

## 360 Property View

21701 Johnson Memorial Drive, Belle Plaine, MN 56011-7801

**Lots & Land**  
**Acreage, Commercial Lot, Other**

List #: **7072374**  
Status: **Active**

List Price: **\$324,900**  
Orig List Pr: \$324,900



Property ID: [109320060](#)  
Tax Year: **2026**  
Acres/Sqft: **5.180/225,641**  
Taxable Acres:  
Min Lot Size:  
Lot Size: **923x551x520**  
County: **Scott-MN**  
Postal City: **Belle Plaine**  
Municipality: **Belle Plaine**  
Listing City: **Belle Plaine**  
School Dist: **716 - Belle Plaine (952-873-2400)**

Tax Amount: **\$3,094**  
Assess Bal: **\$0**  
Tax w/ Assess: **\$3,094**  
Assess Pend: **Unknown**

Homestead: **No**  
Plat Recorded: **No**

List Date: **05/13/2026**  
Rcvd by MLS: **05/13/2026**

[DOM:](#) **1**  
[CDOM:/PDOM:](#) **0/1**

Directions: **Corner of Hwy 169& Old Hwy 169/66.**

### General Information

Legal Desc: **SECTION 32 TOWNSHIP 114 RANGE 024 SE OF HWY IN NE1/4 SE1/4 & SE1/4 SE1/4 LYING N OF CL OF OLD HWY 169 BLVD.**  
Section/Township/Range: **32/114/24**  
Land Lease: **No**  
Fract Ownr: **No**  
Comp/Dev/Sub:  
Assoc Mgmt Comp:  
Restr/Covenant: **Easements**  
Land Inclusions: **Other, Survey**  
Improvements: **Paved Streets**  
Lot Desc: **Corner Lot**  
Utilities: **Electricity Available, Electricity Connected, Private Well Available**  
Road Frontage: **State**  
Rd Responsible: **Public Maintained Road**  
Zoning: **Business/Commercial**  
Topography: **Level**  
Develop Status: **Other**

Rnt License:  
Fire #:  
Assoc Phone:  
Insur Fee: **\$0**  
Assoc Fee: **\$0**  
Pasture Acres:  
Tillable Acres:  
Wooded Acres:

### Builder Information

Builder Restrict: **Open**  
Bldr Assoc Mbr:

### Remarks

Agent: **See new survey regarding setbacks. Former gas station site. Remediation was done. Well at site**  
Public: **Rare Commercial opportunity along one of Minnesota's most powerful traffic corridors. This 5-acre property sits directly on Hwy 169 just south of Jordan. This property is strategically positioned for businesses that rely on high visibility. High traffic Corridor connecting the Southwest metro to Mankato and beyond, Ideal for retail, service, contractor operations, showroom or destination business. Survey available.**

### Financial

List Type: **Exclusive Right**  
Sellers Terms: **Cash, Other**  
Sale Option: **Other, Sell Entirely, Will Build to Suit, Will Lease Back**  
Assume Loan:  
Lockbox Type: **None**  
Lockbox Source:  
Listing Conditions: **Standard**

### Agent/Office Information

Listing Agent: [Yvonne Perkins](#) 612-709-1555  
Listing Office: [Edina Realty, Inc.](#)  
Appointments: [ShowingTime](#)  
Office Phone: **952-892-7000**

MLS #: **7072374** [21701 Johnson Memorial Dr , Belle Plaine, MN 56011-7801](#)