

YVONNE PERKINS • EDINA REALTY • 612-709-1555

FOR SALE

INDUSTRIAL LOTS

3-8.83 ACRE LOTS

17825 Valley View Dr • Scott County



Up to 37 Acres Available!



PROPERTY HIGHLIGHTS

- ✔ Just South of Shakopee
- ✔ Open to All Builders
- ✔ Negotiable Lot Sizes

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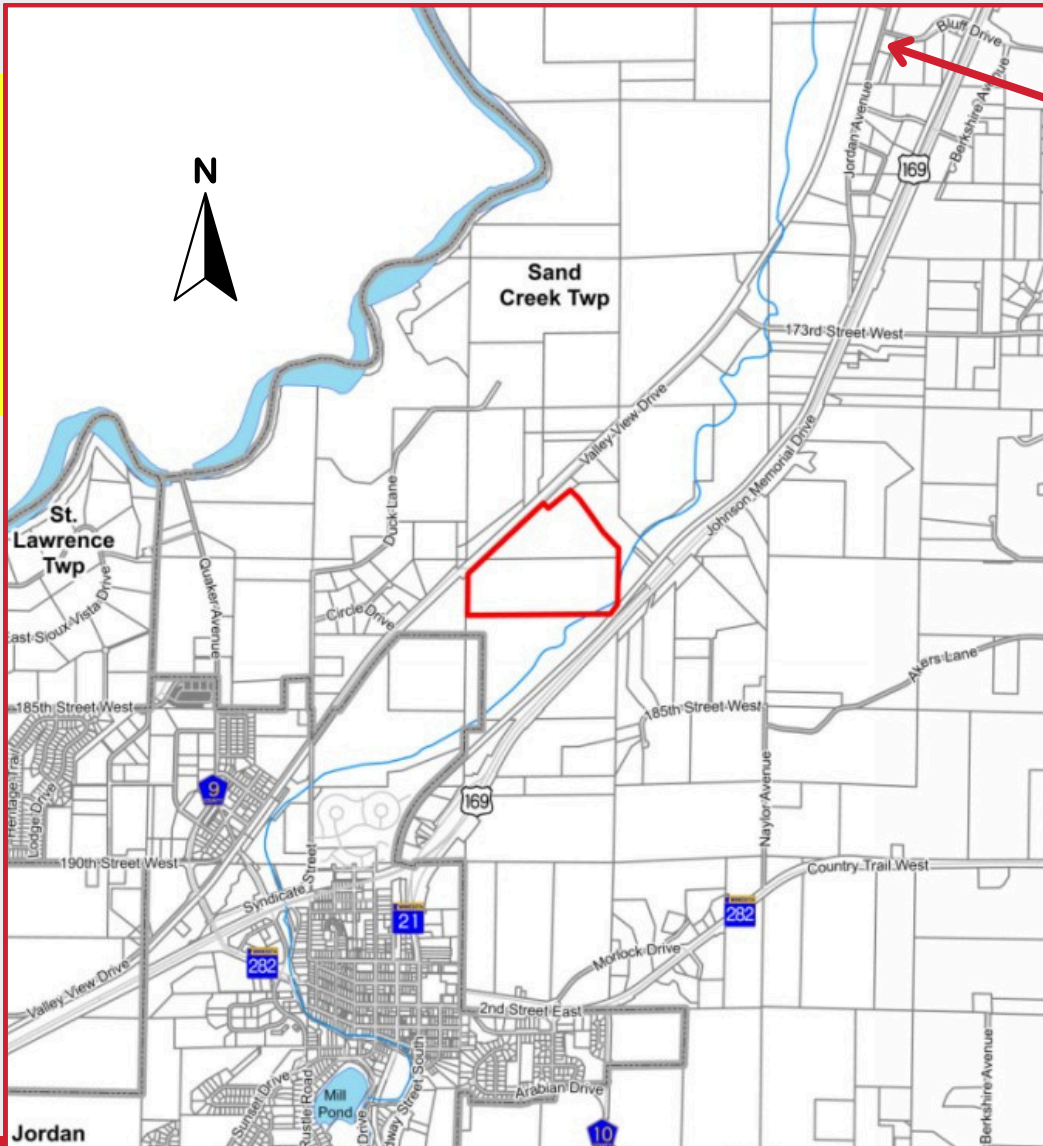
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Commercial**

17825 VALLEY VIEW DR • SCOTT COUNTY

SPECIFICATIONS & LOCATION MAP

New Industrial Development overlooking Sand Creek - a beautiful, scenic setting - just 10 miles south of Shakopee. Great location to Highway 169. Lots from 2.98 acres up to 37 acres. Lot sizes are negotiable. Zoning is RBR Rural Business Reserve. Outdoor Storage is allowed. Sand Creek Township and Scott County are the governing authority. Valley View Drive is scheduled to be paved Fall 2025.

IMPORTANT: Building size & parking lot size can be modified within impervious surface allowance.



Valley View Drive will connect with the Hwy 169 corridor at Bluff Drive to accommodate great access North and South. (See Pg 3 for corridor improvements)

SITE DATA

Lot 1	7.50
Lot 2	5.83
Lot 3	2.98
Lot 4	2.98
Lot 5	2.98
Lot 6	5.95
Lot 7	8.83

LOT SIZES FLEXIBLE

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HWY 169 CORRIDOR ACCESS IMPROVEMENTS



IMPORTANT:

Valley View Drive will connect with Hwy 169 corridor via 173rd St to Jordan Ave ~ providing great access north and south.

LEGEND

-  MNDOT HISP IMPROVEMENTS PROJECT (COMPLETED NOV 2022)
-  SANDCREEK OVERPASS PROJECT (COUNTY FUNDED)
-  SANDCREEK OVERPASS PROJECT (TOWNSHIP FUNDED)
-  SAND CREEK OVERPASS PROJECT (MNDOT FUNDED)

Proposed industrial lots range in size from 2.98 acres to 8.83 acres to accommodate a diversity of uses and the need for a variety of outside storage. Lots may be combined if more acreage is needed. **Building size & parking lot size can be modified within impervious surface allowance.**

Access to the industrial lots are from Valley View Drive by either individual private driveways or shared private driveways. Each lot will be served by a private well and septic system.

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