2040 Comp Plan - Land Use
Mixed-Use

County
Hennepin

VPD Along Hwy-212
107,000

Parcel 1 Specs

Parcel 2 Specs

PID
16-116-22-11-0007

PID
16-116-22-11-0009

Size
17.32 Acres

Size
7.52 Acres

Property Taxes
\$187,543.04

Property Taxes
\$65,486

PROPERTY AERIAL



Hwy 212 - 107,000-VPD

16-116-22-11-0008

16-116-22-11-0007

Mitchell Rd - 19,100-VPD

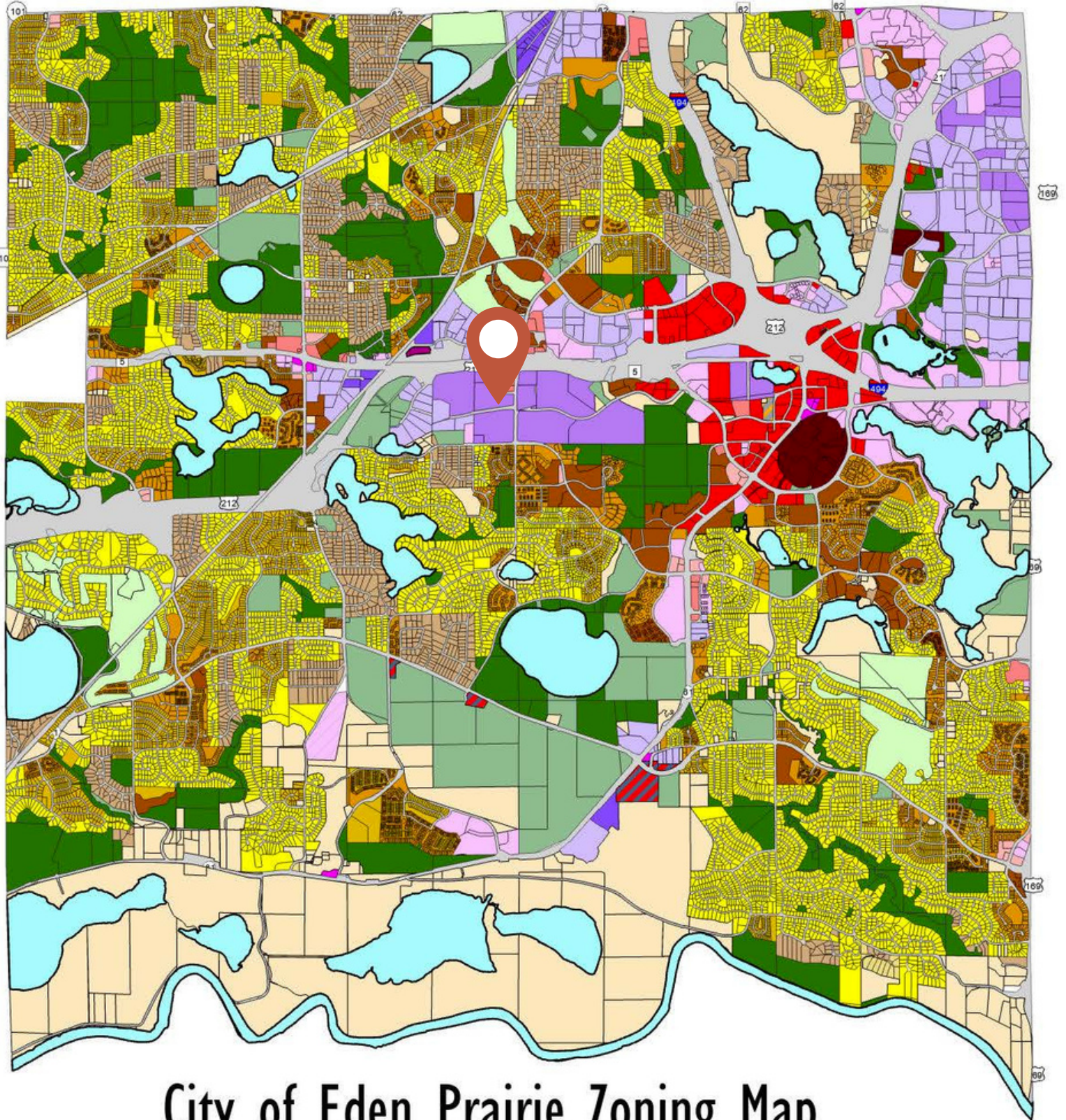
PROPERTY PHOTOS



PROPERTY PHOTOS

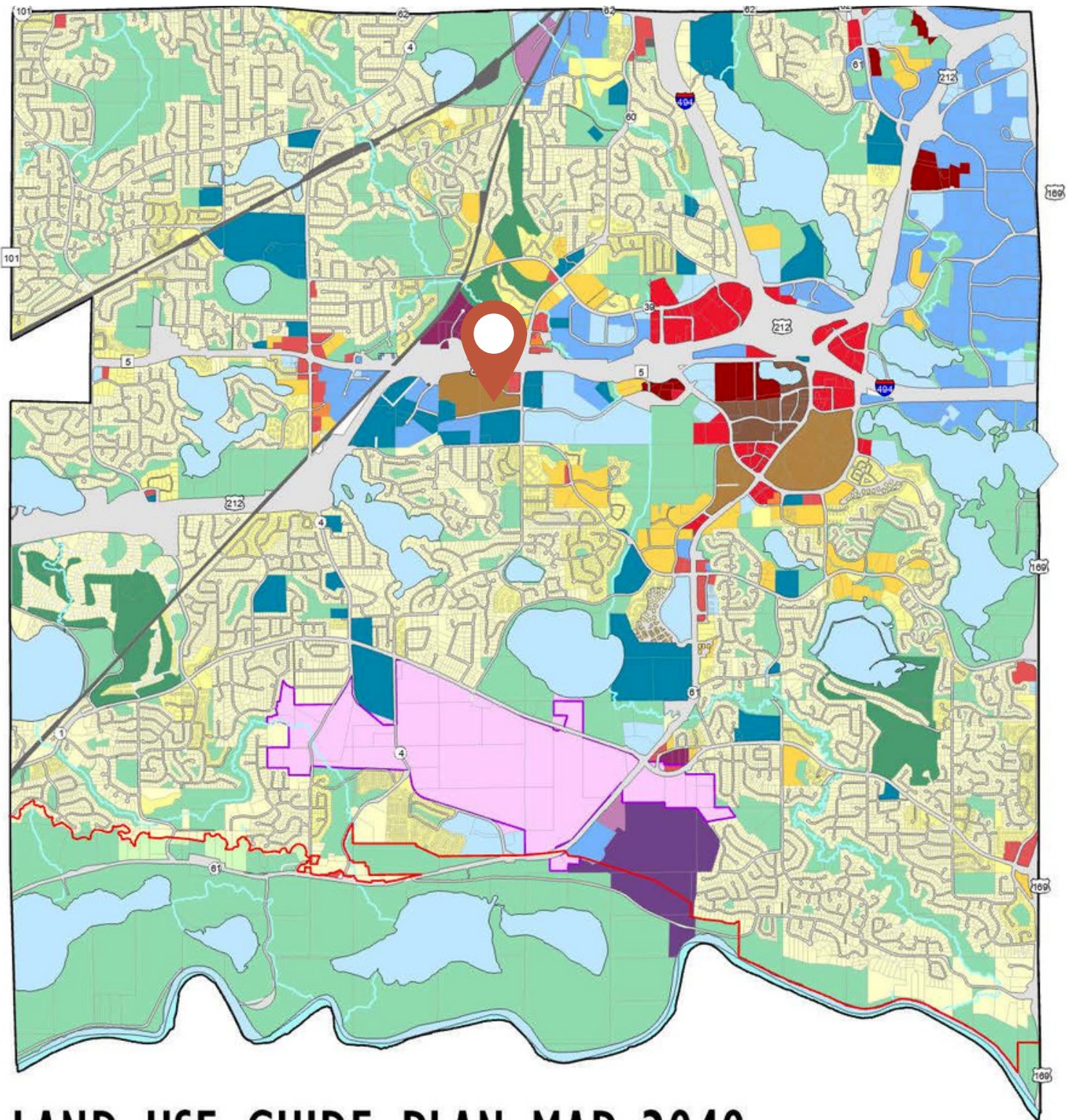


ZONING MAP - I-5 INDUSTRIAL



City of Eden Prairie Zoning Map

2040 COMP PLAN - MIXED USE



LAND USE GUIDE PLAN MAP 2040

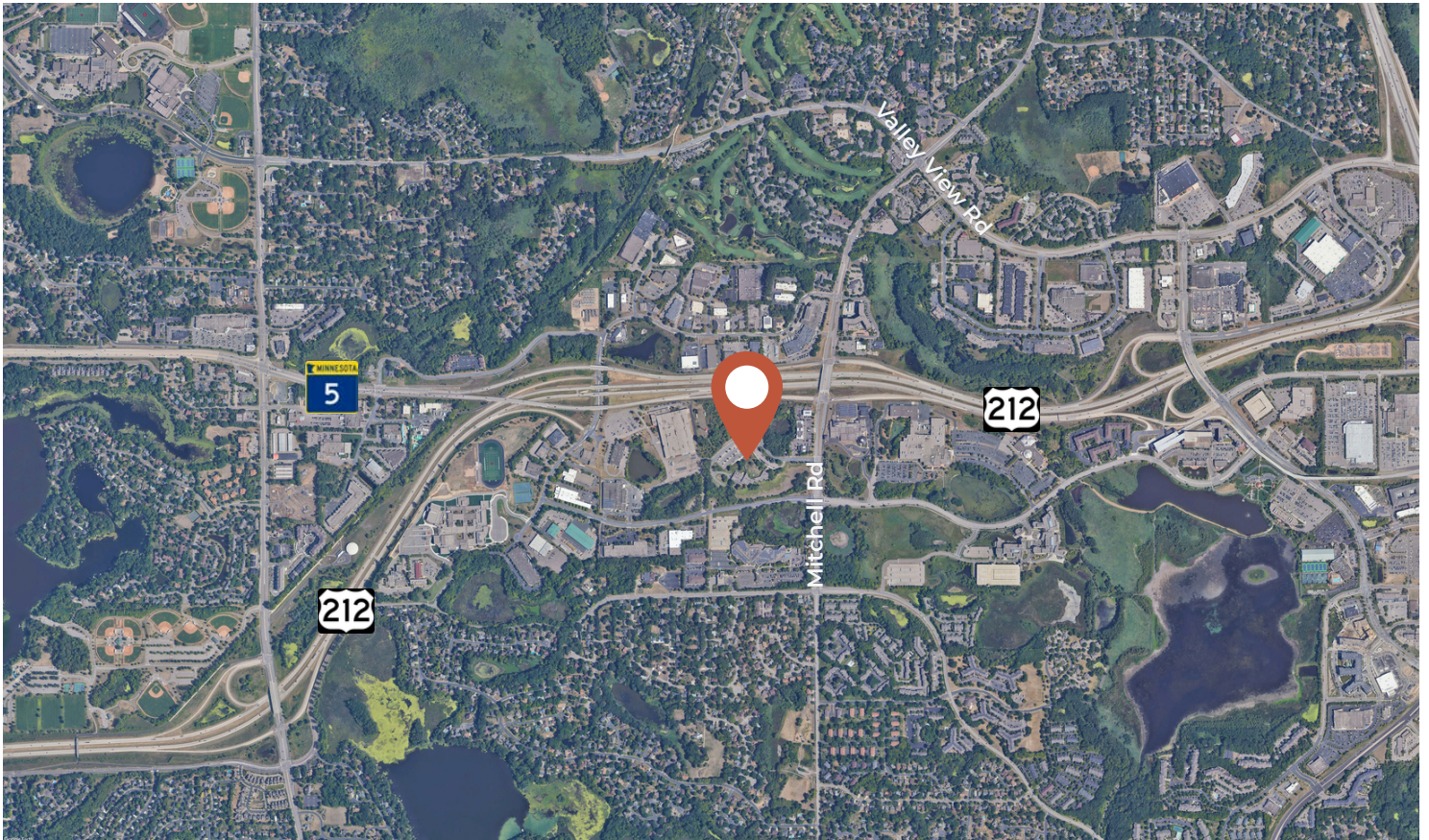
NATIONAL WETLANDS INVENTORY



TOPOGRAPHY MAP



LOCATION



Nearby Restaurants

Pizza Luce
Buca de Beppo
Original Pancake House
Kona Grill
Fat Pants
Culvers
Caibou Coffee
MyBurger
Jimmy's Kitchen and Bar
Yum
Taco Bell



Nearby Retail

Eden Prairie Center (100+ Shops)
Target
Kohls
Scheels
Costco
Walmart
Best Buy
Asia Mall
PetSmart
Walgreens
Cub Foods

Nate Erickson, SIOR

nate.erickson@stackindustrial.com

612.201.8943

Alex Baron, SIOR

alex.baron@stackindustrial.com

763-226-3476

stackindustrial.com 

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