

# FOR SALE: Commercial Lots

201 & 251 Eldorado Drive, Jordan, MN 55352



## SITE INFORMATION

- ◆ **PID #s:** 220-500-030 & 220-5000-040
- ◆ **Current Use:** Vacant
- ◆ **Zoning:** Highway Commercial
- ◆ **Legal Description (partial):** Lots 3 & 4, Block 1, Whispering Meadows
- ◆ **Lot Sizes:** 1.57 acres & 1.26 acres
- ◆ **2020 Assessed Market Value:** \$286,000 & \$228,800

City-Owned Lots -Prime Hotel Site

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

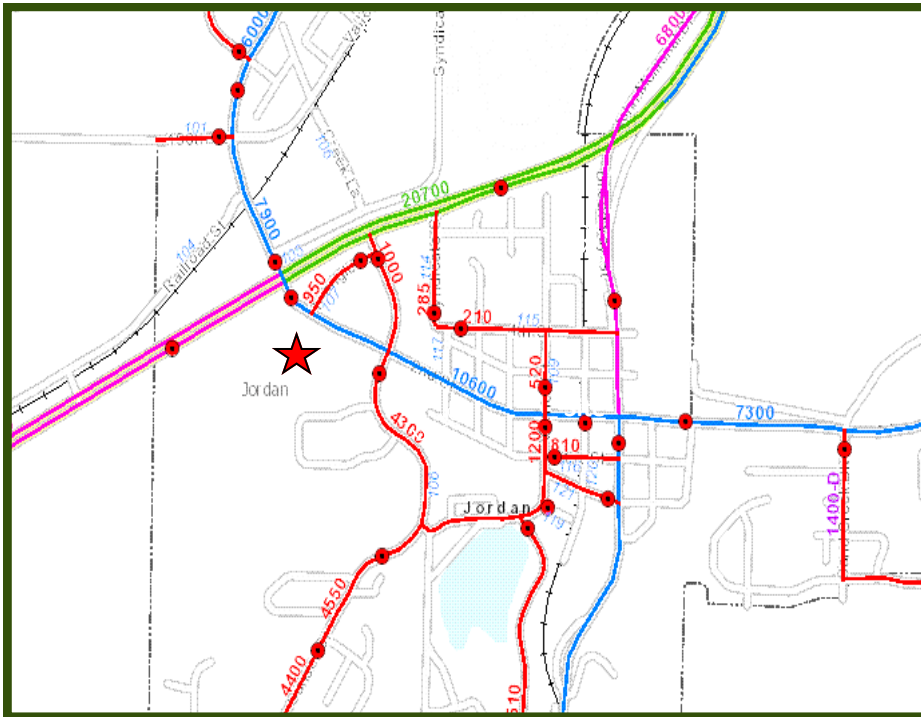
Property Owner:  
City of Jordan  
Jordan MN 55352  
(952) 492-2535

Scott County CDA-FSS  
Jo Foust  
952-496-8830  
jfoust@scottfssorg

City of Jordan  
Tom Nikunen  
952-492-2535  
TNikunen@jordanmn.gov

# FOR SALE: Commercial Lots

201 & 251 Eldorado Drive, Jordan, MN 55352



## MAP LEGEND

AAADT Year

2015 2014

2013 2012

2011 and older

## Location

This highway commercial site is highly visible from U.S. Highway 169 and accessible from CR 282.

## Site Size

The adjacent parcels are 1.57 acres and 1.264 acres in size.

## Financial Assistance

City Programs are available to assist with qualified industrial projects. Local programs include:

- Jobs for Fees Program
- Façade Improvement Program
- Tax Increment Financing
- Tax Abatement

In addition, the City will work with businesses to explore applicable financial programs. For more information contact the City of Jordan, Tom Nikunen at: 952-492-2535.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Property Owner:  
City of Jordan  
Jordan MN 55352  
(952) 492-2535

Scott County CDA-FSS  
Jo Foust  
952-496-8830  
jfoust@scottfss.org

City of Jordan  
Tom Nikunen  
952-492-2535  
TNikunen@jordanmn.gov

# FOR SALE: Commercial Lots

201 & 251 Eldorado Drive, Jordan, MN 55352



## Demographic Information:



**Population:** 6,155  
(2018 Est. U.S. Census ACS)

**Housing Units:** 2,146  
(2018 est. U.S. Census ACS)

**Median Age:** 34.2 years  
(2016 est. U.S. Census ACS)

**Median Household Income:** \$66,818  
(2016 est. U.S. Census ACS)

**Median Family Income:** \$80,893 (2016 est. U.S. Census ACS)

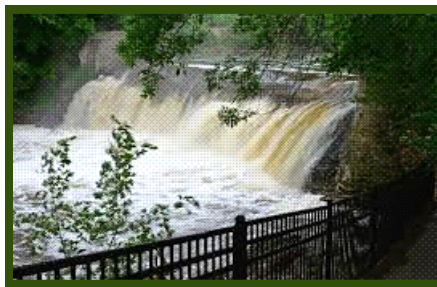
**Percent of population with high school education or higher:** 95.0% (2016 est. U.S. Census ACS)

**Percent of population with a Bachelor's degree or higher:** 29.8%

## General Overview-Jordan

Living along the wooded bluffs and rolling hills of Scott County, the community of Jordan enjoys that warm country feeling of a small town while being only minutes from the Twin Cities metropolitan area.

Some of the Twin Cities' leading attractions, including the Renaissance Festival, Mystic Lake Casino and Valleyfair, are all within 15 minutes of Jordan. Jordan is closer yet to the Scott County Fair, championship golf, campgrounds and numerous recreational parks.



## Distance To:

- ◆ US-169: Adjacent to
- ◆ I-494: 21 miles
- ◆ Minneapolis-St. Paul International Airport: 32 miles
- ◆ Downtown Minneapolis: 35 miles

## FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Property Owner:  
City of Jordan  
Jordan MN 55352  
(952) 492-2535

Scott County CDA-FSS  
Jo Foust  
952-496-8830  
jfoust@scottfssorg

City of Jordan  
Tom Nikunen  
952-492-2535  
TNikunen@jordanmn.gov