



WELLINGTON
MANAGEMENT

Burnsville Crossing Outlot

For Sale or Lease

0.74 ACRES - COMMERCIAL LAND

12751 Nicollet Ave
Burnsville, MN 55337

Kori DeJong
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Land Available
PID: 025134500010
Zoning: TOD
Land Size: +/- 0.74 acres; +/- 32,250 SF
Sale Price: \$625,000
2024 Taxes: \$8,312

Property Details

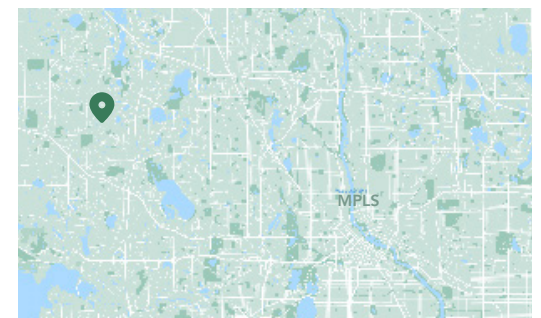
Burnsville Crossing Outlot is located in Burnsville's Heart of the City at the intersection of Nicollet Avenue and Burnsville Parkway. Purchased in 2007, the property consists of 0.74 acres that is ready to be developed. This land is located near a number of retail stores including a CVS, office buildings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

Operation and Easement Agreement (OEA)

Utilities to parcel



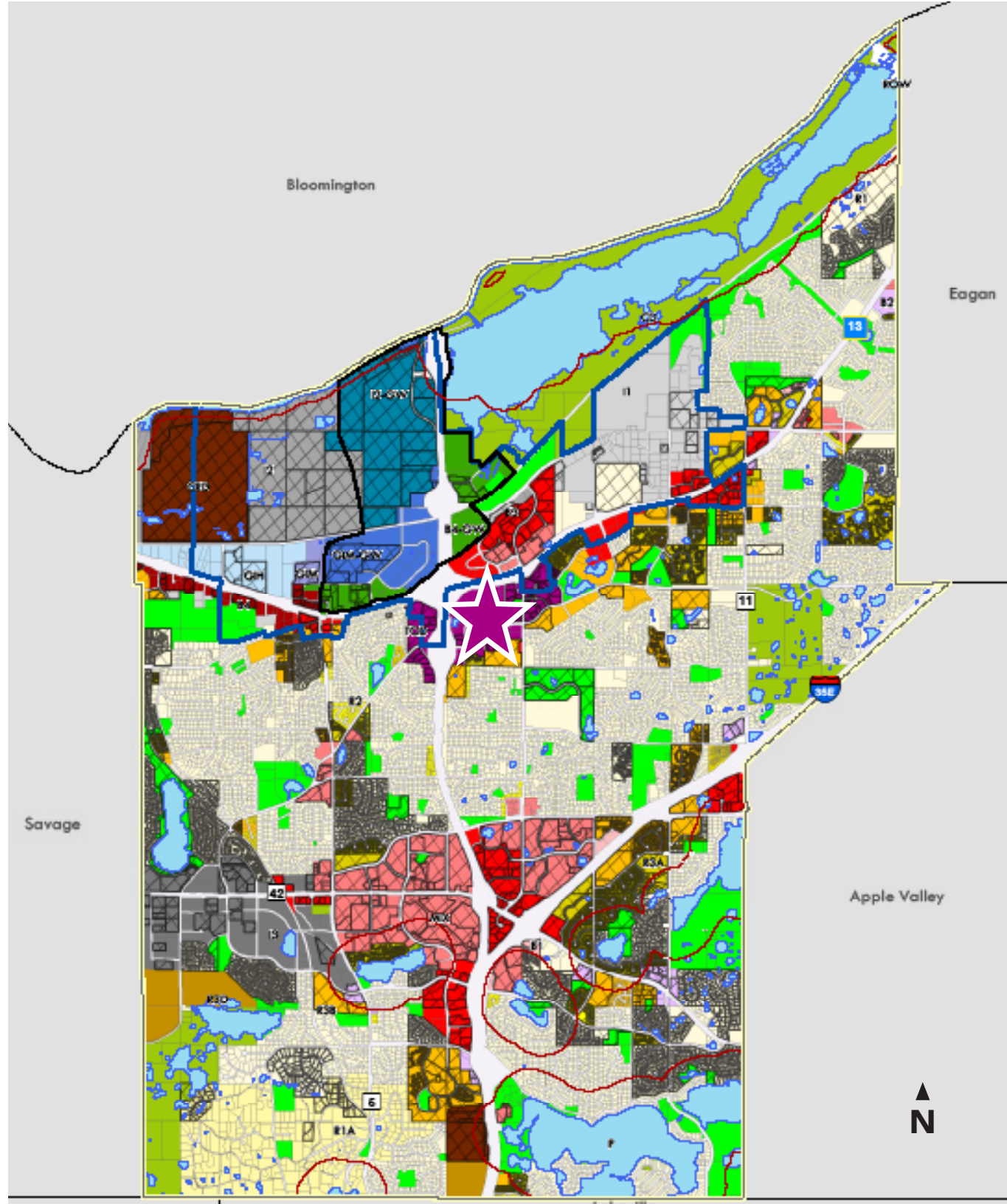
Zoning

**City of Burnsville
Zoning Information**

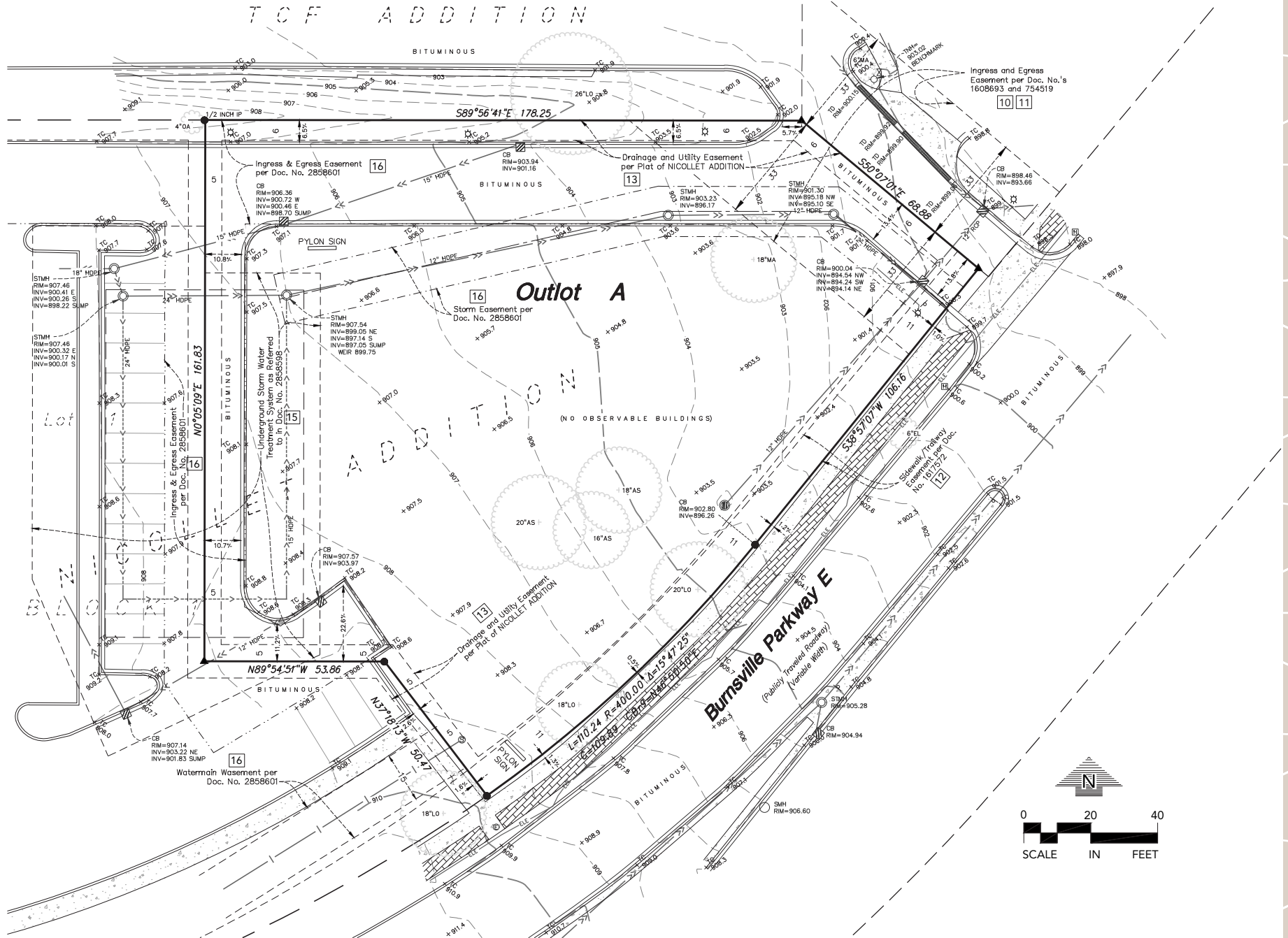
Published On: 5/8/2023

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



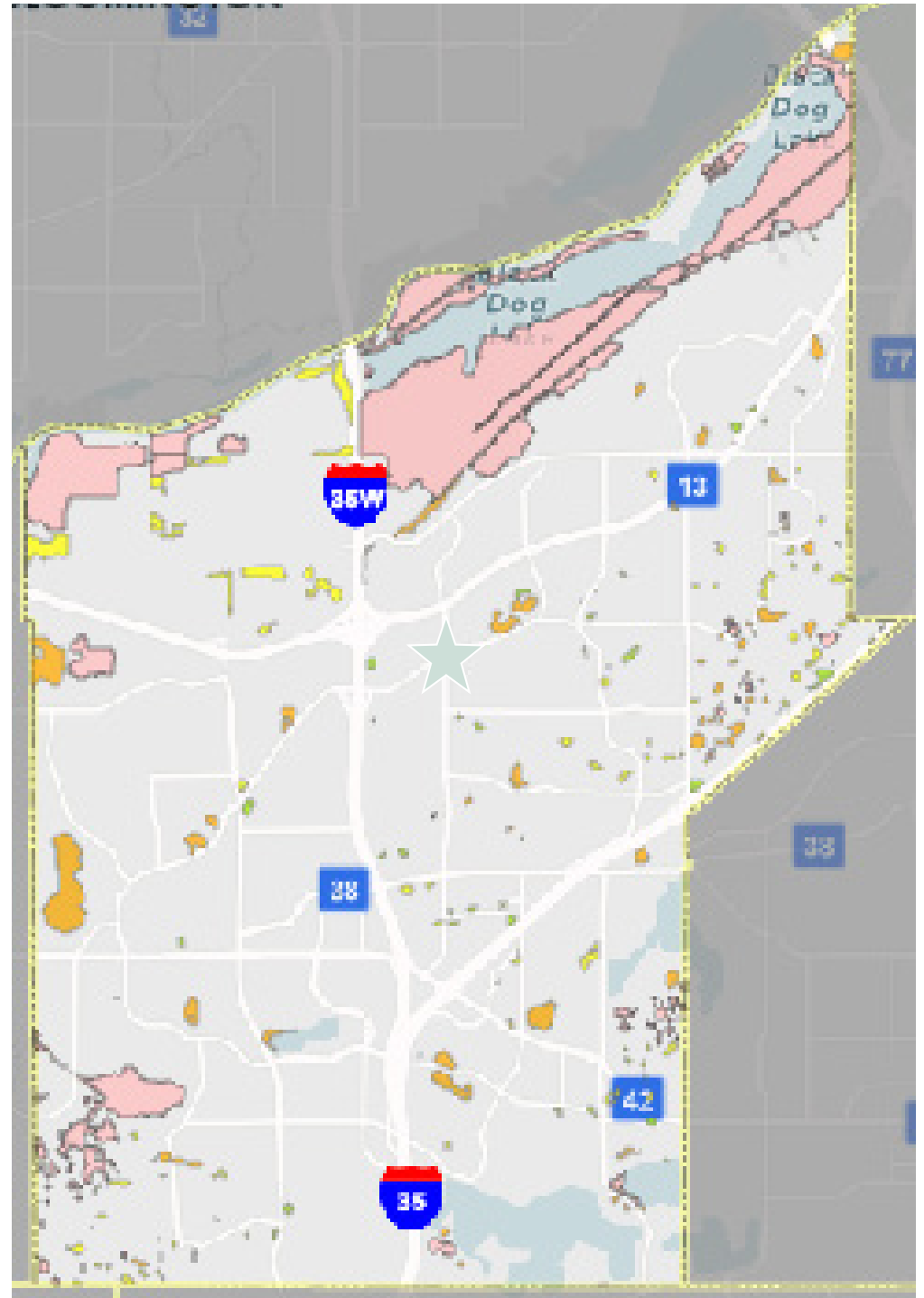
PUD Description/Survey



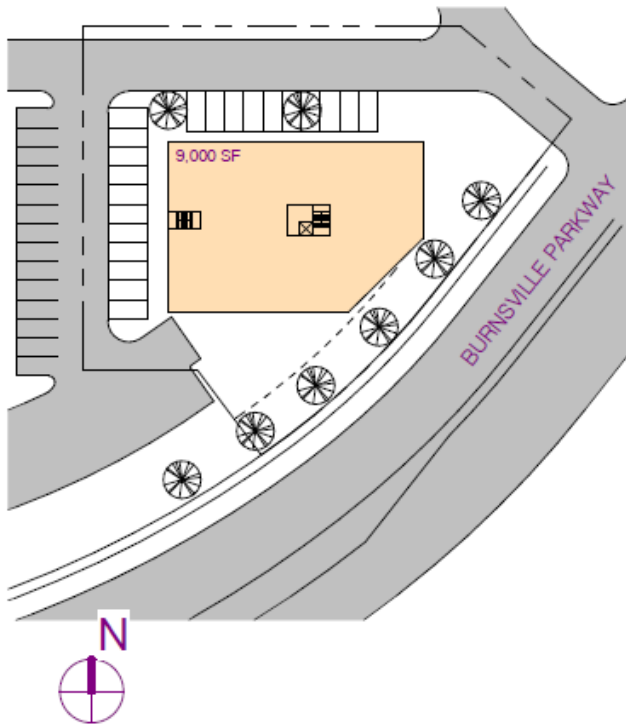
Wetland Locations



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

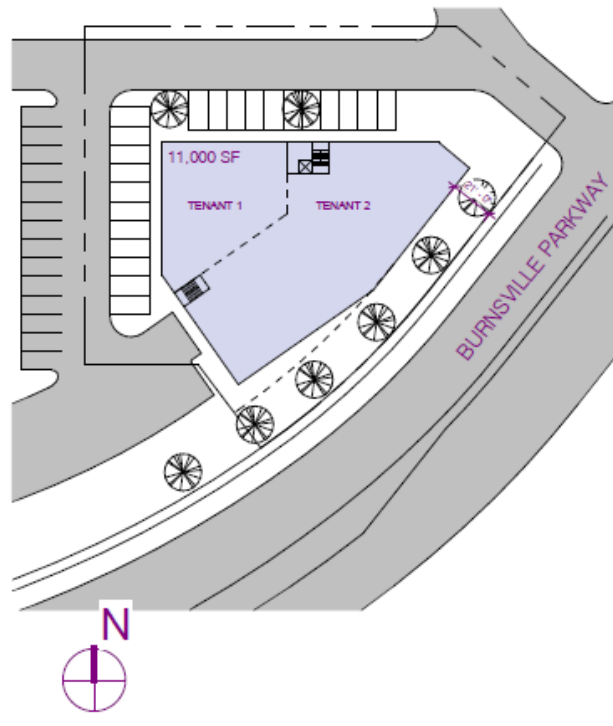


Concept Plan 1



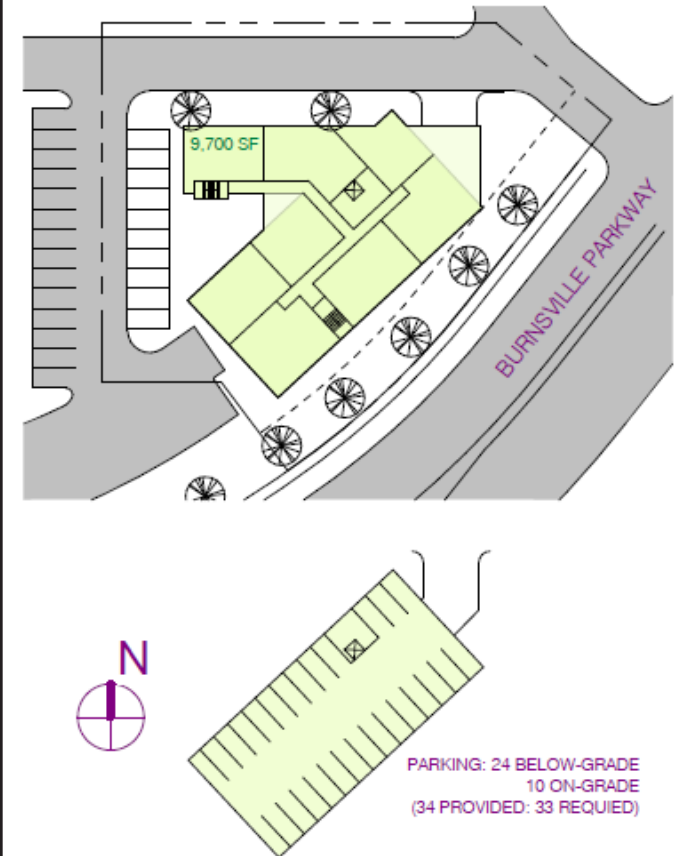
- Option A: Restaurant/Commercial
- Option B: Professional/Medical
- Site area: 32,200 SF
- Building foot print: 9,000 SF
- Building rea: 18,000 SF
- Parking count: 18 spaces

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

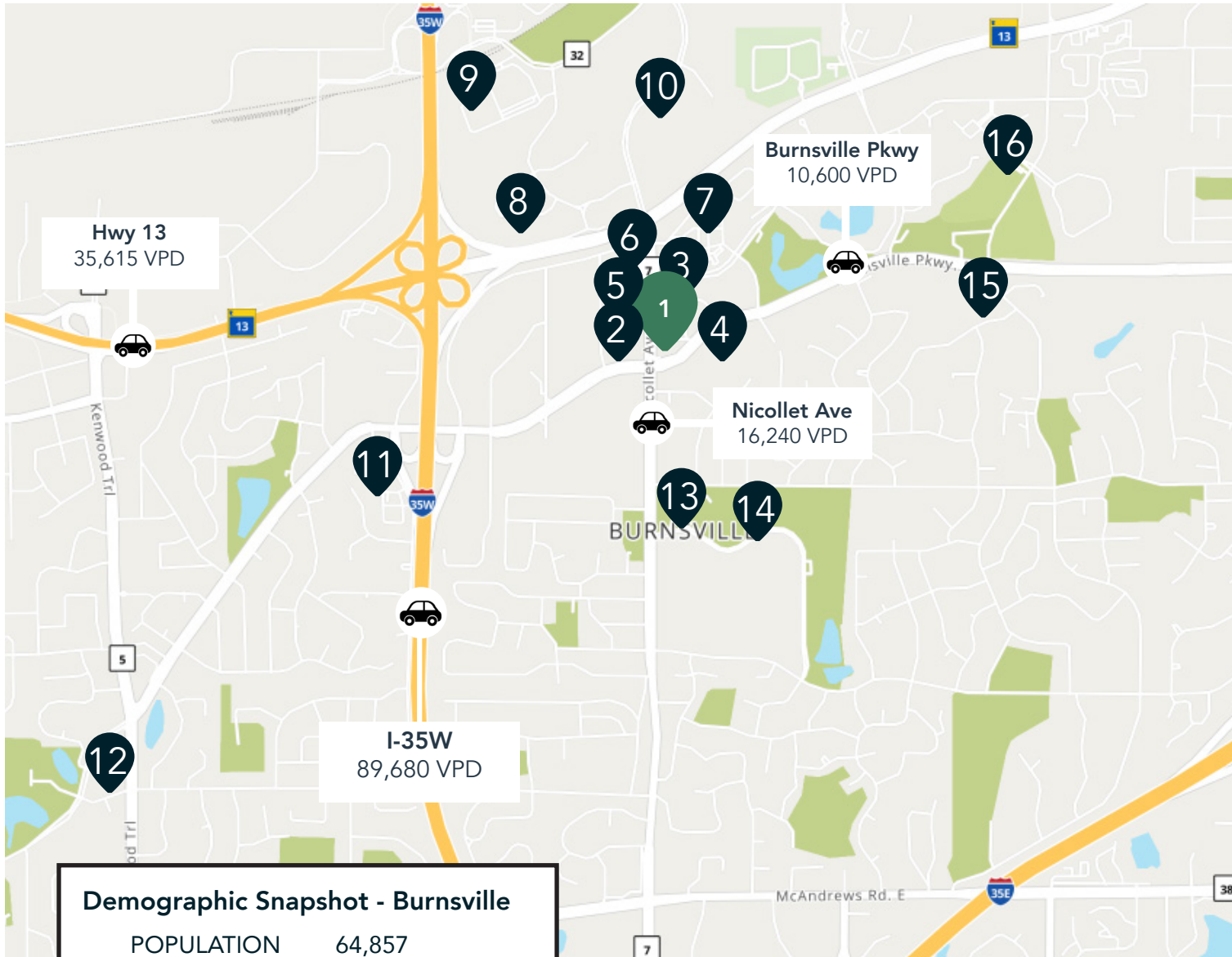
Concept Plan 3



- 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

PARKING: 24 BELOW-GRADE
10 ON-GRADE
(34 PROVIDED: 33 REQUIRED)

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

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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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