



DEVELOPMENT- READY LAND

City of Dayton



FOR SALE

**Dayton Pkwy &
Territorial Rd
Dayton, MN
55327**



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PROPERTY OVERVIEW

This approximately 6.65-acre site offers flexibility, accessibility, and a strategic location within Hennepin County. The property is guided by zoning intended to support high-intensity retail and service uses that benefit from strong visibility and convenient access to major roadways, serving both the local community and a broader regional market. Certain industrial uses, particularly manufacturing operations are also possible for the site.

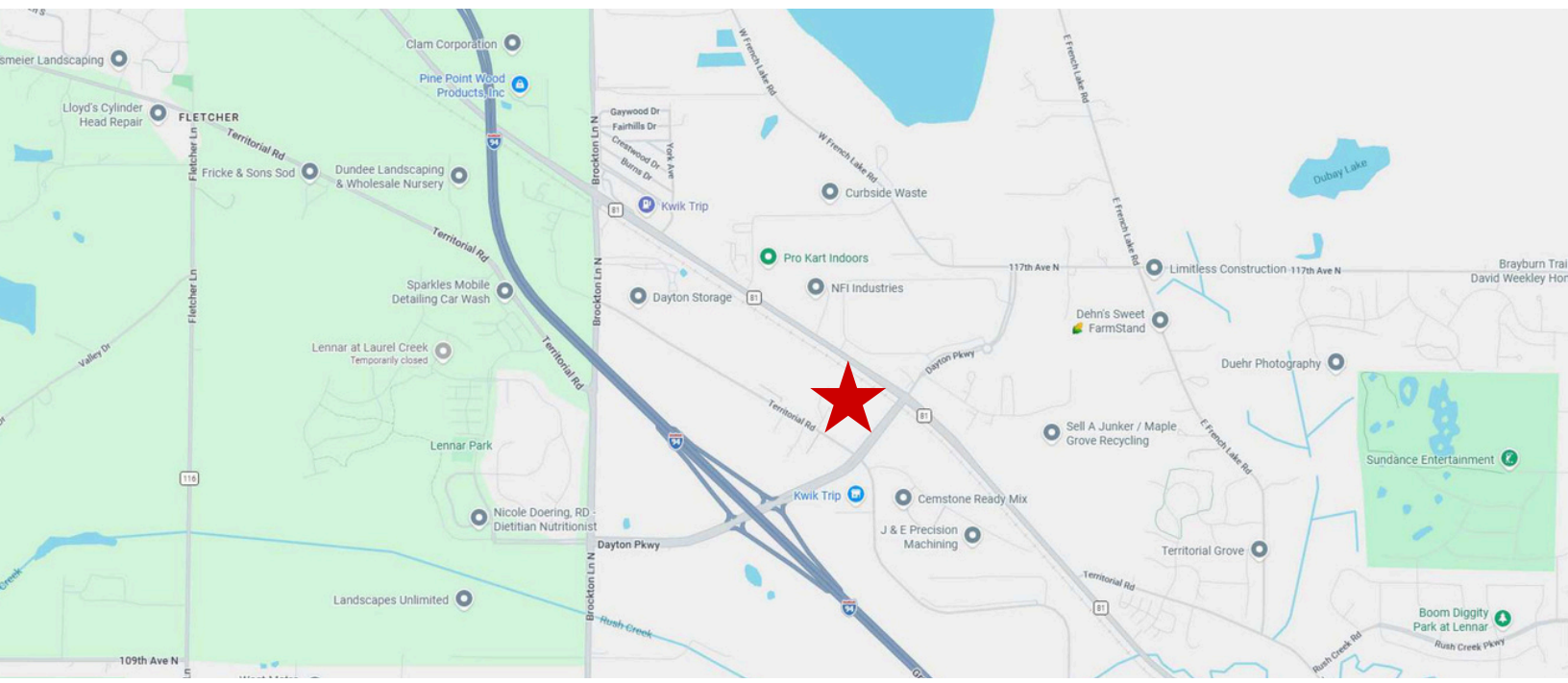
The property benefits from excellent regional connectivity and is located near I-94, providing convenient access for employees, customers, and visitors. This location offers a strong balance of accessibility and visibility within a growing business corridor.

PROPERTY FEATURES

- Zoning supports high-intensity retail and service uses
- Suitable for retail, commercial services, and select manufacturing uses
- Excellent access to I-94 and major transportation routes
- Ideal for an owner-user looking to build a custom business facility
- Convenient access for employees, customers, and visitors

Address:	Dayton Parkway & Territorial Road Dayton, MN 55327
Acreage:	Approximately 6.65
List Price:	Negotiable
Zoning:	General Business District
County:	Hennepin
PID:	3112022130010







DAYTON DIFFERENCE ADDITION

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Dayton, Minnesota, a Minnesota municipal corporation, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota described as follows: Beginning at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 22 minutes 00 seconds West, assumed bearing, along the South line thereof 9.37 feet to the centerline of Territorial Road; thence North 01 degrees 05 minutes 00 seconds West along said centerline 73.56 feet; thence North 23 degrees 14 minutes 34 seconds East 827.96 feet to the Southwest right of way line of Burlington Northern Railroad; thence Southwesterly along said Southwesterly line to the east line of said Southwest Quarter of the Northeast Quarter; thence South 1 degree 08 minutes 25 seconds East along said east line to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

AND

Lot 1, Block 4, Dayton Industrial Park, a plat on file and of record in the office of the County Recorder of Hennepin County, Minnesota. Being that part of Lot 1 described as commencing at the Southwest corner of said Lot 1, a distance of 379.12 feet to the actual point of beginning; thence Northwesterly 43.34 feet along a non-tangential curve concave to the Southwest having a radius of 345.50 feet and a central angle of 07 degrees 21 minutes 09 seconds, the chord of said curve bears North 34 degrees 11 minutes 40 seconds East; thence North 37 degrees 19 seconds East a distance of 202.57 feet; thence North 37 degrees 12 minutes 23 seconds East a distance of 31.84 feet to the Northeast line of said Lot 1; thence Northwesterly along said Northwesterly line a distance of 310.26 feet to the North corner of said Lot 1; thence South 05 degrees 43 minutes 41 seconds West along the West line of said Lot 1 a distance of 529.95 feet to the point of beginning, Hennepin County, Minnesota.

Have caused the same to be surveyed and plotted as DAYTON DIFFERENCE ADDITION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said the City of Dayton, Minnesota, a Minnesota municipal corporation, fee owner, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

City of Dayton, Minnesota

Mayor

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by
XXXXXXXXXX, Mayor of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, State of Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Daniel J. Roeder, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Daniel J. Roeder, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Daniel J. Roeder.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, State of Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON DIFFERENCE ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

By _____ Mayor
By _____ Clerk

SHEET 1 OF 1 SHEET



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Minnesota License Number 43133

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COUNTY OF _____

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