WELLINGTON
MANAGEMENT

Burnsville Crossing Outlot

For Sale or Lease

0.74 ACRES - COMMERCIAL LAND

12751 Nicollet Ave
Burnsville, MN 55337

Greg Croucher
651-999-5515
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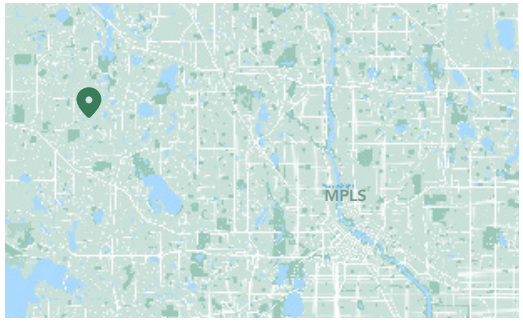
Land Available
PID: 025134500010
Zoning: TOD
Land Size: +/- 0.74 acres; +/- 32,250 SF
2024 Taxes: $8,312
Operation and Easement Agreement (OEA)
Utilities to parcel

Property Details

Burnsville Crossing Outlot is located in Burnsville's Heart of the City at the intersection of Nicollet Avenue and Burnsville Parkway. Purchased in 2007, the property consists of 0.74 acres that is ready to be developed. This land is located near a number of retail stores including a CVS, office buildings and the Ames Center, Burnsville's premier arts and events center.

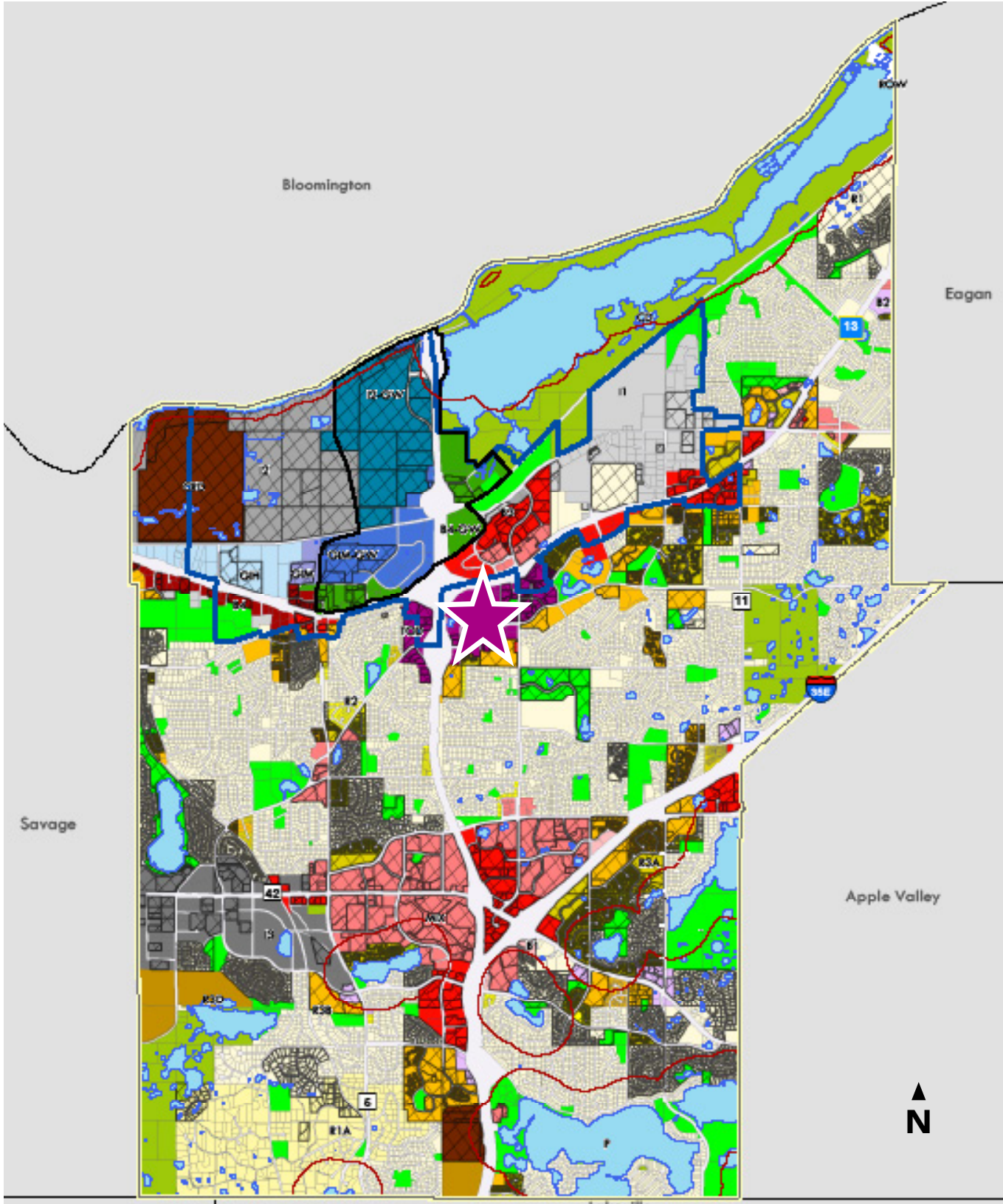
HIGHLIGHTS

- 0.74 acres for sale or build-to-suit opportunities
- Located in Burnsville's Heart of the City
- High-traffic area
- Property zoned TOD – Transit oriented development (See City of Burnsville website for further details and information)

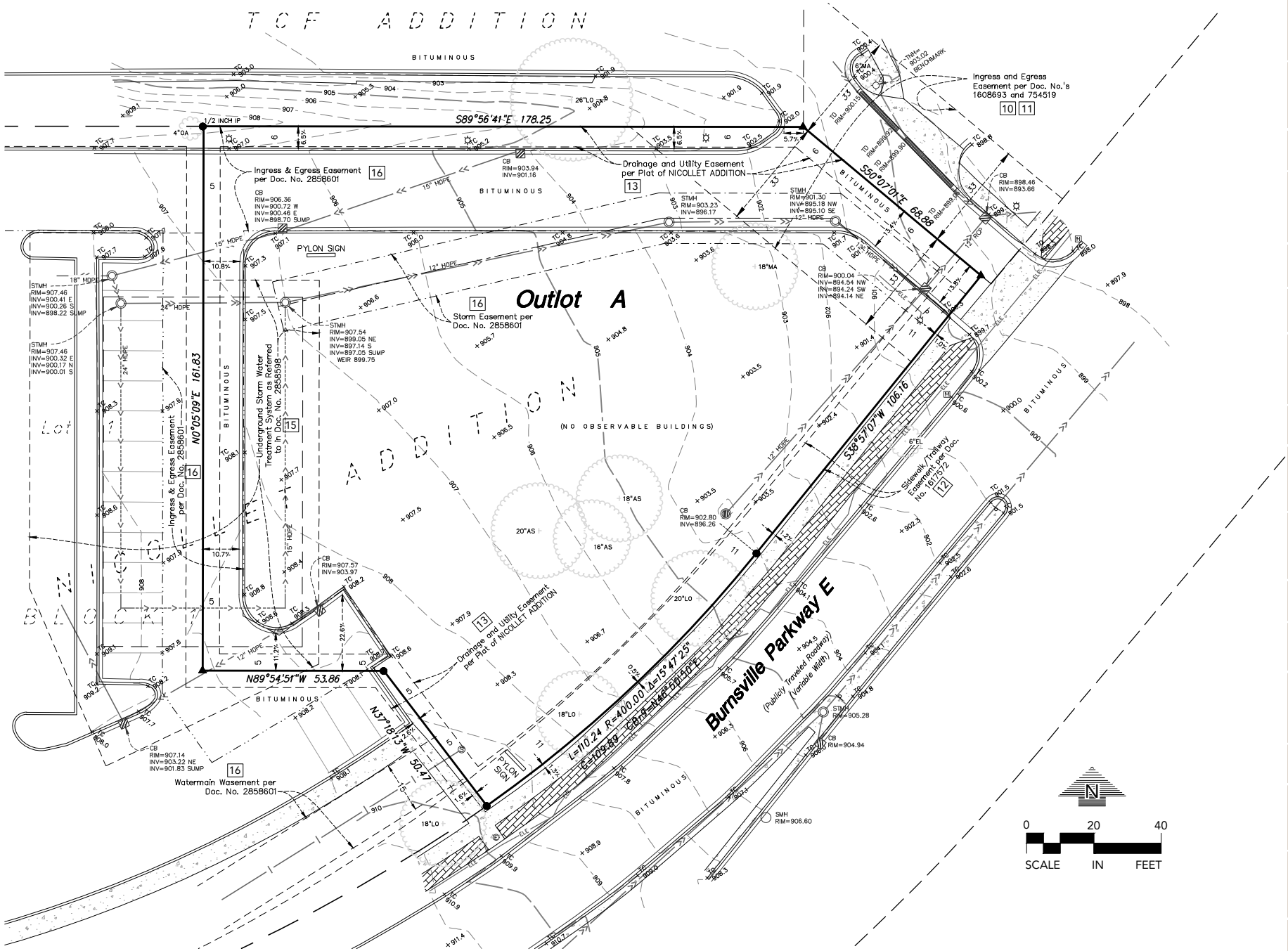


Zoning


City of Burnsville
Zoning Information
Published On: 5/8/2023
0
1
Miles
Shoreland Buffers
Gateway District
Drinking Water Overlay
Water
Planned Unit Development
B1 - Office Business
B2 - Neighborhood Business
B3 - General Business
B4 - Highway Commercial
B4-GW - Hwy Commercial Gateway Dist
CD - Conservancy
CRD - Commercial Recreation
GIH - Gateway Industrial Heavy
GIM - Gateway Industrial Medium
GIM-GW - Gateway Ind. - Medium
I1 - Industrial Park
I2 - General Industry
I2-GW - General Industry Gateway Dist
I3 - Office & Industrial Park
MIX - Mixed Use
P - Park
R1 - Single Family Residential
R1A - One Family Rural Residential
R2 - Two Family Residential
R3A - Medium Density Residential
R3B - High Density Residential
R3D - Mobile Home Park
Right-of-Way
TOD - Transit Oriented Development


Bloomington
Eagan
Savage
Apple Valley
N

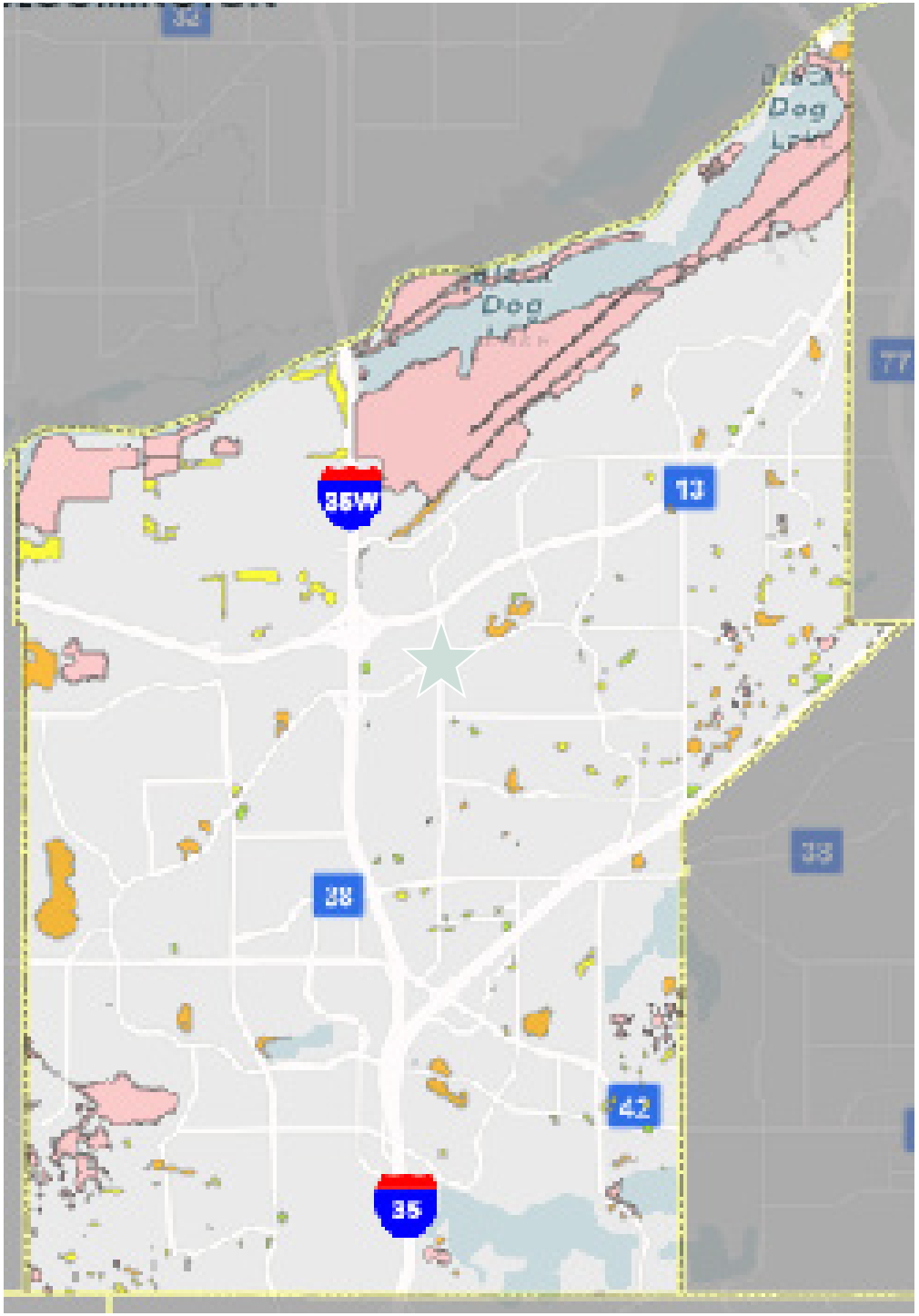
PUD Description/Survey



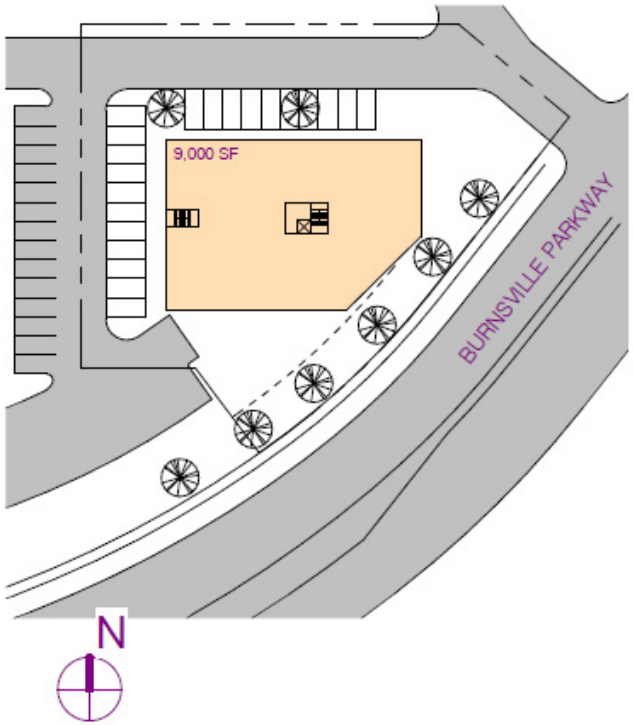
Wetland Locations

City Of Burnsville

Wetland Classification	Minimum Permanent Buffer Zone Width
Protection	30 feet
Improvement	25 feet
Management	20 feet
Management 2	20 feet

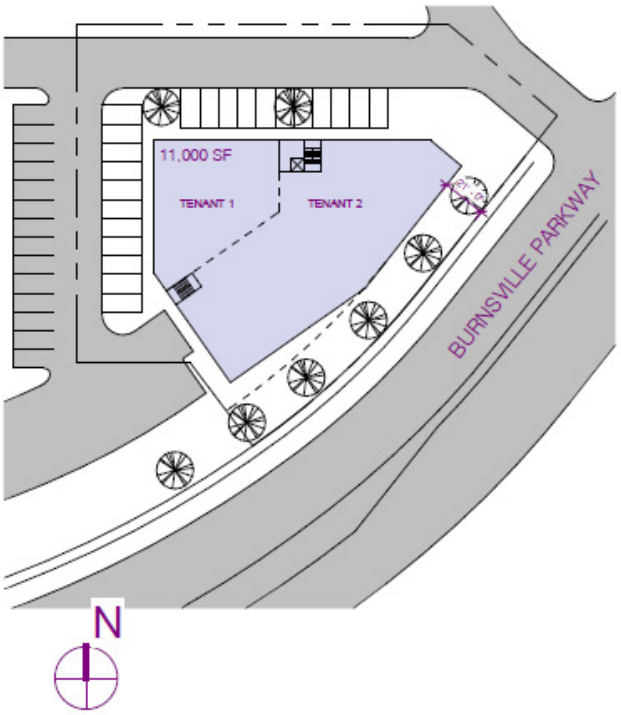


Concept Plan 1



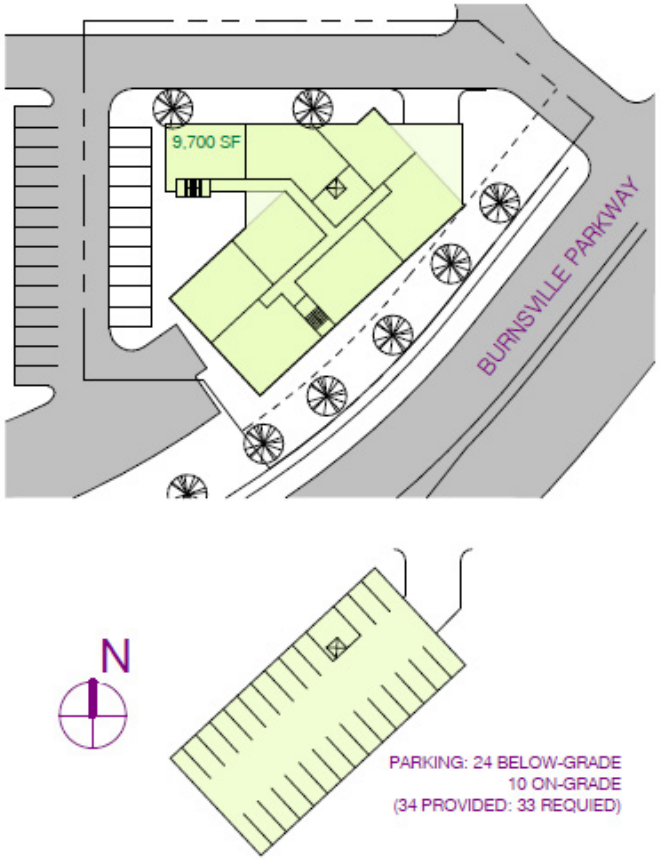
- Option A: Restaurant/Commercial
- Option B: Professional/Medical
- Site area: 32,200 SF
- Building foot print: 9,000 SF
- Building rea: 18,000 SF
- Parking count: 18 spaces

Concept Plan 2



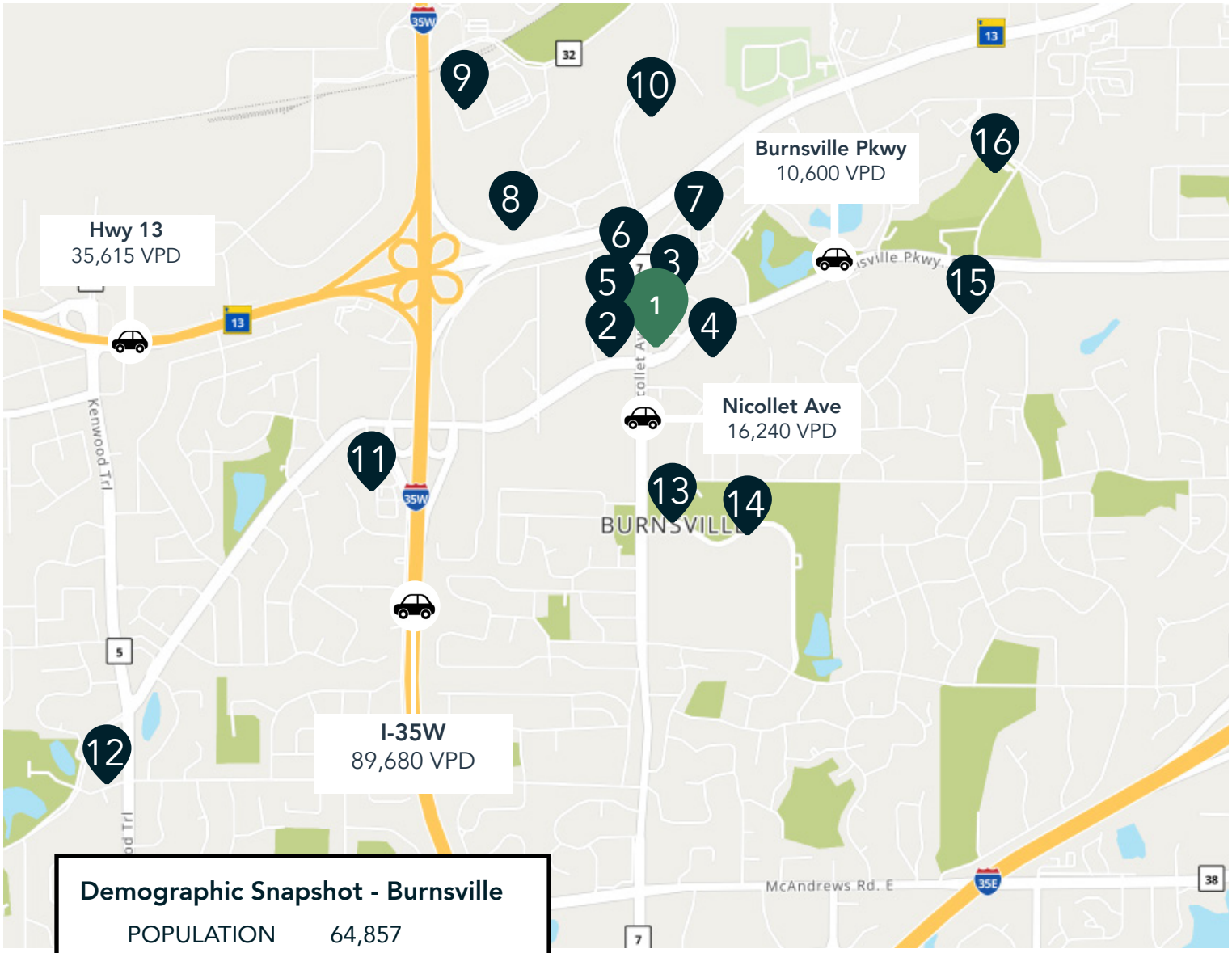
- Retail/Commercial
- Site area: 32,200 SF
- Building foot print: 11,000 SF
- Building area: 22,000 SF
- Parking count: 22 spaces

Concept Plan 3



- Active Adult Housing (22 units)
  - Level 1 - 6 units
  - Level 2 - 8 units
  - Level 3 - 8 units
- Site are: 32,200 SF
- Building foot print: 9,700 SF
- Building are: 36,700 SF
- Parking count: 24 spaces

The Neighborhood



Hot Spots

1. Burnsville Crossing Outlot
2. Jensen's Cafe
3. Caribou Coffee & Taqueria Hidalgo
4. Parkway Cooperative
5. Ames Center
6. Mediterranean Cruise Cafe
7. Cub Foods
8. Skateville Family Rollerskating Center
9. Walmart
10. Bricksworth Beer Co.
11. Clive's Roadhouse
12. Kwik Trip
13. The Garage
14. Civic Center Park Ampitheater
15. Gnomik Daycare
16. Birnamwood Golf Course

Demographic Snapshot - Burnsville

POPULATION	64,857
HOUSEHOLDS	25,359
AVG. INCOME	$105,236

The City of Burnsville is currently growing at an annual rate of 0.13%.

Burnsville Crossing Outlot

12751 Nicollet Ave
Burnsville, MN 55337



PROPERTY MANAGER
LEASING AGENT

Greg Croucher

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WELLINGTON
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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