

# FOR SALE



## EAGAN LAND

Duckwood Dr & Denmark Ave  
Eagan, MN 55123

### Features:

Price	\$230,000
Property Type	Vacant Land
County	Dakota
Parcels	Parcel A = 0.06 acres/2,614 sf PID #10-57500-00-021  Parcel B = 0.64 acres/27,990 sf PID #10-01500-50-011  Parcel C = 0.93 acres/40,498 sf PID #10-01500-50-021  Total: 1.663 acres/71,003 sf
Real Estate Taxes (2024)	Parcel A: \$ 14.00 Parcel B: \$104.00 Parcel C: \$148.00 Total: \$266.00
Zoned	CSC and Planned Development/ Access easement required
Other	<ul style="list-style-type: none"><li>◆ Great Eagan Location</li><li>◆ Minutes to MSP Airport and Mall of America</li><li>◆ Close to retail, restaurants and residential</li></ul>



### About The Area:

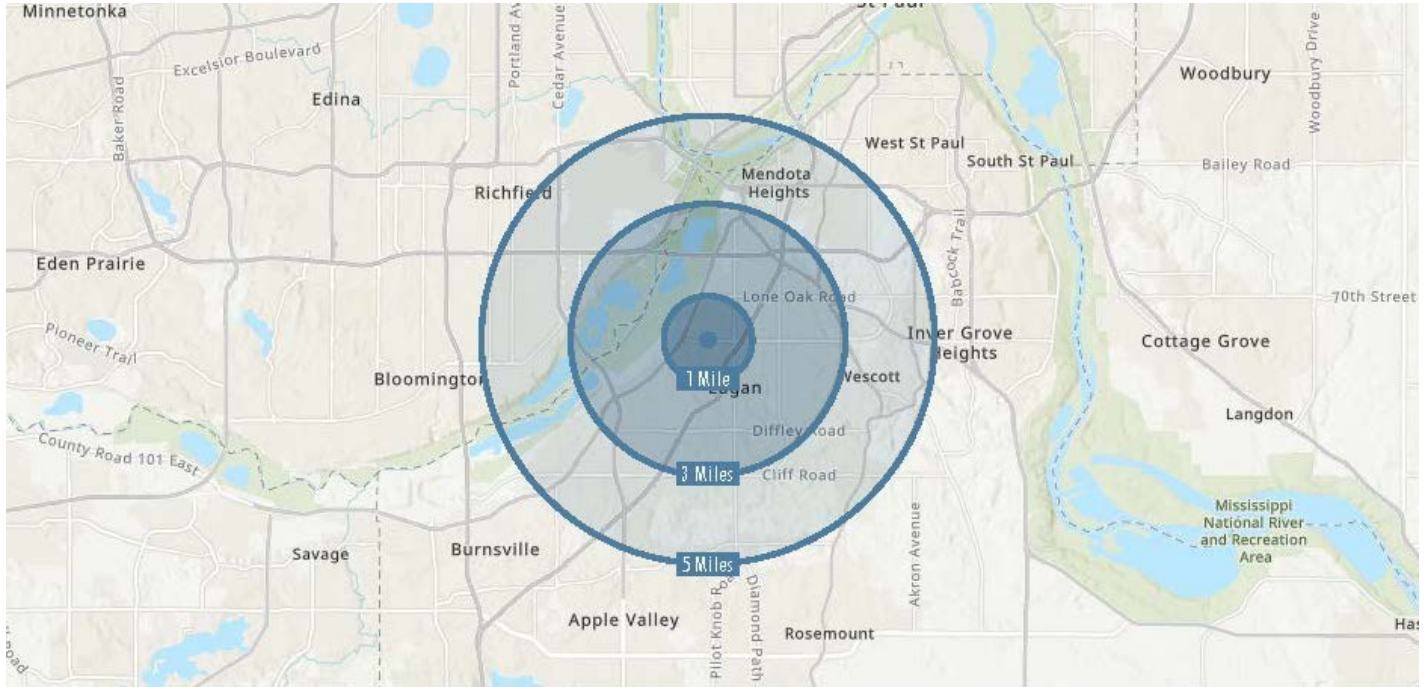
Eagan is a Southern suburb of St. Paul/Minneapolis with an estimated population of 69,000 and is the 4th largest suburb in the Twin Cities, just minutes away from the MSP Airport. Eagan has three times been named in the top 20 "Best Places to Live in the U.S." by MONEY magazine.



JBL COMPANIES

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## EAGAN DEMOGRAPHICS



2022 Summary	1 Mile	3 Miles	5 Miles
Population	8,272	48,718	144,684
Households	3,685	21,285	58,319
Families	1,923	12,299	36,355
Average Household Size	2.23	2.27	2.45
Owner Occupied Housing Units	1,978	13,392	38,868
Renter Occupied Housing Units	1,707	7,894	19,451
Median Age	37.1	38.7	39.3
Median Household Income	\$81,543	\$90,248	\$91,081
Average Household Income	\$105,938	\$123,580	\$125,594



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