

# 108+/- ACRES FOR SALE

1XX HWY 169  
HWY 169 COMMERCE CENTER  
JORDAN, MN 55352



## WELCOME TO HWY 169 COMMERCE CENTER

108+ Acres for Commercial & Light Industrial Development. Planned Unit Development options available. Located near the proposed new Interchange at Hwy 169 & 282 in Jordan. **Sewer & Water available.** Great access to Hwy 169 & 212 Shakopee. Additional land available.

## FEATURES

- ✓ 24,785 VPD (2021)
- ✓ 108+ Acres Available
- ✓ High Visibility Hwy 169

## YVONNE PERKINS • REALTOR

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**Edina Realty**  
**Commercial**

# HWY 169 COMMERCE CENTER • 108 ACRES • JORDAN

## HIGHWAY 169 COMMERCE CENTER 108+/- ACRES US HWY 169 & HWY 282 SCOTT COUNTY • JORDAN, MINNESOTA

### FEATURES

- Exceptional visibility & access to Hwy 169
- Guided Commercial / Light Industrial
- To be annexed into the City of Jordan upon application
- Tax Increment Financing (TIF) may be available
- City Sewer & Water available
- High Traffic Counts 24,785 VPD (2021)
- Demographics are exploding

**Parcel ID:** TBD  
**Parcel Area:** 108+ Acres  
**Zoning:** Light Industrial / Commercial  
**Builder Restriction:** Open  
**Taxes:** \$5,572 (estimate)

### LAND SPECIFICS

- Total size is 108+ acres
- More land available
- Subdividable
- Past survey, soil tests and Phase I environmental available for the 62 acres



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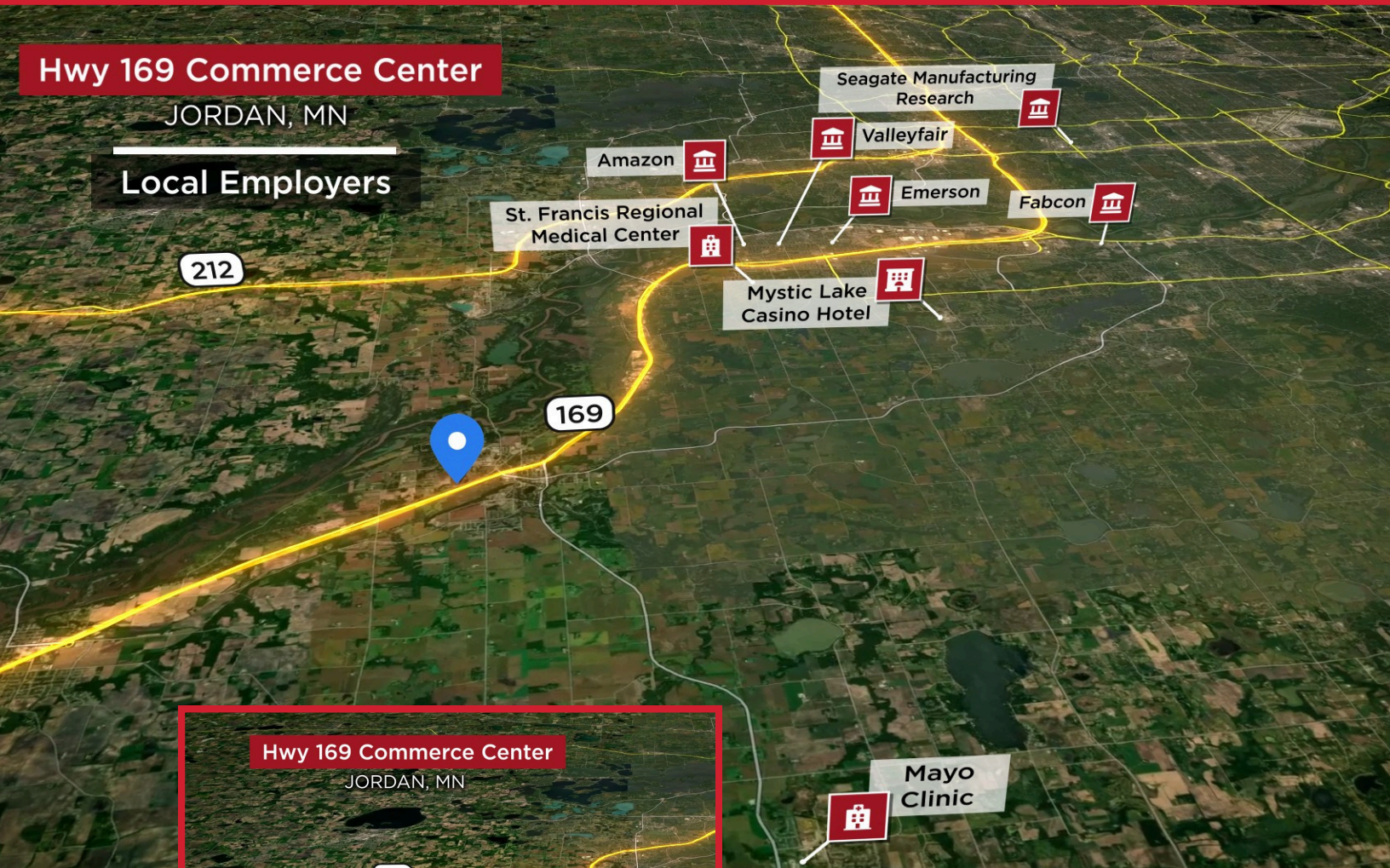
# HWY 169 COMMERCE CENTER • 108 ACRES • JORDAN

## JORDAN, MN • Local Employers

### Hwy 169 Commerce Center

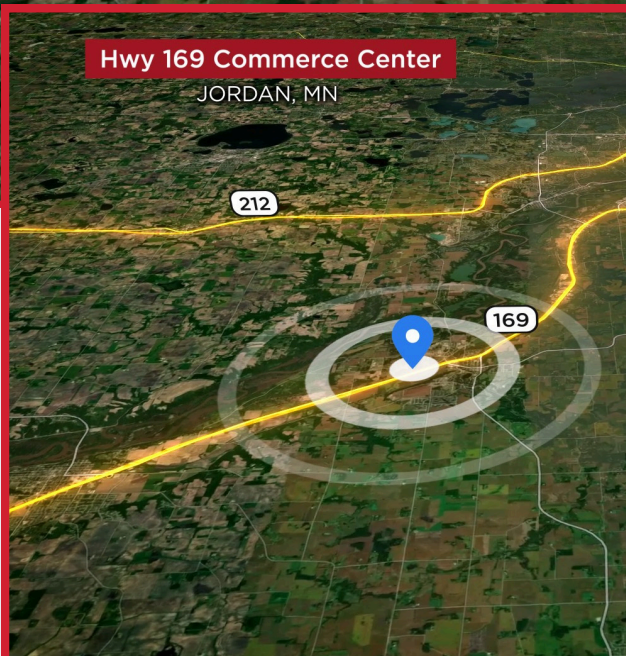
JORDAN, MN

### Local Employers



### Hwy 169 Commerce Center

JORDAN, MN



- Mayo Clinic (New Prague)
- Amazon
- Mystic Lake Casino
- Seagate Manufacturing
- Emerson
- Valleyfair
- & Many More!

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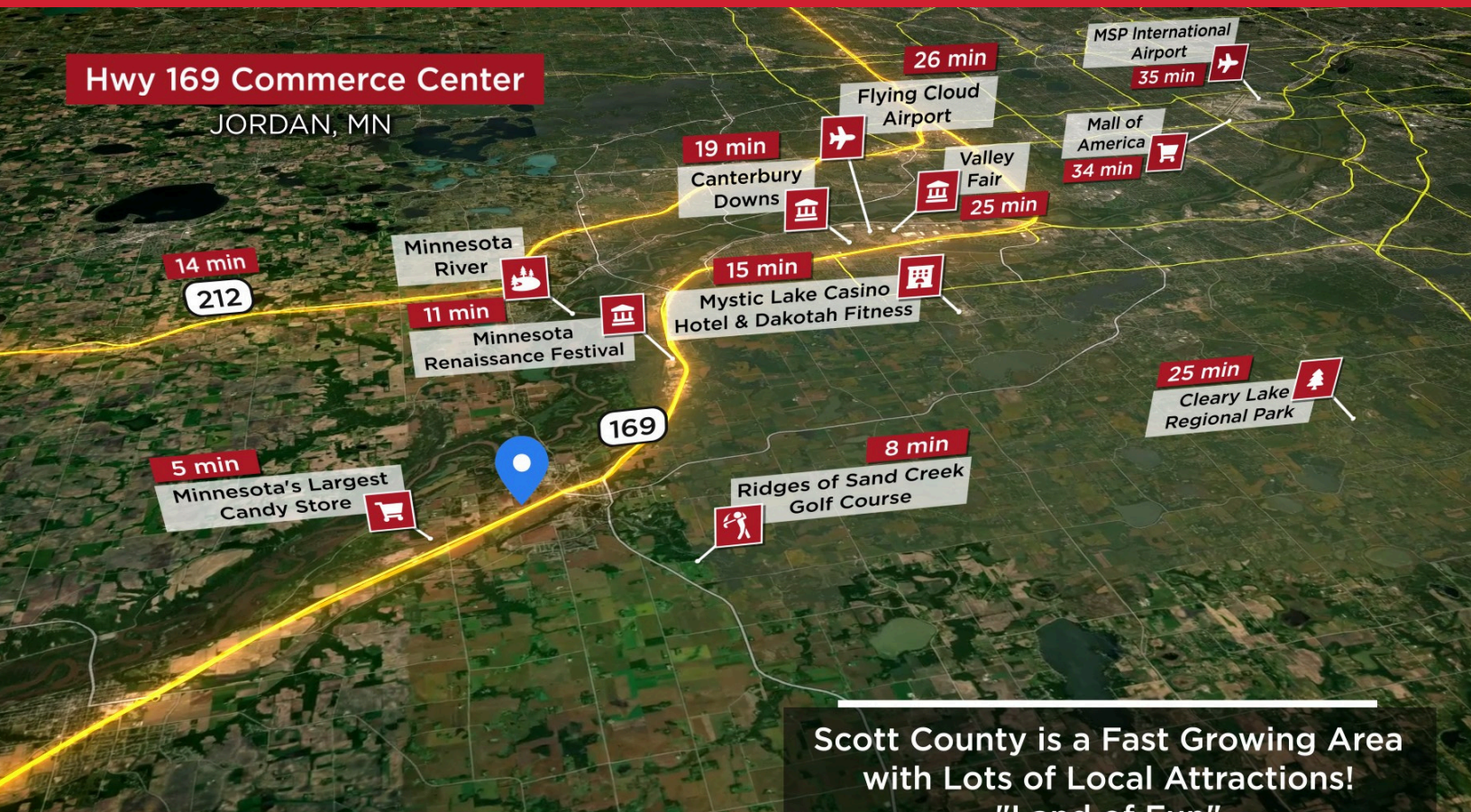
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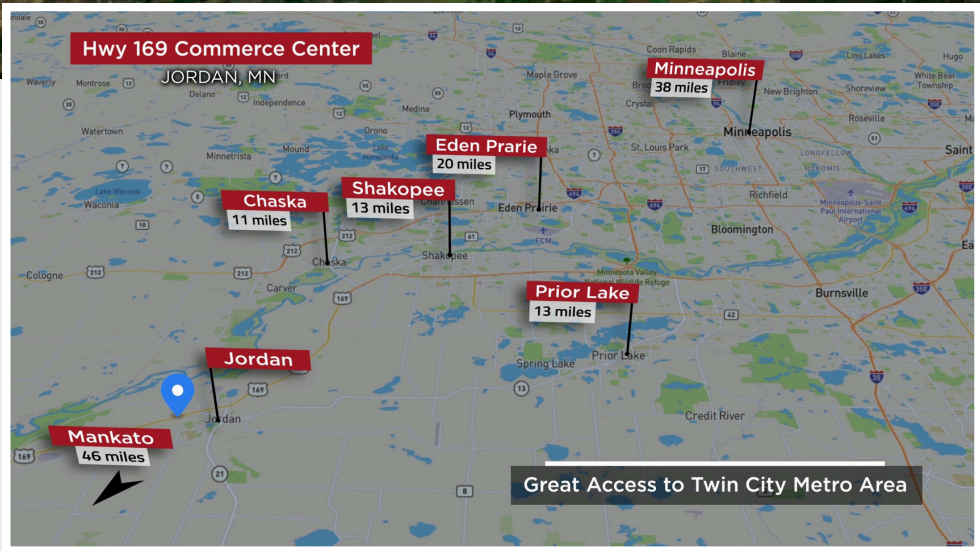


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## TWIN CITY METRO AREA • Local Attractions



Scott County is a Fast Growing Area with Lots of Local Attractions! "Land of Fun"



**Twin City Metro Area**  
*"A strong, diversified economy, excellent education system, and a high quality of life attract people to the region and keep them here. It's a great place to live, work, raise a family, and do business"*

Courtesy of MetroCouncil.org

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