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CUSHMAN & WAKEFIELD

7851 NORMANDALE BLVD
BLOOMINGTON, MN

Property Highlights

- Exceptional visibility to I-494 and Hwy 100
- Utilities to site
- 1.5 miles to Southdale Center Regional Mall
- 5 miles to MSP International Airport and Mall of America
- Rezoned and reguided as of February 2022 to allow for a Motor Vehicle Sales Facility

Property Information

PID #	06-027-24-22-0004
Acreage	4.02 Gross Acres (.37 Wetland Acres*)
Zoning	C-3 (PD) Freeway Commercial Center (Planned Development)
2040 Land Use	Regional Commercial
Tax	$95,931.70

Demographics (2024)

	1 Mile	3 Miles	5 Miles
Population	8,153	79,124	252,911
Households	4,019	34,887	107,670
Average HH Income	$137,835	$153,860	$150,105
Daytime Population	41,308	109,988	222,875

TRAFFIC COUNTS
I-494 - 160,426 vpd
Hwy 100 - 60,478 vpd

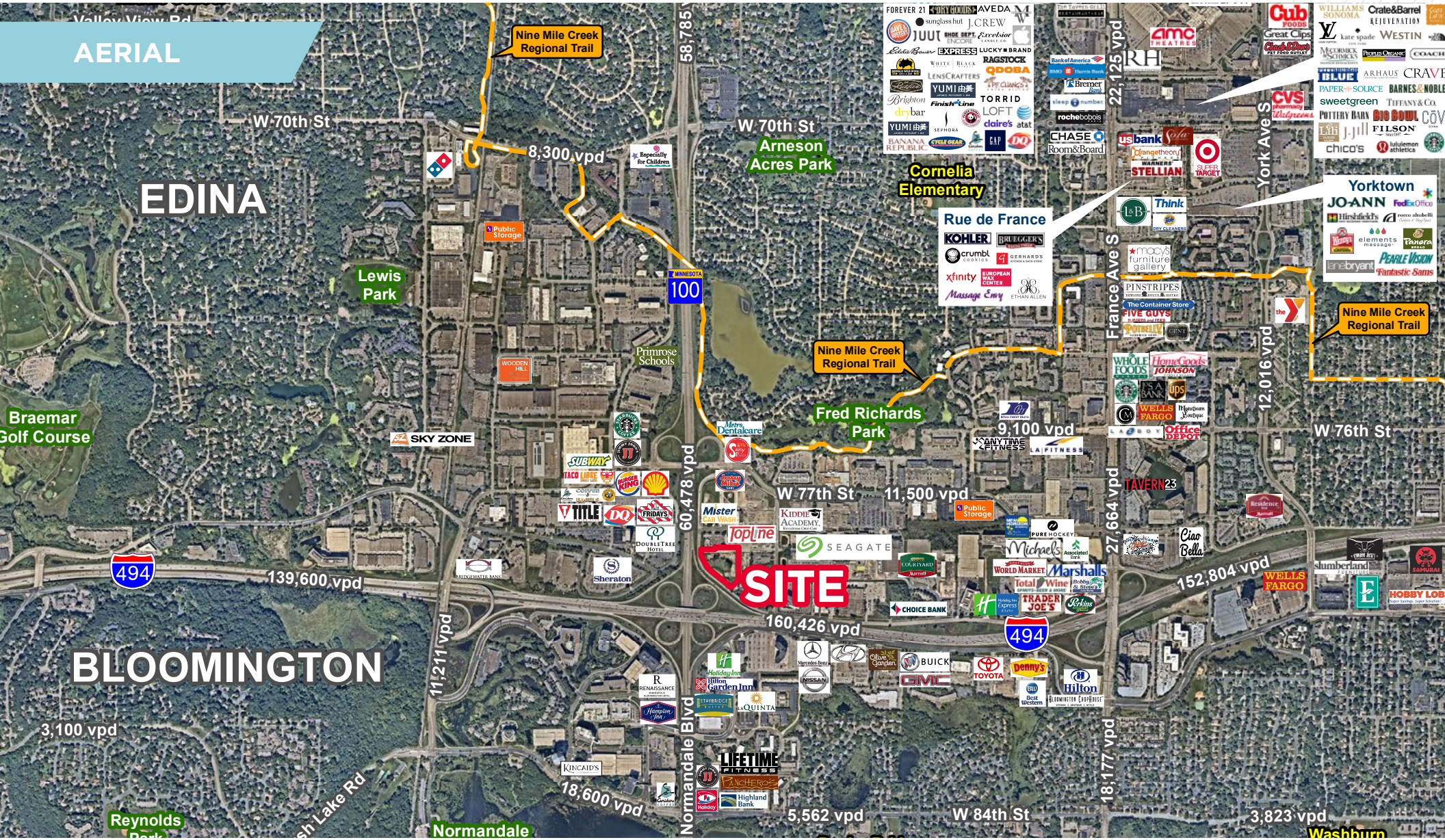


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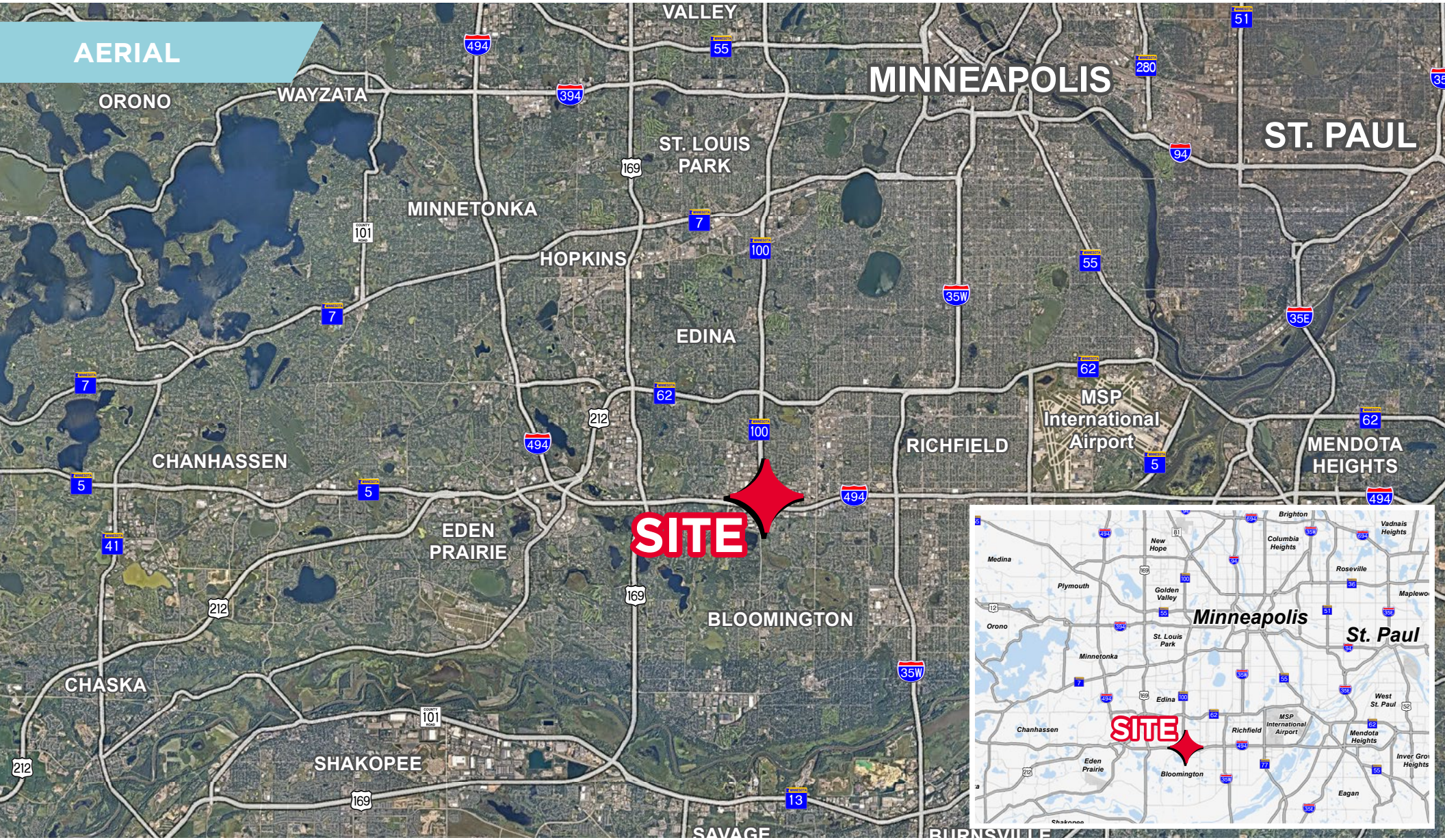
AERIAL



7851 NORMANDALE BLVD

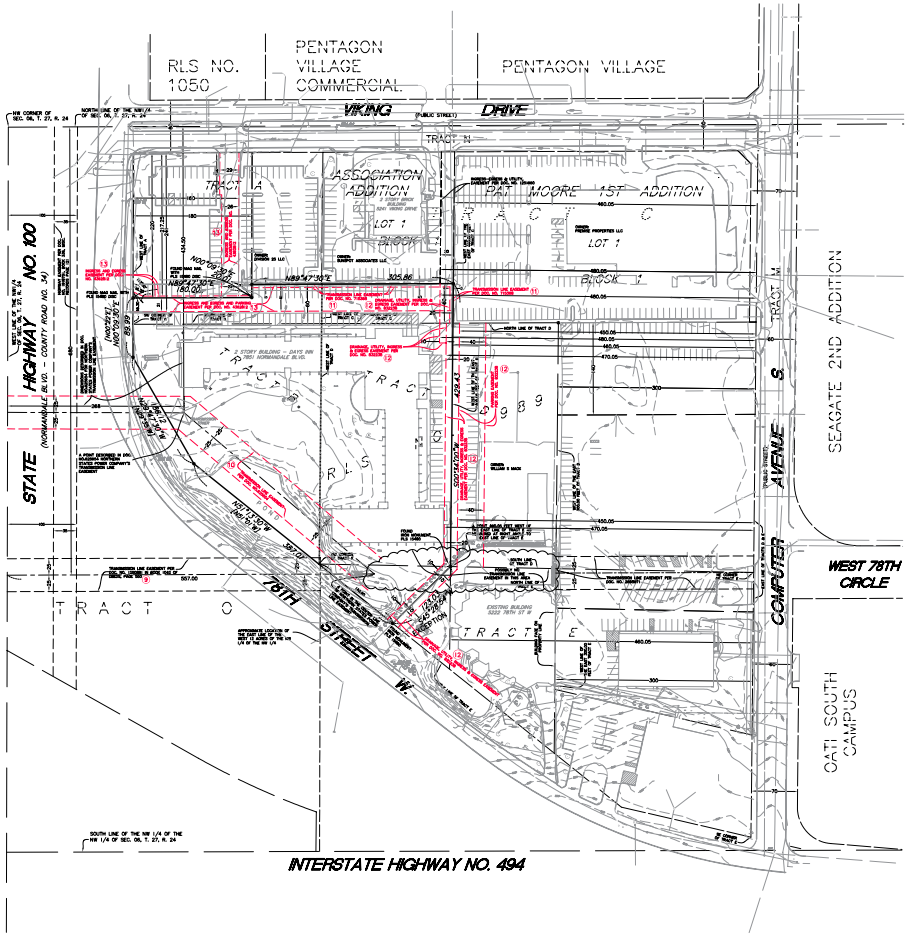
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AERIAL



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SURVEY



SEE SHEET 2 FOR UTILITY AND TOPOGRAPHY INFORMATION

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1074342-MPLS, commitment date May 20, 2021)

Parcel 1:

That part of the south 60 feet of Tract A lying east of the west 180 feet thereof;

That part of the west 180 feet of Tract A lying south of the north 220 feet thereof;

Tract B;

That part of the South 60 feet of Tract C, lying West of the East 460.05 feet thereof;

All of Tracts D and E lying West of a line drawn parallel to and distant 460.05 feet West of the East line of said Tracts D and E, as measured at right angles thereto, except that part of said Tract E lying East of a line drawn from a point on the North line of Tract E, 460.05 feet West of the Northeast corner of said tract, as measured at right angles to the East line thereof to a point on the Southeasterly line of Tract E, distant 143.9 feet Southeasterly of the Northeast corner of Tract E, as measured along the Southeasterly line thereof,

all in Registered Land Survey No. 989, Hennepin County, Minnesota.

(Torrens property, Certificate of Title No. 1472352)

Parcel 2:

Easement for ingress, egress, utilities and drainage purposes, as set forth in the Easement Agreement dated January 19, 1965, recorded December 17, 1965, as Document No. 832238, in the Office of the Hennepin County Registrar of Titles.

Parcel 3:

Non-exclusive easement for parking purposes, as set forth in the Easement Agreement dated January 19, 1965, recorded December 17, 1965, as Document No. 832238, in the Office of the Hennepin County Registrar of Titles.

Parcel 4:

Non-exclusive easements for ingress and egress purposes, as set forth in the Reciprocal Easement Agreement dated February 28, 2007, recorded March 2, 2007, as Document No. 4362812, in the Office of the Hennepin County Registrar of Titles.

PLAT RECORDING INFORMATION

Registered Land Survey No. 989 was filed of record on April 7, 1961, as Document No. 654105.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1074342-MPLS, commitment date May 20, 2021 was relied upon as to matters of record.

Schedule B Exceptions:

ⓘ Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

9.) Subject to a power line easement in favor of Northern States Power Company and rights incidental thereto over a 30 [50] foot strip across the premises, the center line of which is parallel to and 880 feet South of the North line of Section 6-27-24, all as shown by Instrument of record in Book 1042 of Deeds, page 550; (as to Tract B). (Shown as a recital on the Certificate of Title.) [shown on survey]

10.) Easement for steel tower electric transmission line purposes, together with any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Centerline Easement dated May 2, 1960, recorded May 6, 1960, as Document No. 625654. [shown on survey]

11.) Easement for the transmission of electrical energy, together with any incidental rights, in favor Northern States Power Company, a Minnesota corporation, as contained in the easement dated December 28, 1962, recorded January 3, 1963, as Document No. 715368. [shown on survey]

12.) Terms and conditions of Easement Agreement dated January 19, 1965, recorded December 17, 1965, as Document No. 832238, establishing easements for ingress, egress, utilities and drainage and parking purposes. [shown on survey]

13.) Terms and conditions of Reciprocal Easement Agreement dated February 28, 2007, recorded March 2, 2007, as Document No. 4362812, establishing easements for ingress, egress and parking purposes. [shown on survey]

BENCHMARKS (BM)
(NGVD 29)

1.) Top of top nut of fire hydrant in the southeast quadrant of Viking Dr. and W. 78th St.
Elevation = 825.36 feet

2.) Top of top nut of fire hydrant, 2nd hydrant southeast of Viking Dr. on the east side of W. 78th St.
Elevation = 824.57 feet

3.) Top of top nut of fire hydrant, 3rd hydrant southeast of Viking Dr., on the east side of W. 78th St.
Elevation = 828.98 feet

4.) Top of top nut of fire hydrant in the center island of Viking Dr., 1st east of W. 78th St.
Elevation = 825.78 feet

GENERAL NOTE

1.) Survey coordinate basis: Hennepin County Coordinate System.

2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax information web site.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 172560701, 172560738, 172560716 and 212722170.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map: Community Panel No.27053C0405F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

PARKING

79 Regular Spaces
3 Disabled Spaces
29 Regular Spaces in area described in Doc. No. 832238 (Exception #12)
111 Total Spaces

AREA

Area = 175,142 square feet or 4.021 acres

LEGEND

● Denotes found iron monument marked RLS 16456 unless otherwise noted

SURVEYOR'S CERTIFICATION

To Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic of the State of Minnesota; Bloomington Crossroads Venture LLC, a limited liability corporation; United Properties Development LLC, a limited liability corporation and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a) and 13 of Table A thereof. The fieldwork was completed on October 6, 2021.

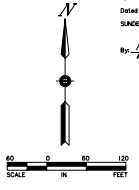
Dated this 11th day of November, 2021.

SUNDE LAND SURVEYING, LLC.

By: Jalee J. Carlson
Jalee J. Carlson, P.L.S. - Minn. Lic. No. 44900

VICINITY MAP





Revision	By	Date
	MDN	

Drawing Title:
ALTA / NSPS LAND TITLE SURVEY FOR:
KIMLEY HORN & ASSOCIATES, INC.
7851 Normandale Boulevard, Bloomington, MN

SUNDE LAND SURVEYING
www.sundesurvey.com
Suite 210, 1001 East Bloomington Freeway, (Old 1-494 & Hwy 169) Bloomington, Minnesota 55420-3430
952-881-3555 (Fax 952-888-3556)

Project: 2014-099-2 | By/Pg: 1206/68 | Date: 11/11/2021
Township: 027 Range: 24 Section: 06
File: 2014099B-ALTA.dwg | Sheet: 1 of 2

CLICK ON SURVEY FOR PRINTABLE IMAGE

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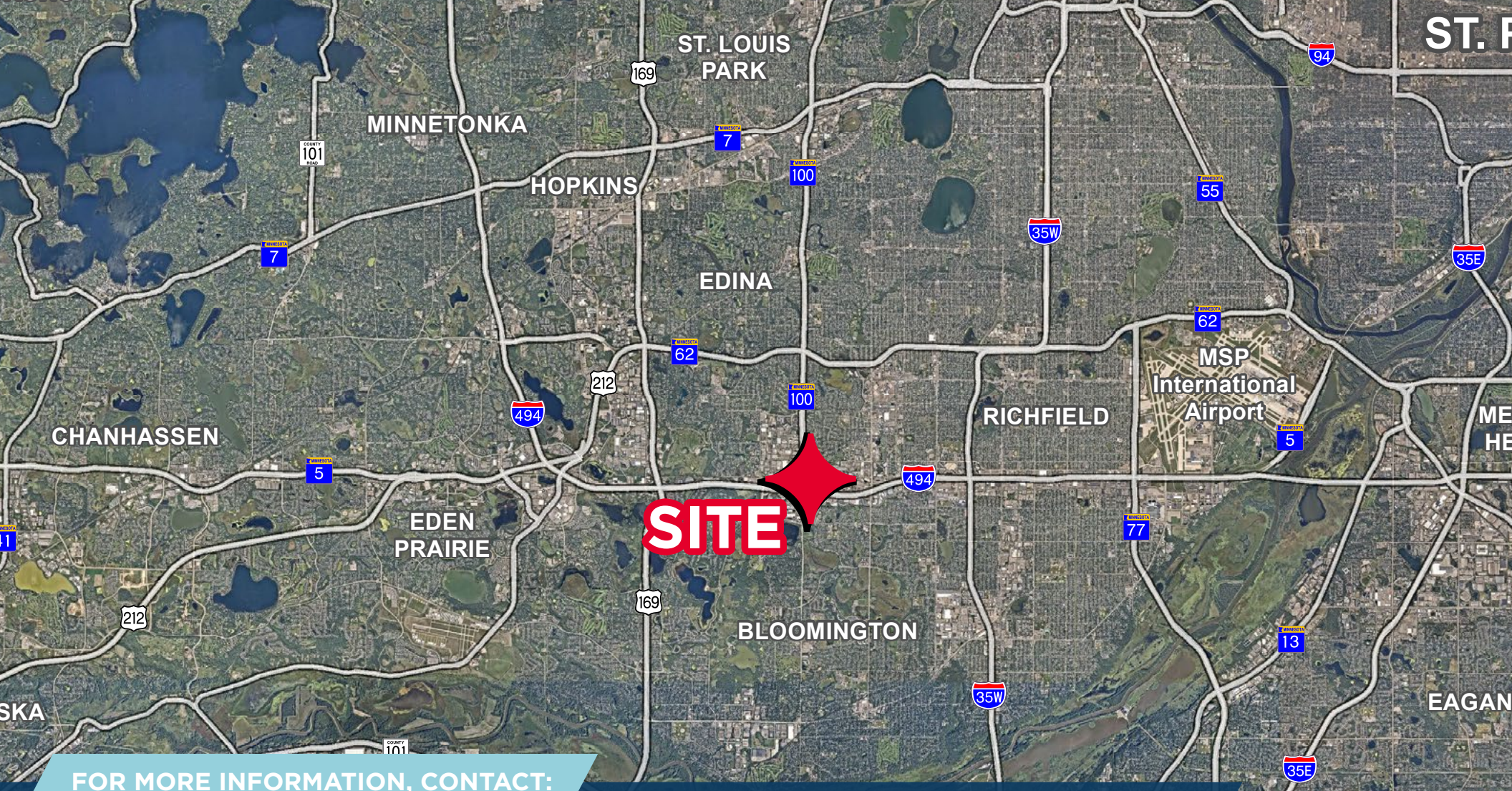
AUTO SALES USE

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MEDICAL OFFICE USE



FOR MORE INFORMATION, CONTACT:

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