



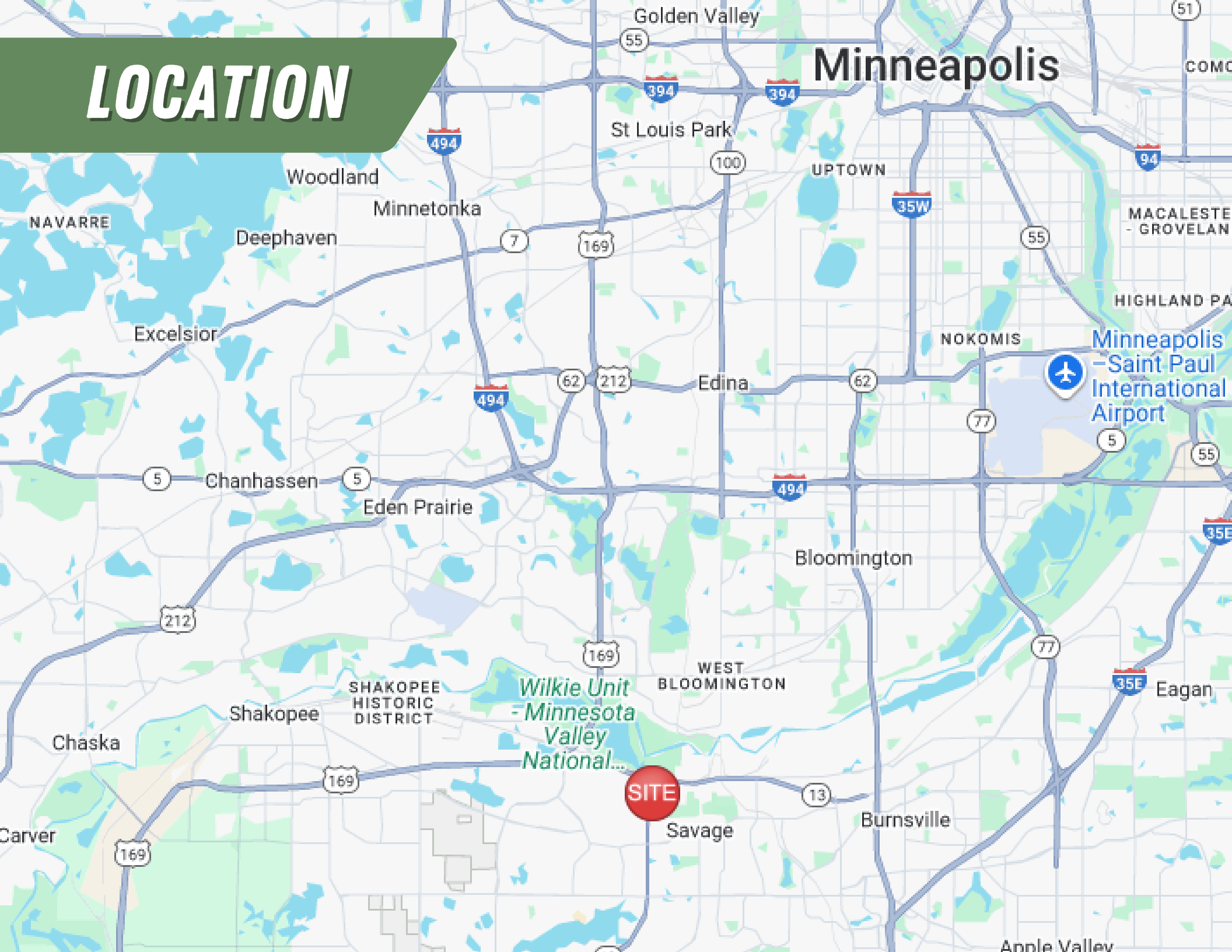
COMMERCIAL LAND **FOR SALE**

HWY 13 & 126TH ST, SAVAGE, MN

AVAILABLE
47.3 Ac

NORTH CENTRAL
COMMERCIAL REAL ESTATE, LLC

LOCATION





SITE INFO

Address

- SE corner of MN Hwy 13 and 126th St

Space

- Land: 47.3 acres (9.14 acres developable)

Price

- Negotiable

Property Use

- Land for sale

Frontage & Visibility

- Good visibility to Hwy 13 and 126th St

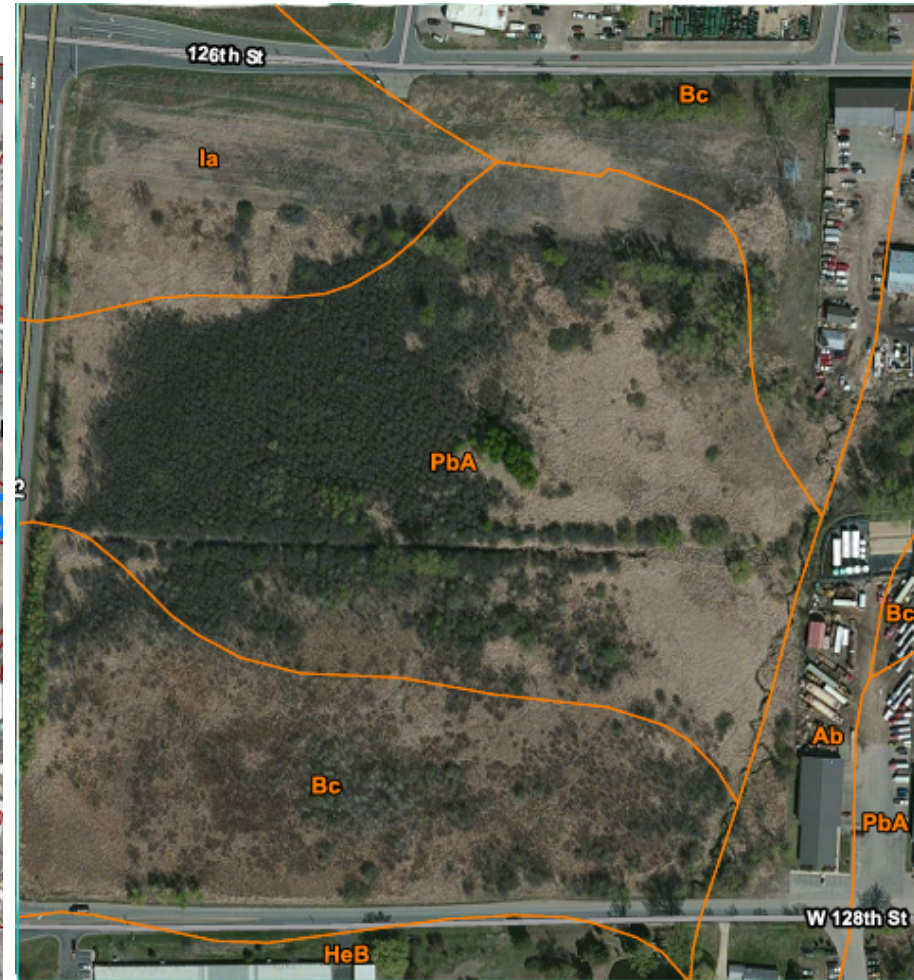
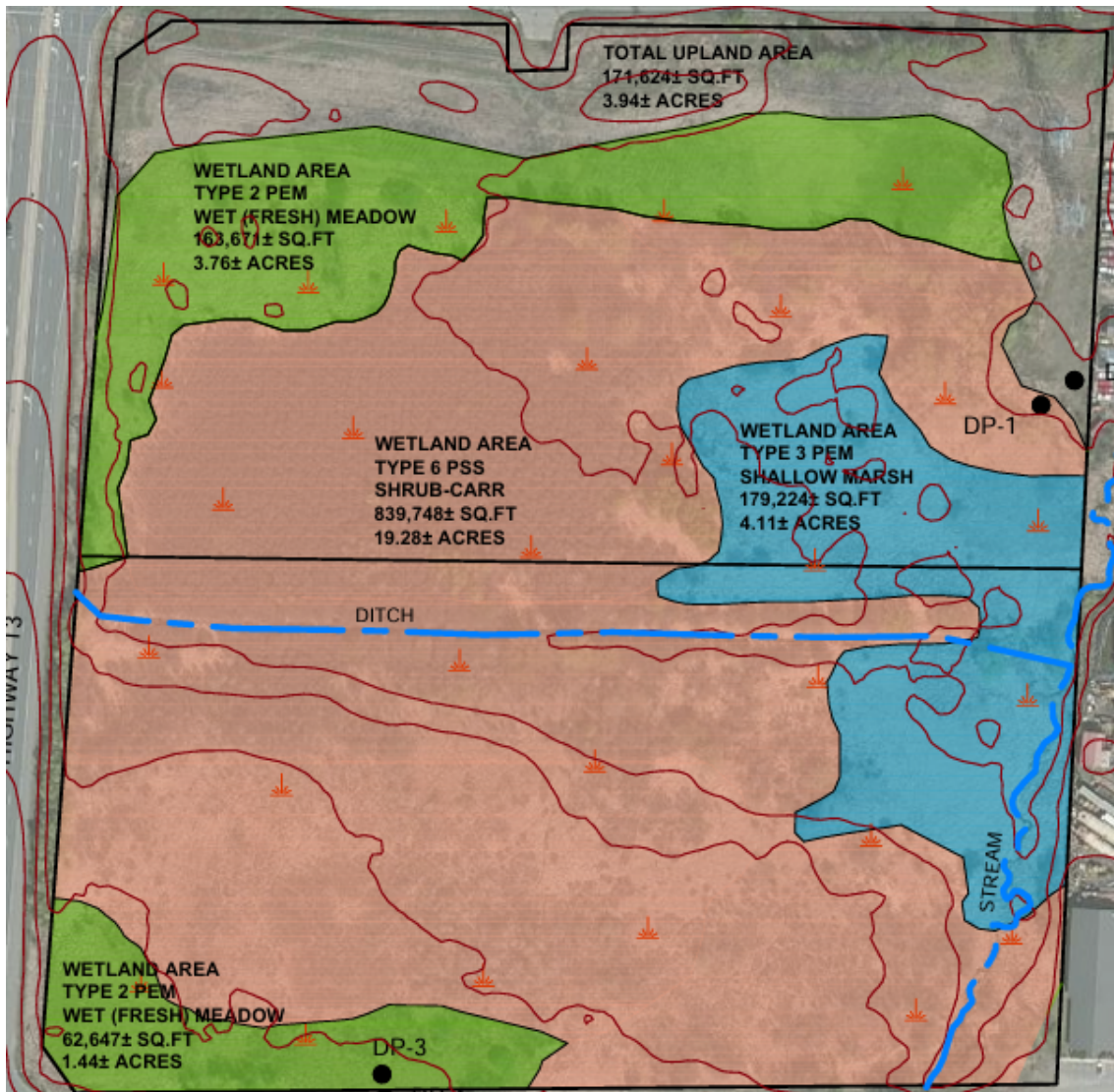
Accessibility

- Full movement. Current access off of 126th St.

Features:

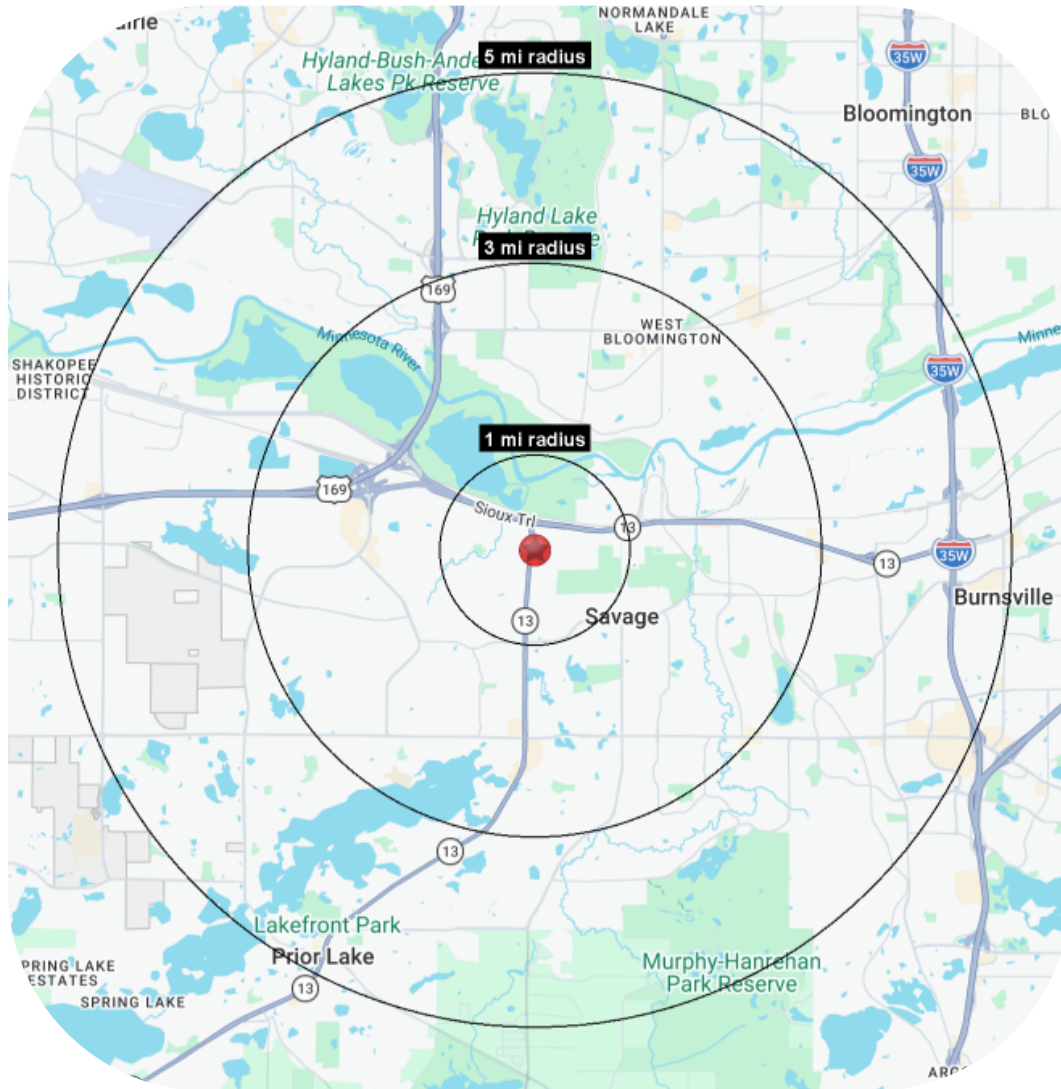
- Great access and visibility

WETLAND STUDY



Scott County, Minnesota (MN139)				
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
Ab	Alluvial land, frequent overflow, 0 to 6 percent slopes	3.8	8.1%	
Bc	Blue Earth mucky silty clay loam, 0 to 1 percent slopes	17.3	36.6%	
HeB	Sparta loamy fine sand, 2 to 6 percent slopes	1.9	4.1%	
Ia	Isanti fine sandy loam	6.1	12.9%	
PbA	Houghton muck, 0 to 2 percent slopes	18.2	38.4%	
Totals for Area of Interest		47.3	100.0%	

MARKET AREA



DEMOGRAPHICS

Population (2025)

- 5 mins: **11,435**
- 10 mins: **91,144**
- 15 mins: **229,031**

Avg Income (2025)

- 5 mins: **\$180,899**
- 10 mins: **\$158,558**
- 15 mins: **\$146,598**

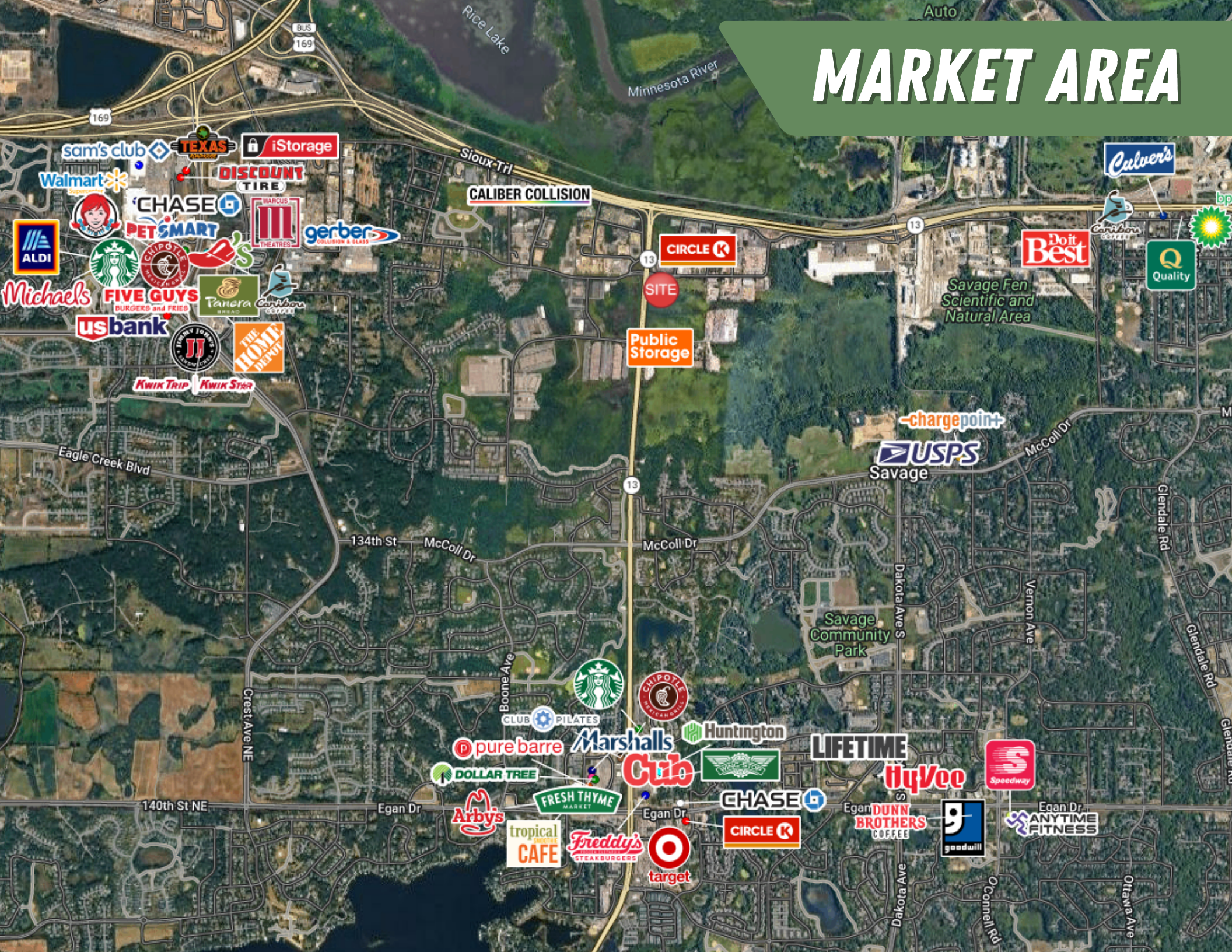
Traffic Volume

- Sioux Trail: **54,462** per day (2025)
- Hwy 13: **29,761** per day (2025)

AREA RETAILERS



MARKET AREA



CONTACT US

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