



For Lease/Sale

1501—1513 Southcross Drive, Burnsville, MN 55337

Earley Lake Office Park



3 Units Available:

- ◆ 1501 - 1,472 SF in unfinished lower level avail.
- ◆ 1505 - fully completed unit with 2,537 SF available on the main & upper levels
- ◆ 1513—shell ready to be finished 1,065— 5,074 SF (including 1,065 SF in adjacent unit #1509)

- ◆ Attractive Seller Financing Available!!
- ◆ Each unit has 3 floors with various floor configurations avail. from 1,060-4,009 SF
- ◆ Units can be built to suit, or move in now!
- ◆ Located SW of Burnsville Center with easy access to I-35 and local amenities.
- ◆ Rent starting at \$1,500/month
- ◆ Purchase 4,000—12,000 Square Feet

For more information, contact:

Roz Peterson

rozp@cerron.com

Steve Wolf

stevew@cerron.com

Bruce Rydeen

brucer@cerron.com

PHONE: 952-469-9444

Visit our website to view this property in more detail or other properties Cerron has available at:

www.cerron.com

View our Virtual Tour at:

<http://www.tourfactory.com/529221>



Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Data Sheet

1501—1513 Southcross Drive, Burnsville, MN 55337

Earley Lake Office Park is conveniently located southwest of Burnsville Center with easy access to I-35 and local amenities. The Burnsville market extends to businesses and residents from Lakeville, Burnsville, Egan, Rosemount and Savage areas. Area retailers include Menards, Sam’s Club, Super Target, Home Depot, Bachman’s, Wal-Mart and Cub Foods. Dakota County Government Center is in close proximity and multi-story office buildings surround the area.

Burnsville has identified itself as a business friendly city where people want to live, work and shop. Development continues to grow and has created a one stop shopping area to satisfy all consumer needs.

An understanding of its excellent location and subsequent value is clearly reflected in the full aerial photographs and maps provided.

UNIT	STATUS	APPROX. SF Avail/Total SF	SALE PRICE	MONTHLY ASSOC. DUES	MONTHLY LEASE OPTION
1501	Finished unit at southern end of building. Lower level available for lease	1,472/4,009	600,000	\$275	\$1,750 Gross + Communications.
1505	Finished unit; Lower level is leased. Main & Loft available	2,537/4,009	600,000	\$275	\$3,500 Gross + Communications.
1509	Finished Unit—Leased	1,065/4,009	600,000	\$275	Leased
1513	Unfinished unit at northern end of building—all levels available	1,065/5,074*	600,000	\$275	\$1,500-6,750 Gross + Communications.

*SF available shown includes space in unit #1509 that is currently only accessible through unit #1509, which is also unfinished space.

* 15,984 SF building built in 2006 divided into four 3-story condominium units *

* Located minutes from Interstate 35, 35E and 35W *

* 25 Minutes to either downtown Minneapolis or St. Paul *

* Purchase or Lease entire three-story unit or just one level *

* Larger office needs - Combine Units *

* Create your own floorplan in Unit 1513!!! *

* **Low Interest Seller Financing available to qualified buyers!!** *

Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Data Sheet

1501—1513 Southcross Drive, Burnsville, MN 55337

Exteriors

- Stucco w/ James Hardi- plank siding and aluminum soffit.
- Marvin Integrity Series or equal clad windows with wood interiors.
- Cultured stone wainscoting fronts (As presented on Drawings)
- 6' x 10' cedar decks w/ aluminum railing.
- High Profile Horizon Shingle Three tab shingle roofs (30 year guarantee)
- Concrete walk (Broom finish) from front door to drive
- Asphalt parking lots.
- Steel entry front and lower door with side lite.
- Lower level walk outs.
- TJI floors and ceiling structures.
- Poured concrete foundation.
- Lawn sprinklers
- Full gutter systems
- Professionally landscaped

Interiors

- Drywall walls and ceilings.
- 3 Tile bathrooms w/ Premium Kohler bathroom fixtures.
- Generous carpet allowance
- 2 Cultured stone entry.
- Solid core raised wood 3 panel doors.
- Solid Maple 3 ¼ trim throughout on all windows.
- Granite counter tops.
- Painting and Finishes All walls and ceilings two coats.
- Painting windows doors and trim two coats catalyzed lacquer.
- Heating and Air Conditioning 92% efficient. F/A 90000 BTU Brandt or equivalent, forced air furnace
- 2.5 Ton "10 S.E.E.R." air conditioner
- Rheem hot water heater 10 Gallon, Power vent.
- All closets include Hat shelf and closet rod.
- Generous general lighting electrical.
- Fire protection sprinklers.

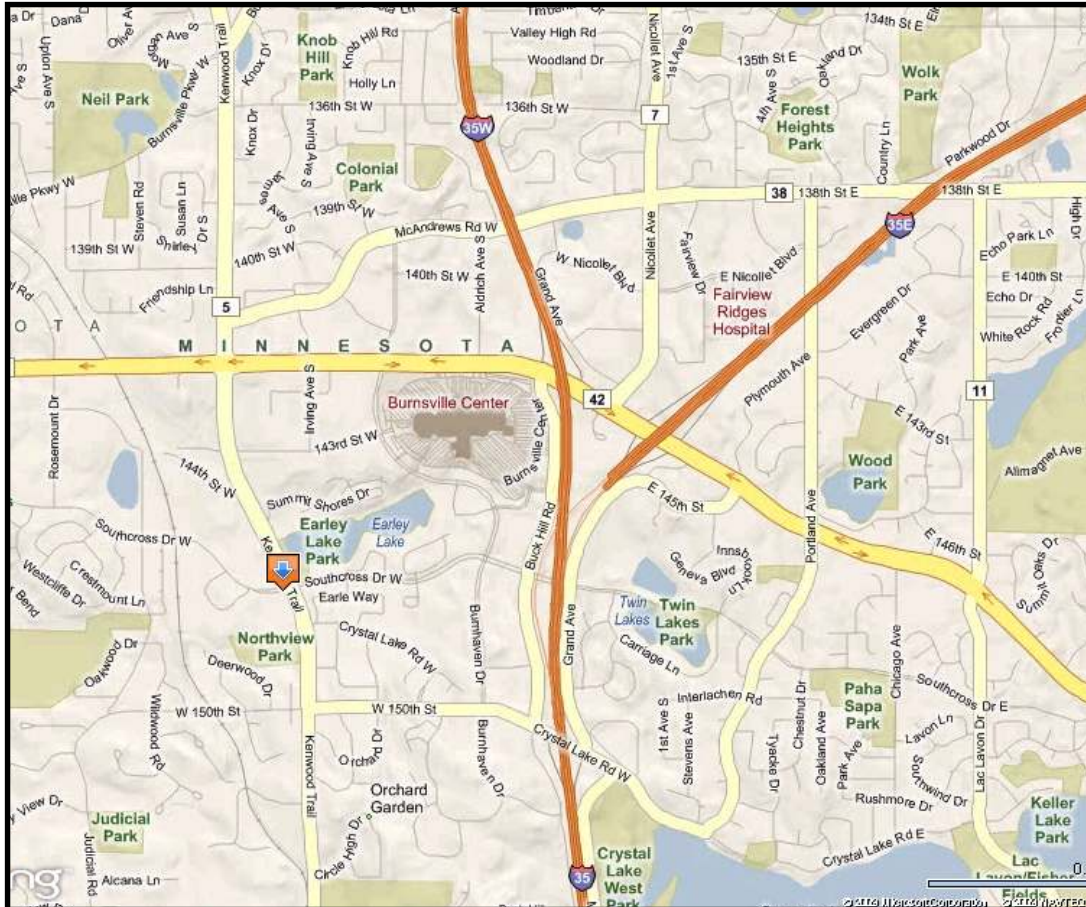
Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Location

1501—1513 Southcross Drive, Burnsville, MN 55337



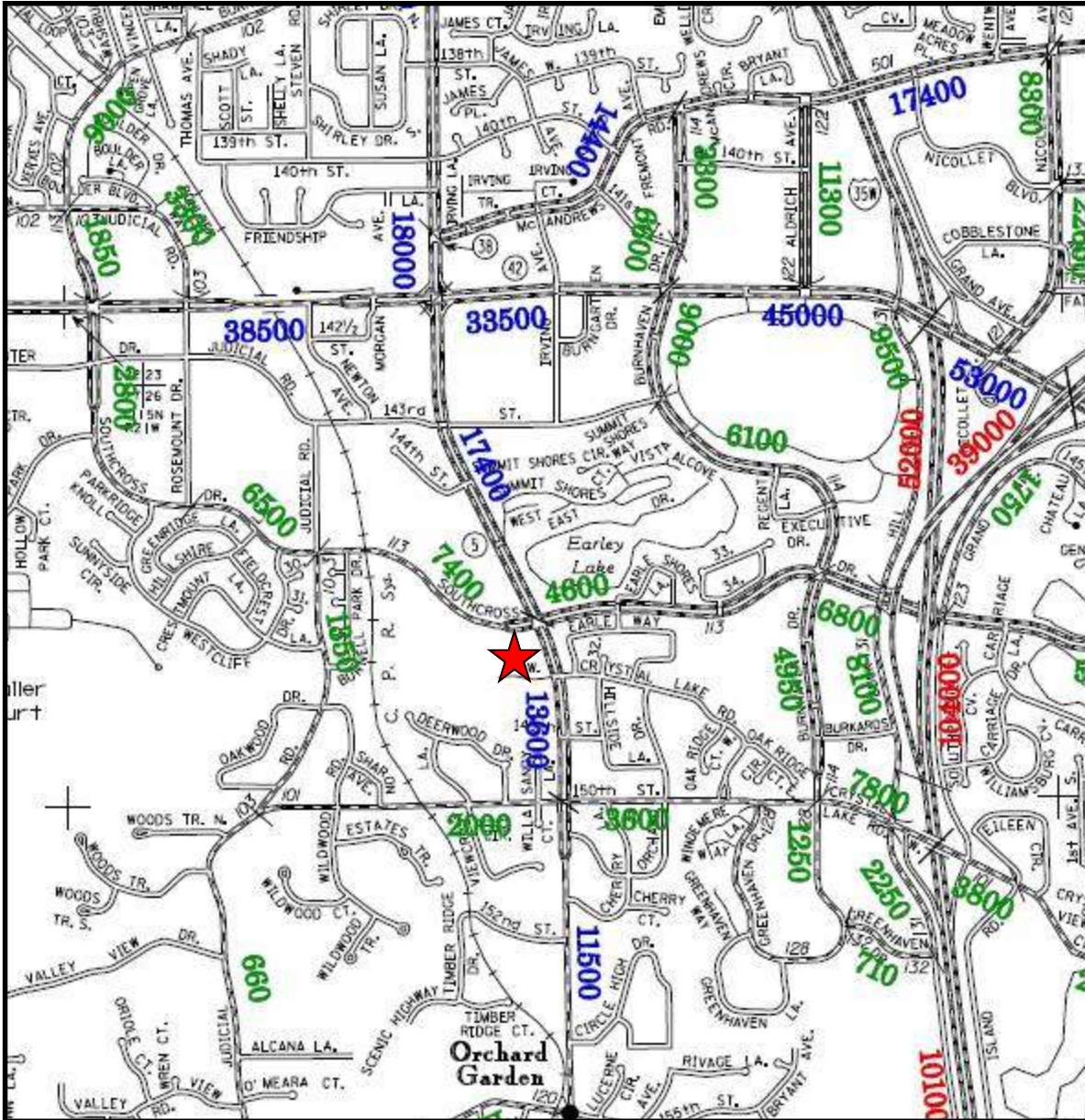
Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Traffic Counts

1501—1513 Southercross Drive, Burnsville, MN 55337



Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Aerial Photo

1501—1513 Southcross Drive, Burnsville, MN 55337



Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Exterior Pictures

1501—1513 Southcross Drive, Burnsville, MN 55337



Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Interior Pictures

1501—1513 Southcross Drive, Burnsville, MN 55337



Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Interior Pictures

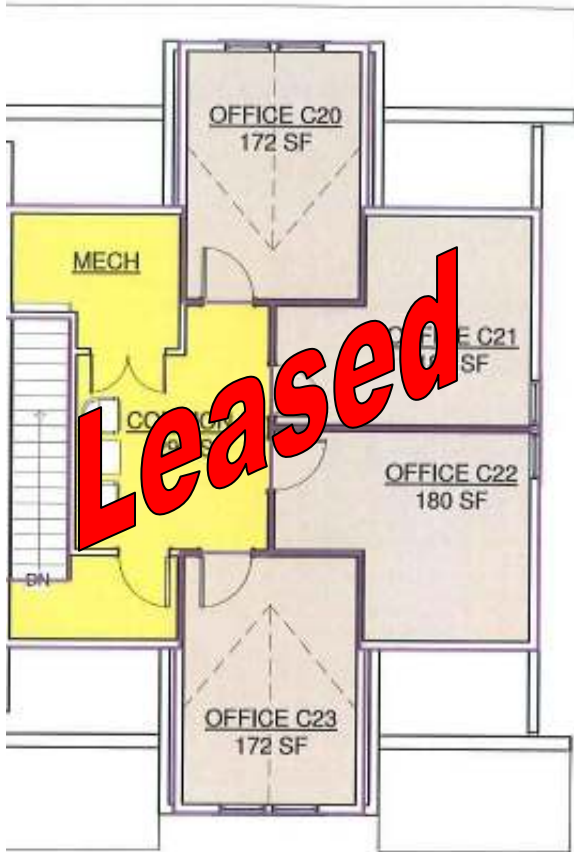
1501—1513 Southcross Drive, Burnsville, MN 55337



Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1501 Proposed Floorplan



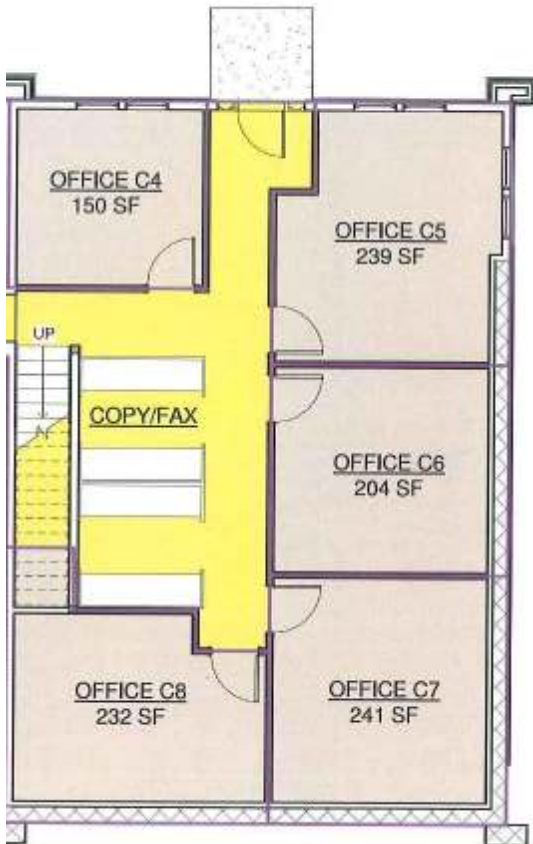
Upper Loft
Approx. 1,065 SF
LEASED-UNAVAILABLE

Leased



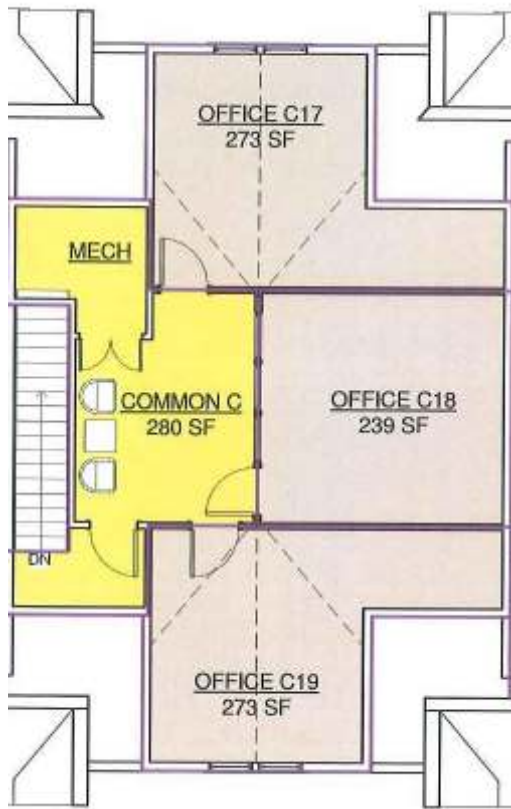
Main Level
Approx. 1,472 SF
LEASED-UNAVAILABLE
Lily Wellness Center

Leased

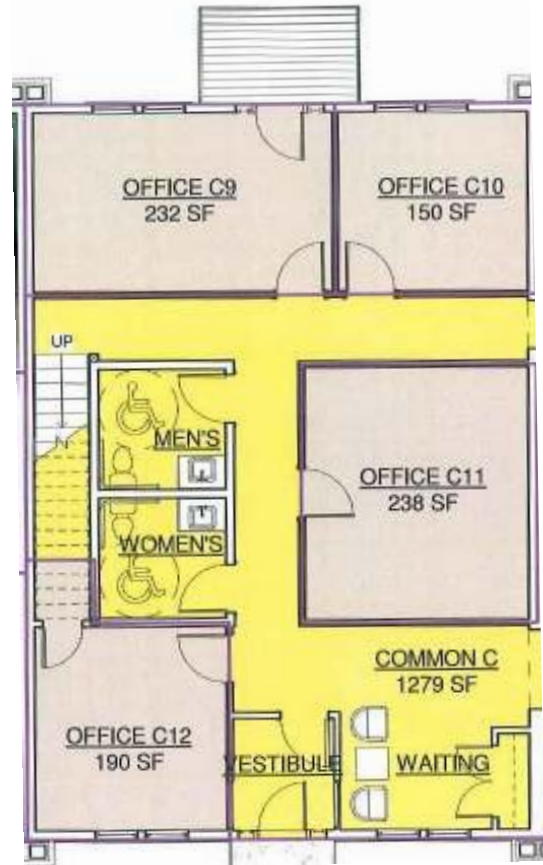


Lower Level
Approx. 1,472 SF
UNFINISHED—AVAILABLE

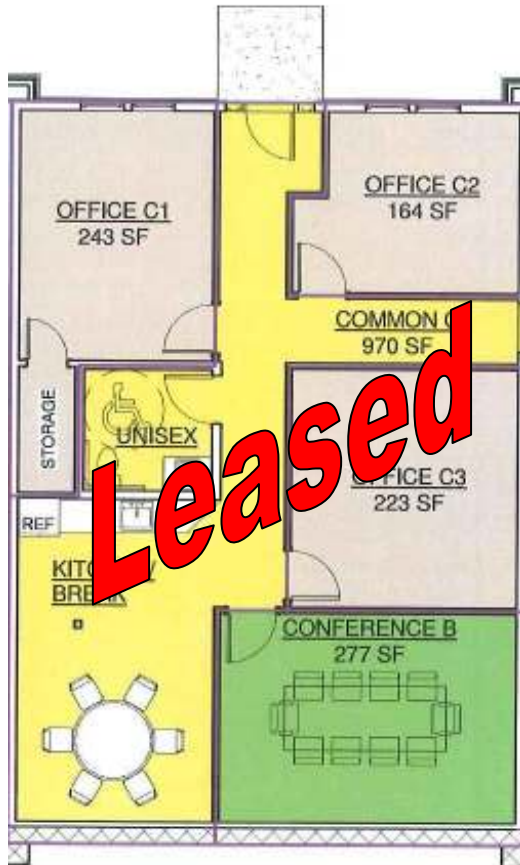
1505 Proposed Floorplan



Upper Loft
Approx. 1,065 SF



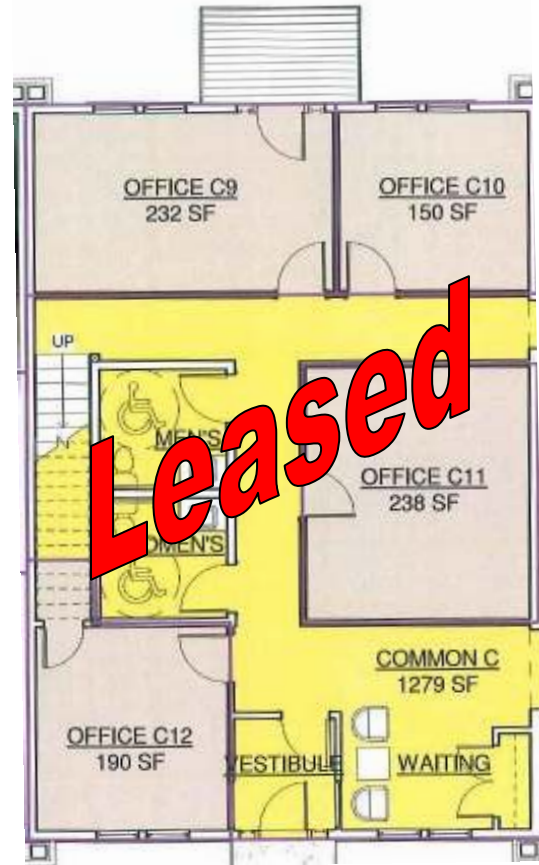
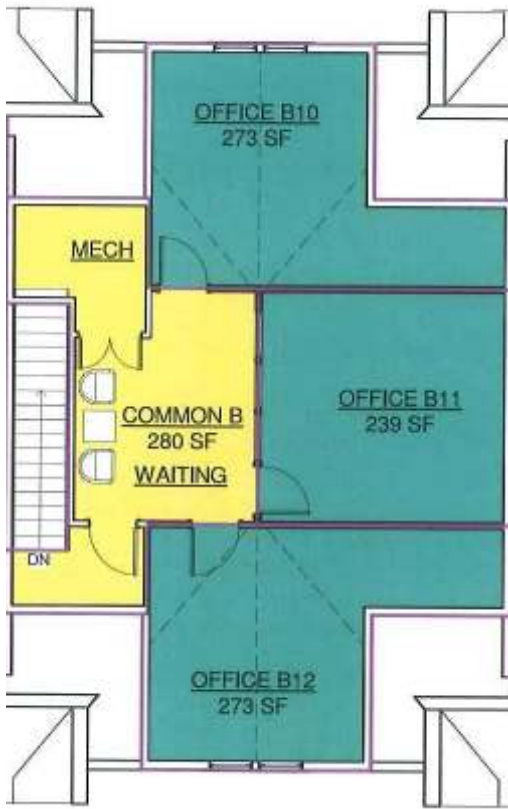
Main Level
Approx. 1,472 SF



Lower Level
Approx. 1,472 SF
LEASED-UNAVAILABLE

1509 Proposed Floorplan

Upper Loft
Approx. 1,065 SF
Accessible through Unit #1513

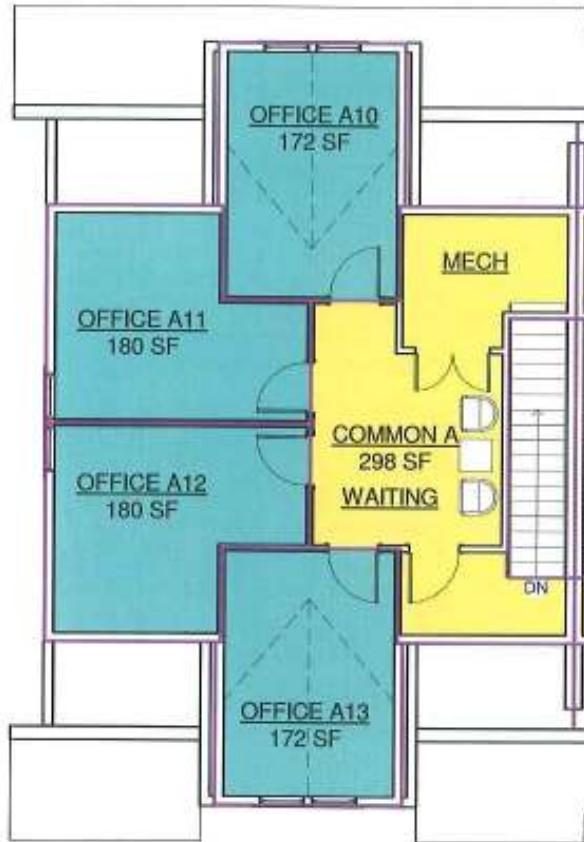


Main Level
Approx. 1,472 SF

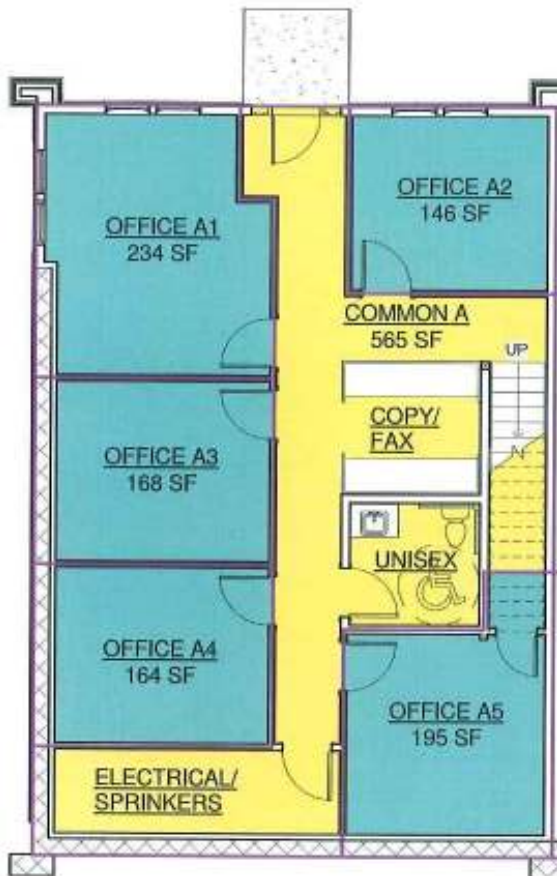


Lower Level
Approx. 1,472 SF
Private Entrance
\$1,750/month - Gross + Communications

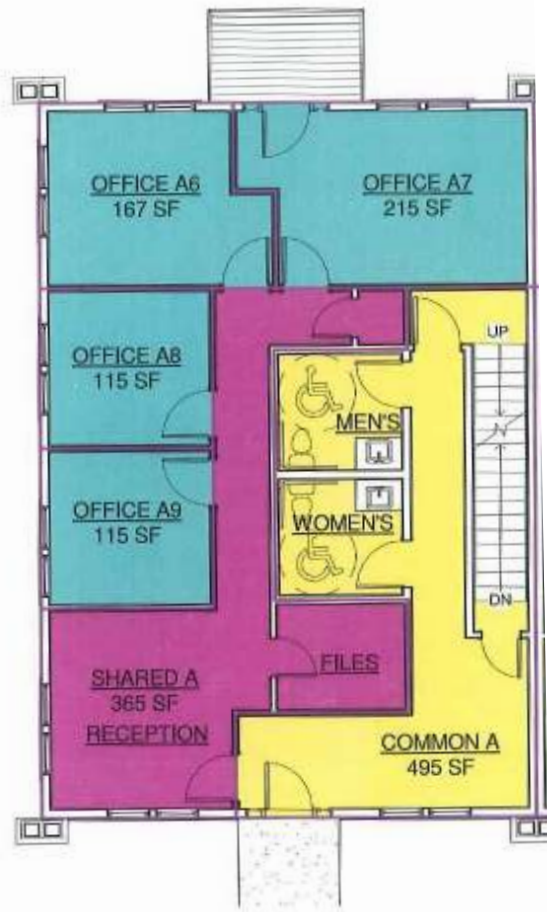
1513 Proposed Floorplan—Shell Condition



SAMPLE—Upper Loft
 Approx. 1,065 SF
 Additional Space available with access to Unit #1509 for a possible total of 2,130 SF on the Upper Level
 Finish to your Specifications



SAMPLE Lower Level
 Approx. 1,472 SF

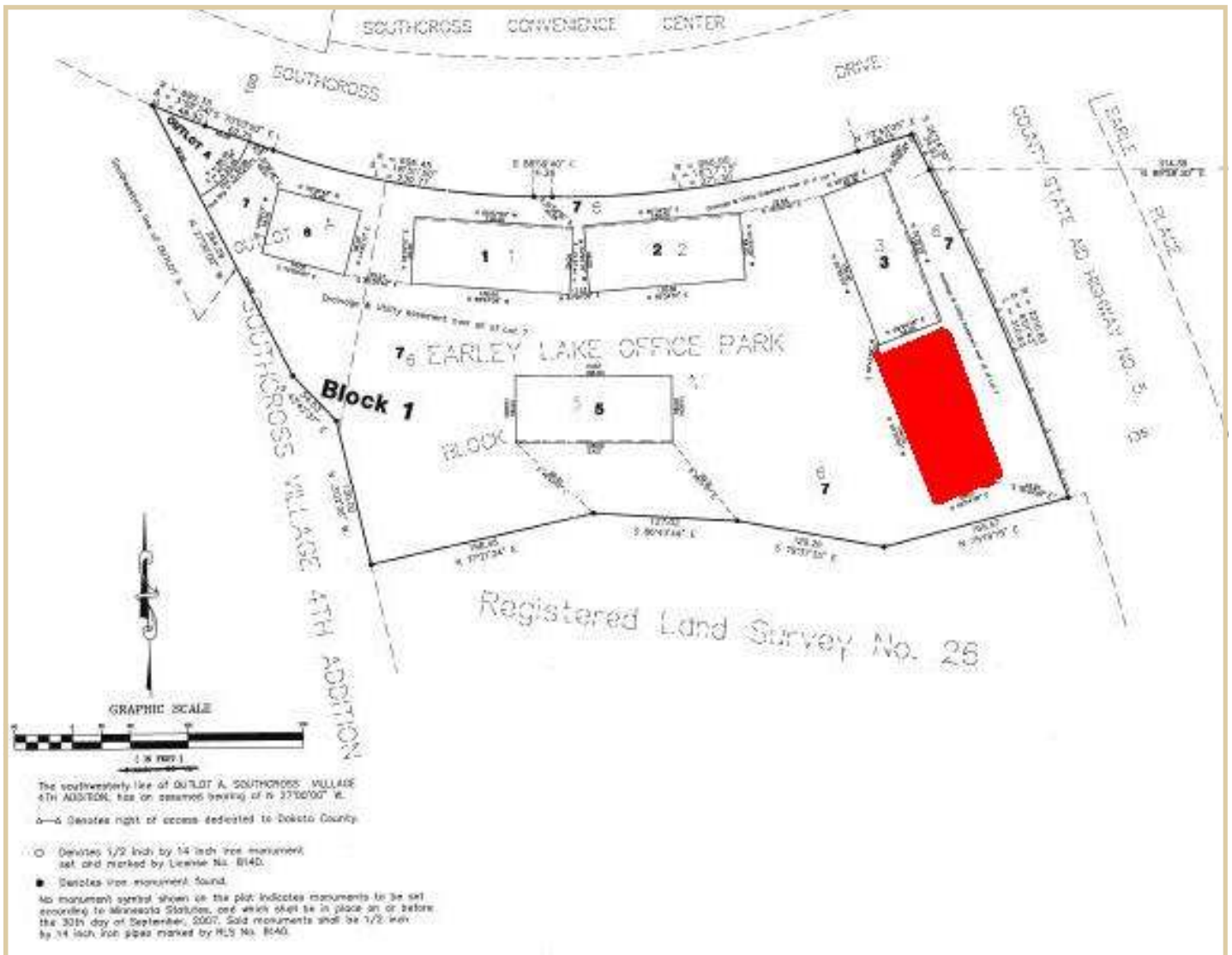


SAMPLE Main Level
 Approx. 1,472 SF



Site Plan

1501—1513 Southcross Drive, Burnsville, MN 55337



Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Tax Info

1501—1513 Southcross Drive, Burnsville, MN 55337

Dakota County Real Estate Inquiry

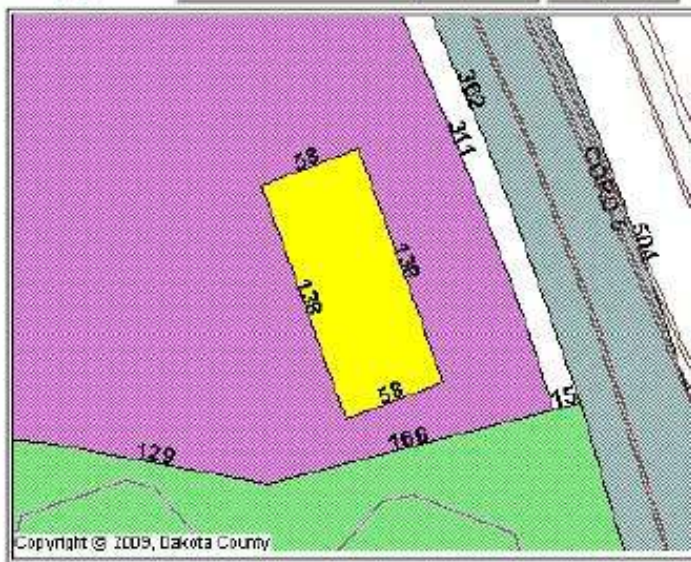
Data Updated 10/1/2009.

[Need Help?](#) [What's New?](#)

Map navigation

Select option and click on map:

Zoom In Zoom Out Pan Identify



Copyright © 2009, Dakota County

Legend

Real Estate Parcels

- Parcels
- Common Ownership
- Water
- R/W, Easement
- Dedicated R/W

Tax Parcels

Market Value

Recent Sales

Year Built

Air Photo

Torrens

Choose ONE search method, enter criteria, and click Go or hit enter key.

House #:

OR

PIN:

[Details](#) [Tax Stub](#) [Statement](#) [Plat](#) [Neighborhood](#) [Birds Eye](#) [Photo](#)

PIN: 02-22551-040-01

Owner: SOUTH METRO PROPERTIES LLC

Address: 1505 SOUTHCROSS DR W

City: BURNSVILLE, MN 55337

2009 Est. Value (Payable 2010): \$1,370,300

2008 Taxable Value (Payable 2009): \$1,251,500

Payable 2009 Tax: \$37,761.98

Total Acreage: 0.18

Year Built: 2006

PLEASE READ DISCLAIMER

This application was developed by the Dakota County [Office of GIS](#) in cooperation with [Assessing Services](#) and the [Property Taxation & Records](#) Departments



Click on the Dakota County Logo above to return to the home page

Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Property Record Details

Many commonly asked questions about assessment information may be answered at [Understanding Taxes & Values](#).
Note: Click data field headings for further information on each value.
Data Updated 10/1/2009.

PROPERTY ID NUMBER: 02-22551-040-01

FEE OWNER:

SOUTH METRO PROPERTIES LLC
1713 SOUTHCROSS DR W STE B
BURNSVILLE MN 55306

PROPERTY ADDRESS:

1505 SOUTHCROSS DR W
BURNSVILLE MN 55337

2009 ESTIMATED MARKET VALUE (PAYABLE 2010)

LAND: \$240,000
BUILDING: \$1,130,300
TOTAL: \$1,370,300

2009 TAXABLE/LIMITED MARKET VALUE (PAYABLE 2010)

LAND: \$240,000
BUILDING: \$1,130,300
TOTAL: \$1,370,300

2008 ESTIMATED MARKET VALUE (PAYABLE 2009)

TOTAL: \$1,251,500

2008 TAXABLE/LIMITED MARKET VALUE (PAYABLE 2009)

TOTAL: \$1,251,500

PAYABLE 2009 TAXES

NET TAX: \$37,761.98
SPECIAL ASSESSMENTS: \$0.00
TOTAL TAX & SA: \$37,761.98

LAST QUALIFIED SALE:

DATE:
AMOUNT: \$0

LOT SIZE (EXCLUDES R/W)

ACREAGE: 0.18

YEAR BUILT: 2006

SCHOOL DISTRICT: 191

WATERSHED DISTRICT: BLACK DOG

PAYABLE 2010 HOMESTEAD STATUS: NON HOMESTEAD

PAYABLE 2010 ASMT USAGE:
COMMERCIAL - PREFERRED

2009 BUILDING CHARACTERISTICS (PAYABLE 2010):

TYPE	OFC, CONDO
YEAR BUILT	2006
ARCH/STYLE	
FOUNDATION SQ FT	NOT APPL
FINISHED SQ FT	15984
BEDROOMS	0
BATHS	6
FRAME	D-WOOD
GARAGE SQ FT	0
OTHER GARAGE	
MISC BLDG	

PLAT NAME: EARLEY LAKE OFFICE PARK TWO

TAX DESCRIPTION: LOT 4 BLK 1 & INTEREST
ATTRIBUTABLE TO COMMON AREA
KNOWN AS LOT 7 BLK 1



Zoning Code

1501—1513 Southcross Drive, Burnsville, MN 55337

Chapter 21 B-2 NEIGHBORHOOD BUSINESS DISTRICT

10-21-1: PURPOSE AND INTENT:

The purpose of the B-2 neighborhood business district is to provide for the establishment of highly limited scale neighborhood commercial centers that offer basic convenience type goods and services to the immediately surrounding residential neighborhoods. (Ord. 1132, 8-19-2008)

10-21-2: PERMITTED USES:

Within any B-2 neighborhood business district, no structure or land shall be used except for one or more of the following neighborhood retail sales and service businesses supplying commodities or performing a service primarily for residents of the surrounding neighborhood: (Ord. 1132, 8-19-2008)

Any use permitted in the B-1 district except research centers.

Antique or gift shop.

Appliance store.

Art and school supply store.

Bakery goods sales and baking of goods for the retail sales on premises.

Bank.

Barbershop.

Beauty shop.

Bicycle sales and repair.

Bookstore.

Camera and photographic supply and processing store.

Candy, ice cream, popcorn, nuts, frozen dessert and soft drink shop, but not of the drive-in type.

Clothing store.

Convenience store.

Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Delicatessen.

Drugstore.

Dry cleaning and laundry pick up stations including incidental pressing and repair.

Florist.

Furniture.

Grocery store, fruit or vegetable store.

Hardware store.

Hobby store including handicraft classes not to exceed ten (10) students.

Jewelry sales and jewelry repair store.

Laundromat, self-service.

Library.

Locksmith.

Meat market but not including processing for a locker.

Medical and dental clinic or offices.

Music store.

Newsstand.

Office supply and stationery store.

Paint, wallpaper sales.

Photographic studio.

Pipe and tobacco shop.

Post office.

Record shop.

Restaurant within a building having a principal use other than a restaurant.

Rugs and floor covering sales.

Shoe sales and repair.

Small appliance repair shop.

Sporting goods store.

Temporary/seasonal outdoor sales uses, subject to the provisions of section 10-19-2-1 of this title. (Ord. 244, 11-15-1982; amd. Ord. 315, 3-21-1988; Ord. 328, 9-19-1988; Ord. 352, 11-6-1989; Ord. 411, 5-20-1991; Ord. 1132, 8-19-2008)

10-21-3: PERMITTED ACCESSORY USES:

Within any B-2 district, the following uses shall be permitted accessory uses:

Any accessory use permitted in the B-1 district.

Incidental repair, processing, or storage necessary to conduct a permitted principal use subject to subsection 10-19-1(K) of this title. (Ord. 1132, 8-19-2008)

10-21-4: CONDITIONAL USES:

Within any B-2 neighborhood business district, no structure or land shall be used for the following uses except by conditional use permit:

Any conditional use allowed in the B-1 district.

Accessory car wash subject to section 10-7-43 of this title.

Car wash as a principal use.

Churches and other places of religious assembly, provided that the principal structure and any accessory structures used for assembly shall be located at least fifty feet (50') from any lot line adjacent to a residential zoning district. This paragraph shall apply even if the religious use does not occupy the entire structure. For the purposes of this paragraph, the fifty foot (50') setback shall not apply to any property line adjacent to an arterial roadway, including an interstate freeway.

Essential service structures.

Motor fuel stations subject to the requirements of subsection 10-19-3(A) of this title.

Restaurants (freestanding).

Tavern or liquor store subject to the requirements of title 3 of this code.

Theaters. (Ord. 244, 11-15-1982; amd. Ord. 600, 12-18-1995; Ord. 1132, 8-19-2008)

10-21-5: INTERIM USES:

Within any B-2 neighborhood business district, no structure or land shall be used for the following uses except by interim use permit: (Ord. 1132, 8-19-2008)

Interim uses permitted in the B-1 district. (Ord. 375, 7-2-1990; amd. Ord. 1132, 8-19-2008)

10-21-6: LOT AREA, LOT WIDTH AND YARD REQUIREMENTS:

The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications as set forth in chapter 19 of this title: (Ord. 1132, 8-19-2008)

Lot area	20,000	square feet
Lot width	100	feet
Setback - principal structure:		
Front yard	30 (30) ¹	feet
Side yard	10 (30)	feet
Side yard (street)	30 (30)	feet
Rear yard	30 (30)	feet
Setback - accessory structure:		
Front yard	30 (30) ¹	feet
Side yard	10 (30)	feet
Side yard (street)	20 (30)	feet
Rear yard	8 (30)	feet
Setback - parking:		
Front	10 (30)	feet
Side interior	5 (30)	feet
Street side	10 (30)	feet
Rear yard	5 (30)	feet

Setbacks in parentheses apply adjacent to residential districts.

Note:

1.30 feet or $1\frac{1}{2}$ times the building height, whichever is greater.

(Ord. 932, 7-6-2004; amd. Ord. 1132, 8-19-2008)



Demographics

1501—1513 Southcross Drive, Burnsville, MN 55337



Executive Summary

Prepared By: STDBOnline.com

Site Type: Radius	Lat: 44.734009 Lon: -93.302225 Radius: 1.0 mile	Lat: 44.734009 Lon: -93.302225 Radius: 3.0 mile	Lat: 44.734009 Lon: -93.302225 Radius: 5.0 mile
2008 Population			
Total Population	8,583	70,529	151,204
Male Population	50.0%	49.8%	49.7%
Female Population	50.0%	50.2%	50.3%
Median Age	30.8	33.3	34.4
2008 Income			
Median HH Income	\$73,697	\$91,968	\$93,955
Per Capita Income	\$35,714	\$39,573	\$40,545
Average HH Income	\$87,703	\$108,168	\$111,052
2008 Households			
Total Households	3,695	25,713	55,198
Average Household Size	2.32	2.73	2.72
1990-2000 Annual Rate	2.67%	3.44%	3.56%
2008 Housing			
Owner Occupied Housing Units	60.5%	73.8%	76.3%
Renter Occupied Housing Units	35.0%	23.4%	20.6%
Vacant Housing Units	3.6%	2.8%	3.0%
Population			
1990 Population	5,915	46,625	96,613
2000 Population	7,402	64,403	132,714
2008 Population	8,583	70,529	151,204
2013 Population	9,138	76,338	166,252
1990-2000 Annual Rate	2.27%	3.28%	3.23%
2000-2008 Annual Rate	1.81%	1.11%	1.59%
2008-2013 Annual Rate	1.26%	1.6%	1.92%

In the identified market area, the current year population is 151,204. In 2000, the Census count in the market area was 132,714. The rate of change since 2000 was 1.59 percent annually. The five-year projection for the population in the market area is 166,252, representing a change of 1.92 percent annually from 2008 to 2013. Currently, the population is 49.7 percent male and 50.3 percent female.

Households	1990 Households	2000 Households	2008 Households	2013 Households	1990-2000 Annual Rate	2000-2008 Annual Rate	2008-2013 Annual Rate
	2,388	3,108	3,695	3,965	2.67%	2.12%	1.42%
	16,403	23,001	25,713	27,904	3.44%	1.36%	1.65%
	33,569	47,647	55,198	60,822	3.56%	1.8%	1.96%

The household count in this market area has changed from 47,647 in 2000 to 55,198 in the current year, a change of 1.8 percent annually. The five-year projection of households is 60,822, a change of 1.96 percent annually from the current year total. Average household size is currently 2.72, compared to 2.76 in the year 2000. The number of families in the current year is 39,809 in the market area.

Housing

Currently, 76.3 percent of the 56,915 housing units in the market area are owner occupied; 20.6 percent, renter occupied; and 3.0 percent are vacant. In 2000, there were 48,547 housing units—78.4 percent owner occupied, 19.7 percent renter occupied and 1.9 percent vacant. The rate of change in housing units since 2000 is 1.95 percent. Median home value in the market area is \$258,930, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.8 percent annually to \$269,403. From 2000 to the current year, median home value changed by 6.06 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Executive Summary

Prepared By: STDBonline.com

Site Type: Radius	Lat: 44.734009 Lon: -93.302225 Radius: 1.0 mile	Lat: 44.734009 Lon: -93.302225 Radius: 3.0 mile	Lat: 44.734009 Lon: -93.302225 Radius: 5.0 mile
-------------------	---	---	---

Median Household Income

1990 Median HH Income	\$36,345	\$45,488	\$46,195
2000 Median HH Income	\$57,718	\$66,058	\$66,597
2008 Median HH Income	\$73,697	\$91,968	\$93,955
2013 Median HH Income	\$91,487	\$107,165	\$108,933
1990-2000 Annual Rate	4.73%	3.8%	3.73%
2000-2008 Annual Rate	3.01%	4.09%	4.26%
2008-2013 Annual Rate	4.42%	3.11%	3%

Per Capita Income

1990 Per Capita Income	\$16,328	\$18,025	\$18,111
2000 Per Capita Income	\$26,372	\$27,792	\$28,137
2008 Per Capita Income	\$35,714	\$39,573	\$40,545
2013 Per Capita Income	\$42,669	\$50,020	\$51,940
1990-2000 Annual Rate	4.91%	4.42%	4.5%
2000-2008 Annual Rate	3.74%	4.38%	4.53%
2008-2013 Annual Rate	3.62%	4.8%	5.08%

Average Household Income

1990 Average Household Income	\$42,617	\$50,805	\$52,047
2000 Average Household Income	\$67,309	\$77,058	\$77,882
2008 Average HH Income	\$87,703	\$108,168	\$111,052
2013 Average HH Income	\$103,840	\$136,448	\$142,002
1990-2000 Annual Rate	4.68%	4.25%	4.11%
2000-2008 Annual Rate	3.26%	4.2%	4.39%
2008-2013 Annual Rate	3.44%	4.75%	5.04%

Households by Income

Current median household income is \$93,955 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$108,933 in five years. In 2000, median household income was \$66,597, compared to \$46,195 in 1990.

Current average household income is \$111,052 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$142,002 in five years. In 2000, average household income was \$77,882, compared to \$52,047 in 1990.

Current per capita income is \$40,545 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$51,940 in five years. In 2000, the per capita income was \$28,137, compared to \$18,111 in 1990.

Population by Employment

Total Businesses	522	3,289	6,881
Total Employees	8,021	32,425	69,586

Currently, 95.4 percent of the civilian labor force in the identified market area is employed and 4.6 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.8 percent of the civilian labor force, and unemployment will be 4.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 80.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 71.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 12.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 15.8 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 83.0 percent of the market area population drove alone to work, and 4.1 percent worked at home. The average travel time to work in 2000 was 23.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 4.1 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 19.6 percent were high school graduates only (29.6 percent in the U.S.)
- 10.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 30.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 11.0 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)



Community Profile for

Burnsville , Minnesota

[Show Map](#)



Overview

Burnsville, although 98% developed, continues to have commercial and industrial land available for development. Utilities are already in place throughout the city with major highway arteries, rail, river barge and air passenger and freight services easily accessible. Mpls-St. Paul Intl Airport, two major railroad lines, the nation's second largest inland port on the Minnesota and Mississippi rivers.

Location

County:	Dakota
Region:	East Twin Cities Metro
Distance from Minneapolis:	14
Distance from nearest MSA*:	0 Miles from Minneapolis-St. Paul MSA
US Congressional District:	2
MN Legislative District(s):	37A38A40A
Web site:	www.burnsville.org
Last Updated:	7/7/2006

Population

Area	2005 Estimate	2004 Estimate	2000 Census	1990 Census
Community:	61,262	61,425	60,220	51,288
County:	391,558	383,076	355,904	275,189
Nearest MSA:	3,207,067	3,156,745	2,968,806	2,538,776
Minnesota:	5,205,091	5,145,106	4,919,479	4,375,099

Source: U.S. Census, State Demographer * Metropolitan Statistical Area

Major Employers

<i>Employer</i>	<i>NAICS</i>	<i>Products/Services</i>	<i>Employee Count</i>
Burnsville Public Schools-ISD #191	6111	Elementary & Secondary Schools	1,600
Fairview Ridges Hospital	6221	General Medical & Surgical Hospitals	1,400
Goodrich Sensor Systems	3341	Computer & Peripheral Equipment Manufacturing	1,150
Northern Hydraulics Inc	3332	Industrial Machinery Manufacturing	600
Pepsi-Cola Bottling Co	3121	Beverage Manufacturing	550
Yellow Freight System Inc	4884	Support Activities for Road Transportation	400
CUB Foods	4521	Department Stores	300
Frontier Communications of MN	5171	Wired Telecommunications Carriers	300
Genz-Ryan	238220	Plumbing, Heating, & Air-Conditioning Contractors	300
Asset Marketing Services Inc	4511	Sporting Goods, Hobby, & Musical Instrument Stores	275
City of Burnsville	9211	Executive, Legislative, & Other Gen. Govt. Support	268



Byerly's Co	4451	Grocery Stores	250
Ebenezer Ridges Care Center	6231	Nursing Care Facilities	250
Park Nicollet Medical Ctr	6211	Offices of Physicians	225
Apothecary Products	325412	Pharmaceutical Prep. Mfg.	200
View All Employers Listed			

Workforce

	<i>Dakota County</i>	<i>Metro Council (11) Econ Dev Region</i>
Total Employment	224,100	1,556,662
Available Workforce	232,232	1,614,952
Unemployment Rate	3.5%	3.6%

Source: DSED - Labor Market Information: LAIS Annual Average 2006

Employment By Industry

	<i>Dakota County</i>	<i>Metro Council (11) Econ Dev Region</i>
Natural Resources and Mining	932	3,582
Construction	11,405	71,719
Manufacturing	19,444	185,177
Trade, Transportation and Utilities	43,423	310,203
Information	8,604	40,489
Financial Activities	11,849	136,889
Professional and Business Services	18,085	252,344
Education and Health Services	17,488	213,365
Leisure and Hospitality	17,055	146,936
Other Services	7,391	54,948
Government	18,378	196,139

NA - No Data Available

Source: DSED - Labor Market Information: CEW Annual Data 2006

Occupations and Wages in Seven County Mpls-St Paul, MN

<i>Job Title</i>	<i>Wage/Hr</i>	<i>Job Title</i>	<i>Wage/Hr</i>
Architecture and Engineering Occupations	\$30.28	Healthcare Support Occupations	\$14.02
Arts, Design, Entertainment, Sports, and Media Occupations	\$21.93	Installation, Maintenance, and Repair Occupations	\$21.45
Building and Grounds Cleaning and Maintenance Occupations	\$11.75	Legal Occupations	\$38.40
Business and Financial Operations Occupations	\$26.80	Life, Physical, and Social Science Occupations	\$29.20
Community and Social Services Occupations	\$19.00	Management Occupations	\$46.66
Computer and Mathematical Occupations	\$34.07	Office and Administrative Support Occupations	\$16.20
Construction and Extraction Occupations	\$26.94	Personal Care and Service Occupations	\$11.17
Education, Training, and Library Occupations	\$20.22	Production Occupations	\$16.06
Farming, Fishing, and Forestry Occupations	\$11.07	Protective Service Occupations	\$16.42
Food Preparation and Serving Related Occupations	\$9.28	Sales and Related Occupations	\$14.01



[View All Occupations and Wages](#)

Source: DSSD - Labor Market Information - CES Second Quarter, 2007.

Utilities

Utility Type	Utility Name	Utility Phone	Contact	Contact Phone
Electricity	Dakota Electric Assn	(651) 463-6212	LaDonna Boyd	(651) 463-6232
Electricity	Minnesota Valley Electric Cooperative	(952) 492-2313	Ron Jabs	(952) 492-8244
Electricity	Xcel Energy	(800) 895-4999	Ken Stabler	(612) 330-5834
Natural Gas	Centerpoint Minnegasco	(800) 269-1114	Connie Hargest	(612) 372-5050
Wastewater	Metropolitan Council Environmental Svc	(612) 222-8423	Jeff Syme	(612) 229-2109
Water	Burnsville Public Works	(952) 895-4307	Kevin Sutter	(952) 895-4552

Water Information

Water Source:	Wells
Storage Capacity:	19,100,000 gal.
Pumping Capacity:	19,500 gal./minute
Average Demand:	7,300,000 gal./day
Peak Demand:	22,400,000 gal./day
Total Water Hardness:	17 ppm
Industrial Water Rate:	Base chg. \$24.4/10,000 gal./qtr.; \$1.94/1,000 gal.

Wastewater Information

Treatment Type:	Mechanical Plant
Capacity of Plant:	34,000,000 gal./day
Average Demand:	25,000,000 gal./day
Peak Demand:	85,000,000 gal./day
Usage Charge:	Base chg. \$34.10/10,000 gal./qtr.; \$2.41/1,000 gal

Communications

Telephone Information

Local Telephone Company:	Frontier Communications of MN & Qwest
Telephone Number:	952-435-1504
Contact:	QWEST COMMUNICATIONS
Telephone Number:	Qwest (800) 244-1111
Digital Central Switch:	Yes
Equal Access Market:	Yes
Extended Area Service:	Yes
Custom Calling Features:	Yes
Customized Local Area Services:	Yes
Current Technologies:	DSL, ISDN

Internet Service

Local Public Internet Access Site:	Yes
Multiple Internet Service Providers:	Yes
Speed of Service:	Broadband
DEED Certification as E-Commerce Ready:	Yes

Cable TV Information



Local Company:
Telephone:

Media One
(612) 483-9999

Newspapers Information

<i>Newspaper Name</i>	<i>Telephone</i>	<i>Frequency</i>
<u>Burnsville Sun Current</u>	(952) 806-0072	Weekly
<u>Burnsville ThisWeek</u>	(952) 894-1111	Weekly
<u>Minneapolis Star Tribune</u>	(612) 673-4000	Daily
<u>St Paul Pioneer Press</u>	(651) 222-5011	Daily
<u>Dakota County Tribune</u>	(952) 894 - 1111	Weekly

Additional Telecommunication Providers

<i>Telecommunication Type</i>	<i>Provider Name</i>	<i>Phone</i>
Other	<u>Qwest</u>	(952) 434-4490

Commercial Transportation & Shipping

Highway Information

<i>Interstate</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
I-35E	Within	9	
I-35W	Within	9	

<i>Four Lane</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
CO-42	Within	9	
CO-77	Within	9	
MN-13	Within	9	

<i>Other</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
CO-32	0	9	
CO-38	0	9	
County Road 11	0		
County Road 5	0		

Truck Information

Truck Lines: 24

Truck Terminals: 3

Navigable Water Information

<i>Water Name</i>	<i>Depth</i>

Rail Information

Inter-Modal Facility: No

Inter-Modal Facility Distance:

<i>Rail Line</i>	<i>Frequency</i>	<i>Reciprocal Switching</i>	<i>Distance to Main Line</i>	<i>Passenger Service</i>
Chicago/Northwestern	Daily	Yes	5	No
Minneapolis Northfield	Daily	Yes	5	No



Air Service Information

	<i>International</i>	<i>Local Regional</i>
<i>Name</i>	Mpls./St. Paul Intl. Airport	Airlake Airport
<i>Location</i>	Bloomington	Lakeville
<i>Miles to</i>	15	6
<i>Longest Runway Length</i>	10,000 Feet	4,100 Feet
<i>Surface Type</i>	Paved	Paved
<i>Lighted</i>	Yes	Yes
<i>Customs</i>	Yes	No
<i>Service Type</i>	Charter, Commercial, Freight, Jet	Charter, Jet
<i>Navigational Aids</i>	BEACON, DME, ILS, VOR/DME	BEACON, ILS, VOR/DME
<i>Weather Info Systems</i>	AWOSA/MNWAS, SAWRS	AWOSA/MNWAS, AWOSIII
<i>Major Airlines</i>	American, Continental, Delta, Northwest, TWA, United Airlines, US Air	

Daily Flights To MSP-Minneapolis-St. Paul Intl.:

Additional Commercial Transportation Providers

<i>Transportation Type</i>	<i>Provider Name</i>	<i>Phone</i>
----------------------------	----------------------	--------------

Housing & Commercial Activity

Housing Information

Single Family Units:	25,284	Percentage Owner Occupied:	68
Multiple Family Units:	8,199	Median Sales Price:	\$247,675.00
Mobile Homes:	776	Median Assessed Value:	\$200,900
Number of Units Built Since Last Census:		Median Rent:	\$779
Number of Residential Building Permits for 2005:	53	Vacancy Rate:	2
Value of Residential Building Permits for 2005:	\$14,665,831		

Source: US Census, 2000

Commercial Activity Information

Number of Commercial Building Permits for 2005:	36
Value of Commercial Building Permits for 2005:	\$81,946,781
Number of Public Building Permits for 2004:	23
Value of Public Building Permits for 2004:	\$22,559,000

Retail Sales Information

Year	Community Sales	County Sales
2005	\$1,420,976,293	\$6,636,695,083
2004	\$1,385,348,398	\$6,203,335,056
2003	\$1,363,306,635	\$5,781,056,739

Source: MN Dept. of Revenue



Business & Community Services

Financial Institutions Information

<i>Name</i>	<i>Phone</i>	<i>Total Assets</i>	<i>Capital as % of Assets</i>
<u>Wells Fargo</u>	(612)667-9378	\$15,453,887,000	7%
<u>FIRSTAR Bank</u>	(612) 890-8500	\$50,000,000	---
<u>M&I Marshall and Isley Bank</u>	(612)798-3466	\$33,268,021	---
<u>View All Financial Institutions</u>			

Lodging & Meeting Facilities Information

<i>Facility</i>	<i>Number of Facilities Available</i>	<i>Facility Size</i>	<i>Teleconferencing Available</i>	<i>Teleconferencing Available to Public</i>
Hotel	6	808 rooms	No	No
Motel	2	165 rooms	No	No
Conference Center	0		No	No

Additional Lodging & Meeting Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>
----------------------	----------------------	--------------

Local Medical Facilities Information

<i>Facility Type</i>	<i>Nbr of Facilities</i>	<i>Total Nbr of Beds</i>	<i>Telemedicine Available</i>
Clinic	3		No
Dentist	25		No
Doctor	32		No
Hospital	1	500	Yes
Nursing Home	2	700	No

Name of Nearest Hospital (if none in community):

Miles to Nearest Hospital:

Additional Local Medical Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>	<i>Telemedicine Available</i>
----------------------	----------------------	--------------	-------------------------------

Local Transit Information

<i>Service</i>	<i>Available</i>	<i>Service</i>	<i>Available</i>
Inter-Community Bus	Yes	Taxi/Cab	Yes
Intra-Community Bus	Yes	Disabled Transportation	Yes



Local Transit Providers

<i>Transit Type</i>	<i>Name</i>	<i>Phone</i>
Disabled Transportation	DARTS	
Inter-City Bus	<u>Greyhound Bus</u>	
Inter-City Bus	Jefferson	
Inter-City Bus	<u>Metro Transit</u>	612-349-74127
Inter-City Bus	<u>Minnesota Valley Transit Auth</u>	

Library Information

<i>Name</i>	<i>Phone</i>	<i>Internet Access</i>
Burnhaven Library		Yes
Metropolitan Regional Library		No

Worship Information

<i>Worship Type</i>	<i>Worship Name</i>	<i>Phone</i>	<i>Membership</i>
---------------------	---------------------	--------------	-------------------

Recreation Information

Facilities

Golf, swimming, boating, bicycling/walking paths, downhill skiing and ice skating, regional mall, banquet facilities, indoor skate parks, indoor go-carts and lodging options.

Festival/Arts

Fire Muster Celebration, Arts Society, Community Theatre, Orchestras and Dance Company.

Service Organizations

Chamber of Commerce, Jaycees, Rotary (2), Optimist Club, Knights of Columbus, Lions.

Education

Post-Secondary Information

<i>Nearest Technical College & Specialty</i>	<i>Location</i>	<i>Miles To</i>
<u>Dakota County Technical College</u>	Rosemount, Apple Valley, Eagan	12

At DCTC, you'll find examples where our partnerships with local, state and national businesses benefit our students. Thanks to the work of our program advisory committees, we maintain active partnerships with more than 500 businesses and industries to ensure that students are receiving the skills employers are seeking, using the latest technology possible. Our instructors don't just know this stuff, they live it. Instructors at DCTC have worked extensively in their professions and remain active in the industry. They bring their business and industry experience into their classrooms, shops, labs and studios. And our instructors do more than teach - they advise and mentor students. They make themselves available to students not just for help in coursework, but for help in achieving results, whether that's finding a new job or improving current one. Year after year, we place more than 95% of our graduates in their field within six months of graduation. And, as always, we offer lifetime placement assistance to graduates. 10/05

<i>Nearest Community College & Specialty</i>	<i>Location</i>	<i>Miles To</i>
<u>Normandale Community College</u>	Bloomington	12

As an urban community college serving primarily the southwest metropolitan region of the Twin Cities, Normandale prepares



students for full participation in our diverse communities, creates pathways to other college programs, and builds community connections. We are committed to quality teaching, accessible programs, and supportive services which respond to the changing needs of our students; rigorous associate degree-level liberal arts and technical curricula which meet or exceed transfer and workplace standards; developmental educational opportunities which prepare students for full participation in the curriculum; educational experiences which assist students to understand and celebrate their local, national, international, and multicultural environments; initiatives and alliances with community organizations, employers, and other educational institutions; and continuing education and customized training opportunities which foster lifelong learning. 7/06

<i>Nearest Public College/University & Specialty</i>	<i>Location</i>	<i>Miles To</i>
<u>University of Minnesota - Twin Cities metro</u>	Minneapolis, Saint Paul	25

The University of Minnesota is one of the most comprehensive public universities in the United States and ranks among the most prestigious. It is both the state land-grant university, with a strong tradition of education and public service, and the state's primary research university, with faculty of national and international reputation.

<i>Nearest Private College/University & Specialty</i>	<i>Location</i>	<i>Miles To</i>
		15

Telecommunications Use Available at Area Post-Secondary Institutions: Yes

Local K-12 Information

<i>School Type</i>	<i>Nbr of Schools</i>	<i>Enrollment</i>	<i>Grades</i>	<i>Pupil/Teacher Ratio</i>
Elementary	10	6,417	K-6	27:1
Middle School				
Junior High	3	2,611	7-9	19:1
Senior High	2	2,390	10-12	23:1
Private/Parochial				

School District:	191, 194 & 196
Telecommunications Use Available at Local K-12:	Yes
High School Graduates Attending Post-Secondary:	91%
State Wide Average:	64%

Education Institutions

<i>Education Type</i>	<i>Name</i>	<i>Phone</i>
-----------------------	-------------	--------------

Government



Structure Information

Organization:	Council Manager
Budget:	\$28,375,566
Community Bond Rating:	Moody's - - Aa1
Comprehensive Land Use Plan:	Yes
Locally Controlled Loan Program:	Yes
Recycling:	Yes
Fire Insurance Rating:	4
Industrial Plans Approved By:	City Council, Design Review Board, Planning Commission

Public Protection Services

<i>Service Type</i>	<i>Regular</i>	<i>Part-Time</i>	<i>Volunteer</i>	<i>Seasonal</i>
Fire	33	---	---	---
Police	82	---	---	---
Sheriff	138	21	---	---
EMT	12	---	---	---

Property Taxes - Payable 2006

Property Tax Information

State Tax Rate
Municipal Tax Rate
County Tax Rate
School Tax Rate
Misc. Tax Rate
Total Tax Rate

Assessed Market Value Information

Commercial	\$1,080,936,400
Residential	\$3,734,048,460
Other	\$916,937,440
138.99% Total	\$5,731,922,300

Minnesota commercial real estate taxes are based upon market value of taxable property as set by the local assessor. To calculate the tax for the current year, first compute the tax capacity by multiplying all property value up to \$150,000 times .015, plus any value over \$150,000 times .02. Example: net tax capacity on a \$200,000 business property: (\$150,000 X .015) + (\$50,000 X .02) = \$2,250 + \$1,000 = \$3,250. Tax capacity times the tax rate equals taxes owed. Commercial and industrial property must also pay a state property tax, which is equal to the tax capacity times the State Tax Rate.

In some localities where voters have approved referendums, an additional referendum tax must be added, calculated by multiplying the referendum tax rate times the total market value of the commercial property.

Please note: Specific property tax classifications and computations can be more complex and result in different tax amounts. This simplified explanation applies in the most general situations and will allow a business to roughly estimate its potential property tax burden. The county assessor or auditor may be able to answer questions about specific properties and uses.



1709 Southercross Burnsville, MN 55306	4,004	ReMax Advantage Plus (952) 447-2286	
<u>Earley Lake Office Park</u> 1701-1705 Southercross Drive Burnsville, MN 55306	Office 8,008 8,008	<u>Jon Ulrich</u> ReMax Advantage Plus (952) 447-2286	
<u>Earley Lake Office Park</u> 1705 Southercross Drive Burnsville, MN 55306	Office 2,532 2,532	<u>Jon Ulrich</u> ReMax Advantage Plus (952) 447-2286	
<u>Earley Lake Office Park</u> 1705 Southercross Drive Burnsville, MN 55306	Office 1,472	<u>Jon Ulrich</u> ReMax Advantage Plus (952) 447-2286	
<u>Earley Lake Office Park</u> 1701 Southercross Drive Burnsville, MN 55306	Office 2,532 2,532	<u>Jon Ulrich</u> ReMax Advantage Plus (952) 447-2286	
<u>Earley Lake Office Park</u> 1701 Southercross Drive Burnsville, MN 55306	Office 1,472 1,472	<u>Jon Ulrich</u> ReMax Advantage Plus (952) 447-2286	
<u>Earley Lake Office Park</u> 1609 Southercross Drive Burnsville, MN 55306	Office 4,004	<u>Jon Ulrich</u> ReMax Advantage Plus (952) 447-2286	
<u>Earley Lake Office Park</u> 1613 Southercross Drive Burnsville, MN 55306	Office 4,004 4,004	<u>Jon Ulrich</u> ReMax Advantage Plus (952) 447-2286	
<u>Earley Lake Office Park</u> 1609-1613 Southercross Drive Burnsville, MN 55306	Office 8,008 8,008	<u>Jon Ulrich</u> ReMax Advantage Plus (952) 447-2286	
<u>Gateway Business Park I</u> 501-617 West Travelers Trail Burnsville, MN 55337	Office 50,000 11,555	<u>Gary Ryan</u> Kraus Anderson Realty (952) 948-9406	
<u>Gateway Business Park II</u> 401-429 West Travelers Trail Burnsville, MN 55337	Office 53,500 19,475	<u>Gary Ryan</u> Kraus Anderson Realty (952) 948-9406	
<u>Gateway Business Park III</u> 400-438 Gateway Boulevard Burnsville, MN 55337	Office 68,764 9,279	<u>Gary Ryan</u> Kraus Anderson Realty (952) 948-9406	
<u>Gateway Office Plaza</u> 350 West Burnsville Parkway Burnsville, MN 55337	Office 79,764 15,754	<u>Gary Ryan</u> Kraus Anderson Realty (952) 948-9406	
<u>Grande Market Square</u> 12750 Nicollet Ave S Burnsville, MN 55337	Office 27,595 650	<u>Rob Kost</u> Sherman Associates, Inc. (612) 604-0869	
<u>Graybow Daniels Building</u> 12030-12060 Riverwood Circle Burnsville, MN 55337	Industrial 20,737 5,184	<u>Ted Carlson</u> Welsh Companies (952) 897-7788	
<u>I-35 Industrial Center</u> 2300 West Hwy 13 Burnsville, MN 55337	Industrial 413,239 144,871	<u>Bill Ritter</u> Welsh Companies (952) 897-7743	
<u>JW Allen Building</u> 11972-11980 1/2 Riverwood Dr Burnsville, MN 55337	Industrial 21,312 6,000	<u>Ted Carlson</u> Welsh Companies (952) 897-7788	
<u>Maas Commercial Centre I</u>	Office	<u>Ryan Krzmarzick</u>	



Economic Development Services

Economic Development Authority: Yes
 Housing Redevelopment Authority: No
 County Development Corporation: No
 Chamber of Commerce: Yes
 Port Authority: No

Incentives

Burnsville is fully committed to the creation of employment opportunities and the continued retention of jobs. Tax Increment Financing and Tax Abatement are available to assist manufacturing businesses, as well as small commercial or industrial businesses. Various small industrial sites are also available.

Contact Information

Jenni Faulkner
 Community Development Director
 City of Burnsville
 100 Civic Center Parkway
 Burnsville, MN 55337-3817
 (952) 895-4467

Daron Van Heldon
 President
 Burnsville Chamber of Commerce
 101 W Burnsville Pkwy #150
 Burnsville, MN 55337
 (952) 898-5641

Skip Nienhaus
 Economic Development Coordinator
 City of Burnsville
 100 Civic Center Parkway
 Burnsville, MN 55337-3817
 (952) 895-4454

Economic Development Organizations

<i>Type</i>	<i>Name</i>	<i>Phone</i>	<i>Fax</i>
-------------	-------------	--------------	------------

Disaster & Emergency Services

<i>Name</i>	<i>Phone Number(s)</i>
<u>Public Safety emergency resources</u>	1-800-422-0798 or metro 651-649-5451
<u>Federal Emergency Management Agency</u>	Region V FEMA 312-408-5500
<u>Small Business Administration Disaster Resources</u>	Disaster Area Offices 404-347-3771
<u>Rick Larkin</u>	952-895-4570

Inquiries regarding this community's data go to Jenni Faulkner

[Print This Page - Contact Us](#)

Copyright © 1999-2007 Minnesota Department of Employment and Economic Development
 All rights reserved. Information in this system is deemed reliable, but is not guaranteed.
[Read Full Disclaimer](#)



About CERRON



We are a full service, integrated commercial real estate company serving the needs of individual, corporate, and institutional owners and investors. We offer a broad range of specialized capabilities including:

- Corporate Advisory Services
- Acquisition, Disposition, and Investment Services
- Brokerage, Leasing and Consulting
- Tenant Representation
- Financial Services and Analysis

We are located in the south metro area of the Twin Cities. Although we focus primarily south of the Minnesota River, we have and will continue to work wherever our clients need assistance. We have experience in all major types of commercial real estate, with particular emphasis on office, warehouse, industrial, retail and healthcare.

CERRON clients can always expect ethical, professional services. Our expertise is broad based, which allows us to offer experience and insight above the ordinary and in a cost effective and timely manner. Once we establish your needs, we create a strategic plan to help you achieve your real estate goals.

Our close relationship with APPRO Development allows us to provide our clients with a “single source” for real estate from the beginning to the end of a development project. When you hire CERRON, you get a team of very qualified professionals with experience in solving many types of real estate problems. Our team members work closely together to promote the achievement of our clients objectives and service responsibilities.

CERRON will continue to encourage a professional and ethical team environment that is focused on helping clients achieve all their real estate goals. Together we plan on helping our clients build many successful projects for many years to come.

DISCLAIMER

The documents and information provided in the accompanying materials have been prepared by individuals or entities other than the owners of the property described in said materials, sometimes at the request of or on behalf of owners and at other times at the request of parties unrelated to owners. Although the information is believed to be correct and based on actual knowledge of owners without duty of investigation or inquiry, the owners and Cerron Properties, LLC (“Cerron”) make no representation or warranty of any nature concerning, without limitation, the correctness or completeness of the information. The owners and Cerron hereby inform all those who receive the information that some information may change from time to time, be incorrect or become incomplete, and owners and Cerron are under no obligation to update or correct errors found in the information. To the extent that pro forma or projections are included in the information, the owners and Cerron take no responsibility for their correctness or completeness, nor any assumptions upon which said projections are made. Prospective purchasers who are in receipt of the information are cautioned to independently verify all facts and projections set forth in the information and to make their own judgments in regard to any future projections concerning property and the development thereof including prospective activities, usefulness or value of the property. Furthermore, prospective purchasers are advised that changes may have occurred in the physical or financial condition of the property beyond the control of owner or Cerron since the time the accompanying materials assembled. The information is provided solely as a courtesy to anyone seriously interested in leasing or purchasing the property. Any person entering into a contract on the property with the owners will be required to confirm in such contract that owners have made no representations or warranties regarding the information or the property, that said person has not relied upon any such information provided by owners or Cerron and that said person has performed their own due diligence to verify the correctness and completeness of the information upon which they have relied in making a decision regarding the purchase or lease of the property.

Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.