

1.694 Acre Commercial Outlot For Sale

26033 Market Place Boulevard
Elko New Market, MN 55020



Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhra.com

Property Overview

Located less than 4 miles south of Lakeville, MN and 1.6 miles west of the intersection of Interstate 35W and County Road 2 (260th Street E.) in Elko New Market, this commercial land parcel is directly adjacent to **Kwik Trip** and the **US Post Office** and in route to/from **Elko Speedway**.

This ideal sized site offers exceptional accessibility, high visibility and is well suited for a wide variety of office, retail, service, medical office and specialty uses; a great opportunity for an owner-user or investor project with limitless potential in a desirable, growing location.

The City of Elko New Market is ready and willing to welcome newcomers to their community stage. Buyers will work with the City of Elko New Market to determine the access point for the site. Water, sanitary sewer, electric, and utilities are available in the area. Storm sewer may be tied into existing line for adjacent parcels.

Legal Description

That part of Outlot A, Elko Market Place, Scott County, MN described as follows:

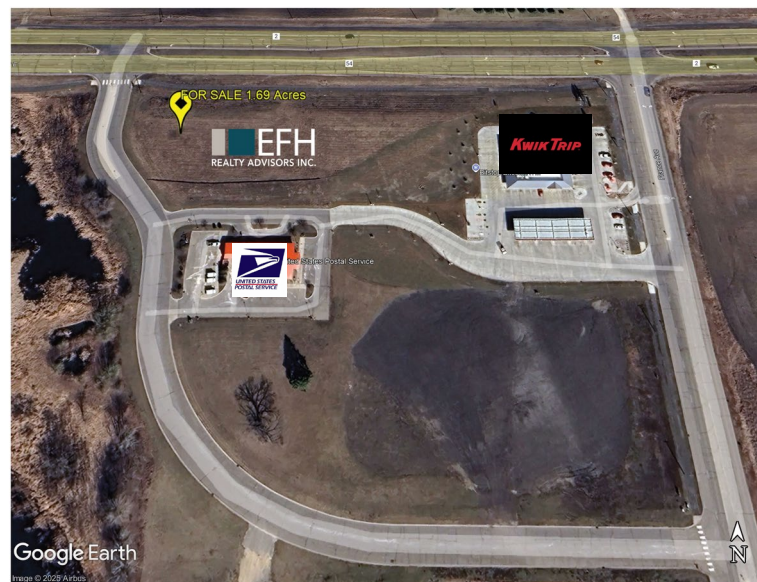
Beginning at the NW corner of said Outlot A; thence on an assumed bearing of South 89 degrees 53 minutes 58 seconds East, along the north line of said Outlot A, a distance of 177.23 feet; thence South 0 degrees 33 minutes 00 seconds West a distance of 17.00 feet; thence continuing South 89 degrees 53 minutes 58 seconds East, along said north line, a distance of 116.87 feet, thence South a distance of 280.01 feet to the north line of Lot 1 Block 1, Elko Market Place; thence Westerly along said north line of Lot 1, Block 1, to the Westerly line of Outlot A; thence Northwesterly, along said Westerly line of Outlot A, to the point of beginning.

Abstract Property

Highlights

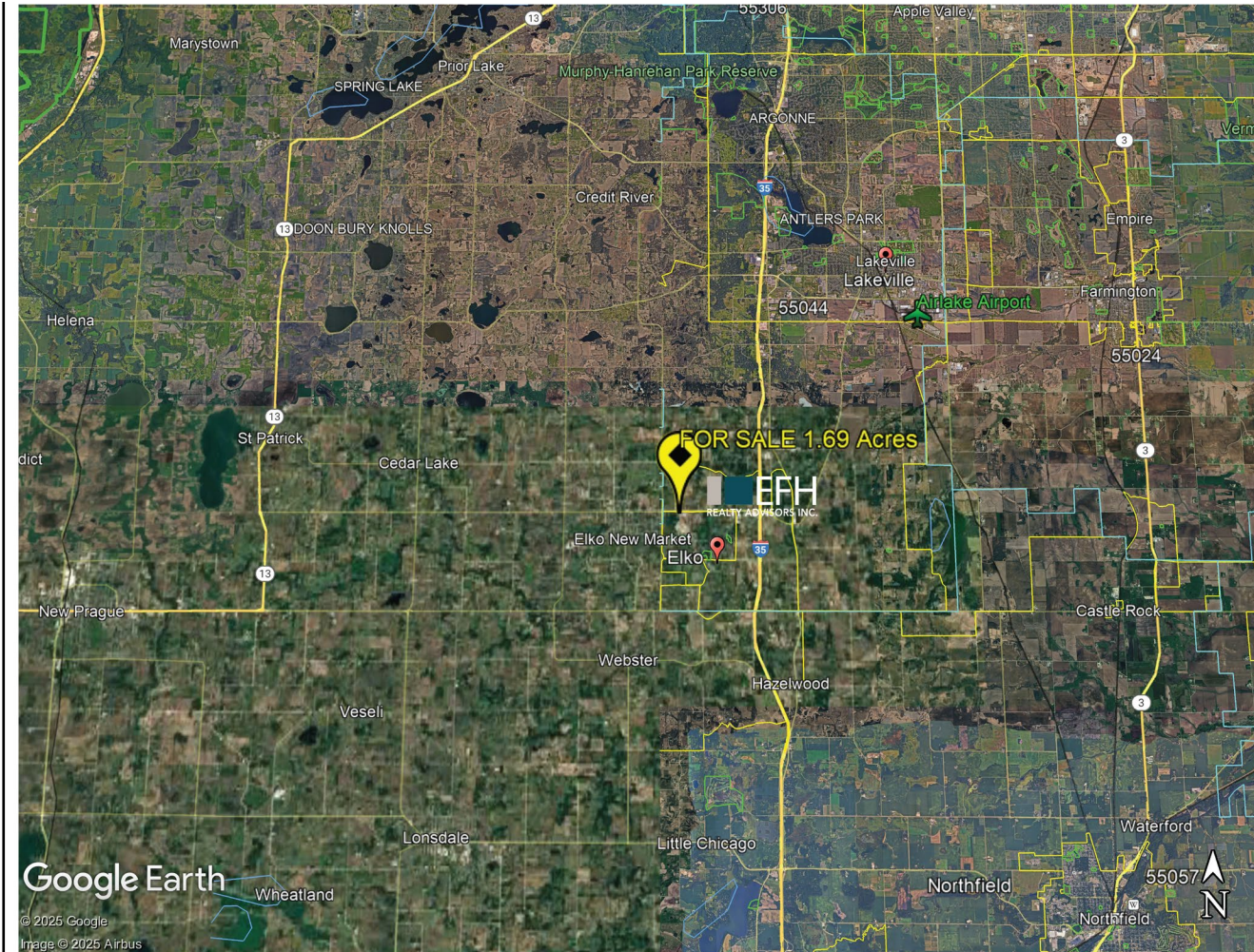
- **Directly adjacent to Kwik Trip and the U.S. Post Office!**
- **Close, convenient proximity and access to I-35W**
- **In route to Elko Speedway two blocks to the south**
- **Retail, dining, financial and other services nearby**
- **Existing paved trail at north end of site**

ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED. ALL INFORMATION MUST BE VERIFIED BY PROSPECTIVE BUYERS.



Key Facts

Property ID:	230550031 Scott County, MN
Land Area:	1.694 Acres 73,804 SF
Terrain:	Level
Taxes:	\$7,882.00 2025 Payable
Zoning:	PUD subject to B-5 (General Business) Zoning District
Utilities:	See Survey Locates: Electric Sanitary Water
Flood Plain Zone:	X
Proximity:	Less than 4 miles south of Lakeville and 1.6 miles west off I-35W.
Uses:	Abundant See Zoning



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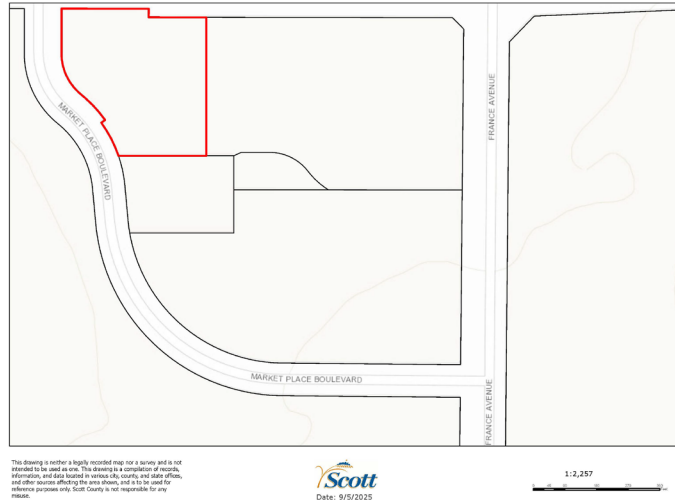
Land Parcel

Street View FACING E/SE



Scott County

Parcel



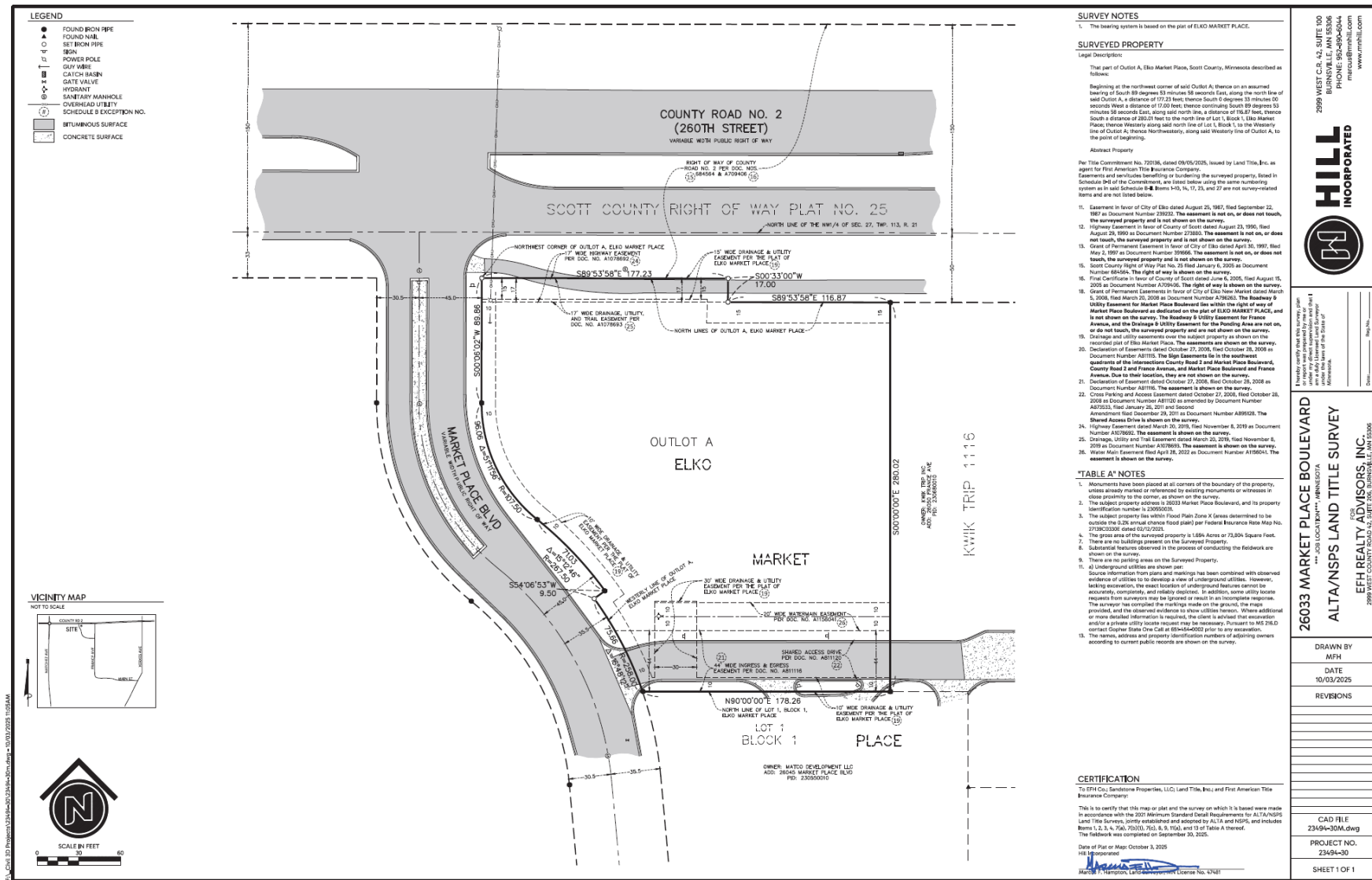
Aerial Parcel Overlay



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Survey



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Zoning

ARTICLE E. B-5 GENERAL BUSINESS DISTRICT SECTION:

- 11-26E-1: Purpose
- 11-26E-2: Permitted Uses
- 11-26E-3: Permitted Accessory Uses
- 11-26E-4: Conditional Uses
- 11-26E-5: Interim Uses
- 11-26E-6: Uses by Administrative Permit
- 11-26E-7: Lot Area, Width and Setback Requirements
- 11-26E-8: Building Height

11-26E-1: PURPOSE:

The purpose of the B-5 General Business District is to provide for the establishment of general commercial development which draw and serve customers from the entire community or region. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

11-26E-2: PERMITTED USES:

Subject to applicable provisions of this title, the following are permitted uses in the B-5 District:

- Brewpubs.
- Cannabis medical retailer/dispensary.
- Cannabis retailer/dispensary.
- Clinics.
- Cultural establishments.
- Daycare facilities.
- Funeral homes and mortuaries.
- Governmental and public related utility buildings and structures.
- Lower-potency hemp edible retailer/dispensary.
- More than one principal building on a base lot.
- Motels and hotels.
- Offices.
- Personal services.
- Personal wireless service antennas located on a public structure or existing tower.
- Recreation, physical.
- Restaurants.
- Retail establishments.
- Service establishments.
- Sexually oriented businesses.
- Veterinary clinics, without animal kennels. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 134, 5-26-2016; Ord. 179, 10-25-2018; Ord. 244, 3-10-2022; Ord. 309, 11-14-2024)

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Zoning Continued

11-26E-3: PERMITTED ACCESSORY USES:

Subject to applicable provisions of this title, the following are permitted accessory uses in the B-5 District:

Accessory and secondary use antennas.

Accessory structures, but such use shall not exceed thirty percent (30%) of the gross floor space of the principal use.

Ground source heat pump systems.

Off street parking and off-street loading.

Sexually oriented businesses.

Signs.

Solar energy systems.

Wind energy systems up to thirty-five feet (35') in height. (Ord. 5, 12-14-2006; amd. Ord. 39, 4-23-2009; Ord. 80, 11-17-2011; Ord. 85, 12-1-2011; Ord. 244, 3-10-2022)

11-26E-4: CONDITIONAL USES:

Subject to applicable provisions of this title, the following are conditional uses in the B-5 district and require a conditional use permit based upon procedures set forth in section 11-3-2 of this title:

Accessory outdoor dining/seating, the area of which exceeds fifteen percent (15%) of the gross floor area of the principal use.

Accessory outdoor sales and display, the area of which exceeds fifteen percent (15%) of the gross floor area of the principal use.

Auto repair, minor.

Breweries, small, with taprooms.

Commercial car washes.

Commercial, private, and public satellite dish transmitting or receiving antennas greater than two meters (2 m) in diameter.

Essential services involving transmission pipelines and transmission or substation lines in excess of thirty-five kilovolts (35 kV) and up to one hundred kilovolts (100 kV).

Event centers.

Hospitals.

Kennel, commercial animal.

Microdistilleries with cocktail rooms.

Motor fuel stations.

Personal wireless service antennas not located upon a public structure or existing tower.

Private clubs or lodges.

Recreation, commercial.

Satellite antennas greater than two meters (2 m) in diameter.

Wind energy systems up to seventy-five feet (75') in height. (Ord. 5, 12-14-2006; amd. 2011 Code; Ord. 74, 8-11-2011; Ord. 80, 11-17-2011; Ord. 85, 12-1-2011; Ord. 134, 5-26-2016; Ord. 179, 10-25-2018; Ord. 244, 3-10-2022)

11-26E-5: INTERIM USES:

Subject to applicable provisions of this title, the following are interim uses in the B-5 District and require an interim use permit based upon procedures set forth in and regulated by section 11-3-3 of this title:

Mining and land reclamation. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

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Zoning Continued

11-26E-6: USES BY ADMINISTRATIVE PERMIT:

Subject to applicable provisions of this title, the following uses are allowed by administrative permit in a B-5 District based upon procedures set forth in and regulated by section 11-3-4 of this title:

Accessory drive-through facilities.

Accessory outdoor dining/seating, the area of which does not exceed fifteen percent (15%) of the gross floor area of the principal use.

Accessory outdoor sales and display, the area of which does not exceed fifteen percent (15%) of the gross floor area of the principal use.

Essential services, except transmission pipelines and transmission or substation lines in excess of thirty-five (35) kilovolts and up to one hundred (100) kilovolts.

Temporary outdoor uses. (Ord. 5, 12-14-2006; amd. 2011 Code; Ord. 74, 8-11-2011; Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

11-26E-7: LOT AREA, WIDTH AND SETBACK REQUIREMENTS:

The following minimum requirements shall be observed in a B-5 district, subject to additional requirements, exceptions and modifications set forth in this title:

A. Lot Area: Twenty thousand (20,000) square feet.

B. Lot Width: One hundred feet (100').

C. Setbacks:

1. From streets:

a. Arterial streets: Thirty-five feet (35').

b. Collector and local streets: Thirty feet (30').

2. Side yards: Ten feet (10'); except, that side yards abutting a residential district shall be no less than thirty feet (30').

3. Rear yard: Twenty feet (20'); except, that rear yards abutting a residential district shall be no less than thirty feet (30').

4. Setback between buildings: For lots with more than one principal structure on a base lot, the setback between buildings shall be a minimum of twenty feet (20'). (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

11-26E-8: BUILDING HEIGHT:

Structures shall not exceed thirty five feet (35') in height, except as provided in section 11-5-2 of this title. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

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For More Information

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