



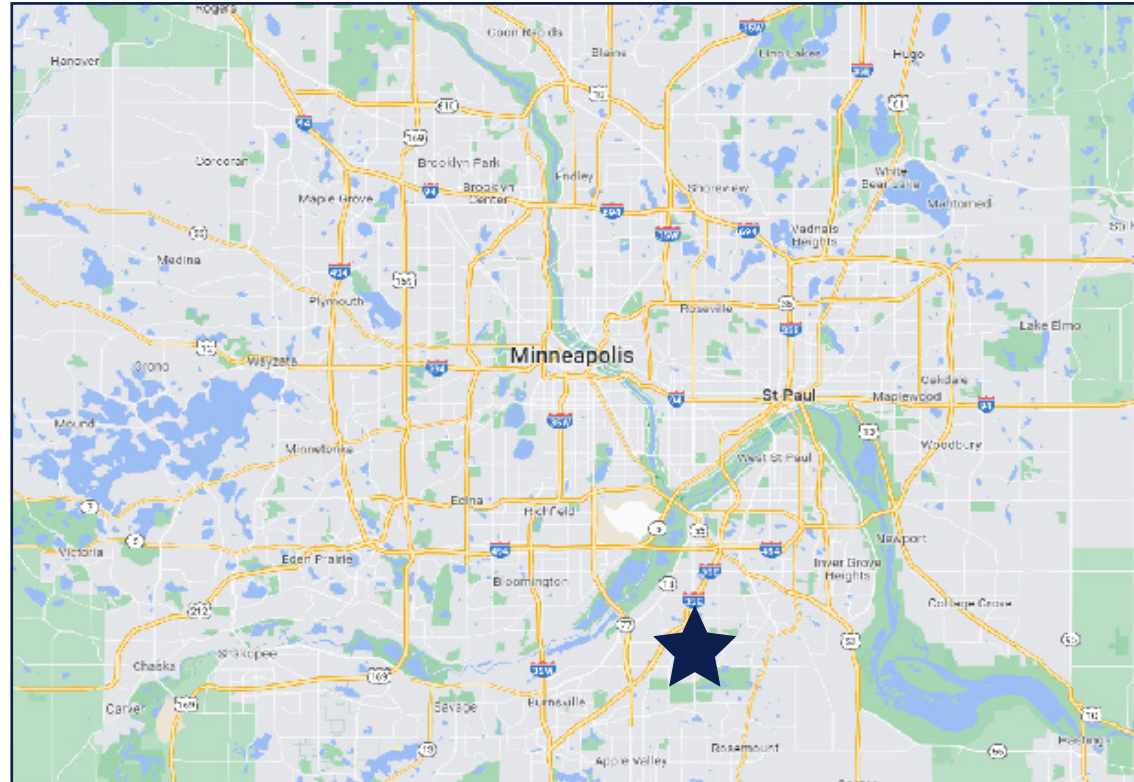
EAGAN LAND  
1580 Thomas Center Drive  
Eagan, MN 55122  
Land Sale / Ground Lease

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*Look Upland. Where Properties & People Unite!*

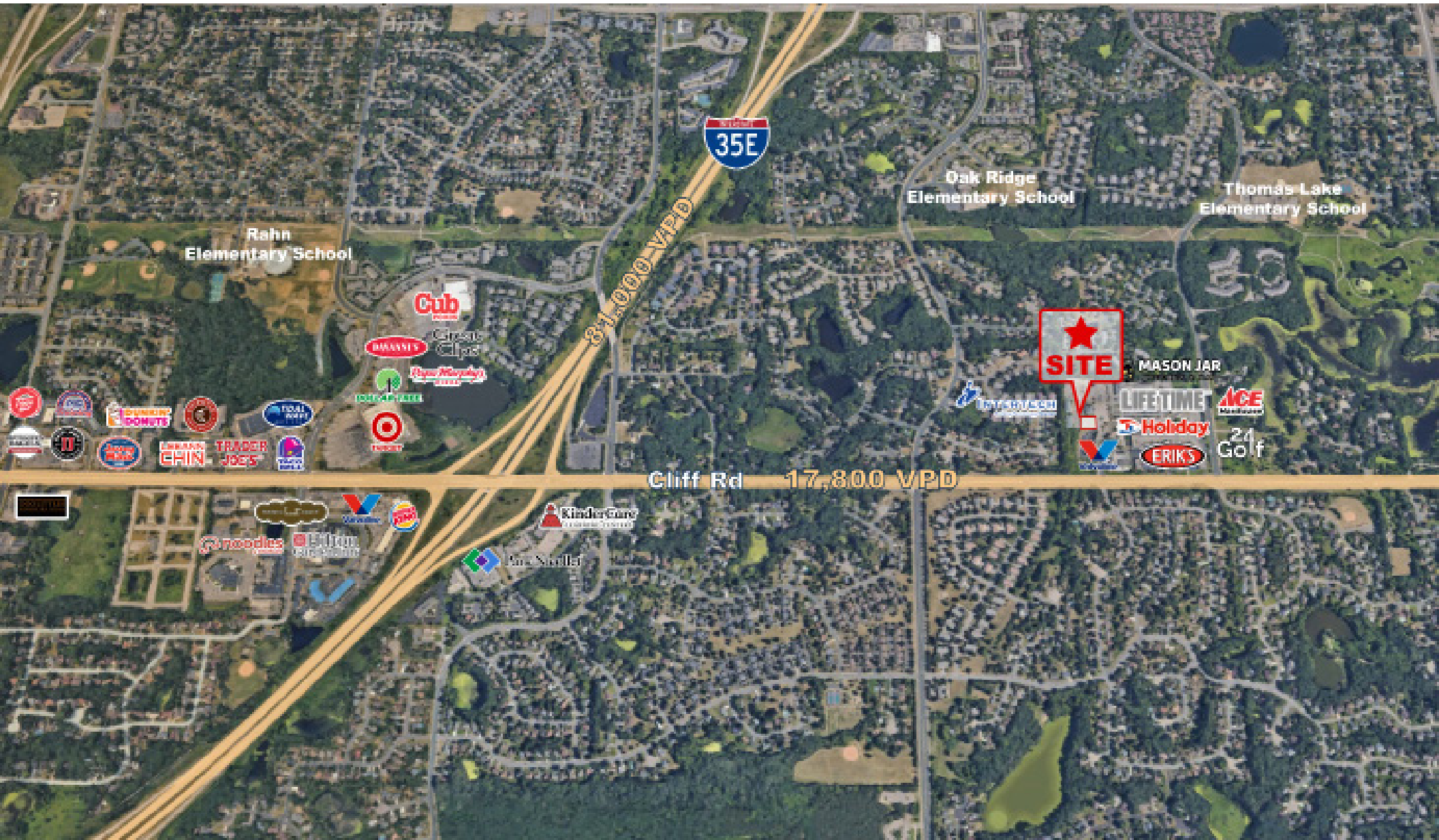
<b>ADDRESS</b>	1580 Thomas Center Drive
<b>CITY, STATE ZIP</b>	Eagan, MN 55122
<b>LAND SIZE</b>	0.78 Acres (33,976 SF)
<b>SALE PRICE</b>	\$500,000 (\$1.47/SF)
<b>GROUND LEASE</b>	Negotiable
<b>TAX 2025</b>	\$6,892
<b>COUNTY</b>	Dakota



### HIGHLIGHTS

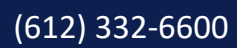
- 5-mile average household income of \$145,999.
- Located near I-35 where traffic counts average 81,000 VPD.
- Nearby tenants include Lifetime Fitness, Valvoline, Holiday Stationstore, Erik's, and more.
- Eagan is ranked the #14 Best Place to Live in Minnesota, according to Niche.
- Zoned PD Planned Development.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	9,405	68,092	176,312
<b>MEDIAN HH INCOME</b>	\$103,846	\$106,908	\$101,618
<b>AVERAGE HH INCOME</b>	\$141,156	\$141,050	\$135,999











# UPLAND

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