



## City of Apple Valley Future of Health Services

Centrally located at the crossroads of the major highways in the South Metro, **Apple Valley** is uniquely positioned to be the next location for health for health services and industries. Apple Valley is a pro-business community of 50,000 residents that has an established economy and a well-educated workforce. Our trade area is large and will continue to grow in the 21<sup>st</sup> century.

Apple Valley presently has over 200,000 sq. ft. of medical office buildings, and its retail trade area is large and strong even in recessionary and post-recession times. In 2007, the report "Apple Valley Office/Industrial Market Potential" was completed by the partnership of Jim McComb and Bruce Maus. The following key excerpt is taken from the report.

*"Apple Valley's medical office building growth will be related to population growth in its retail trade area and the desire of major medical groups to have offices close to their customers."*

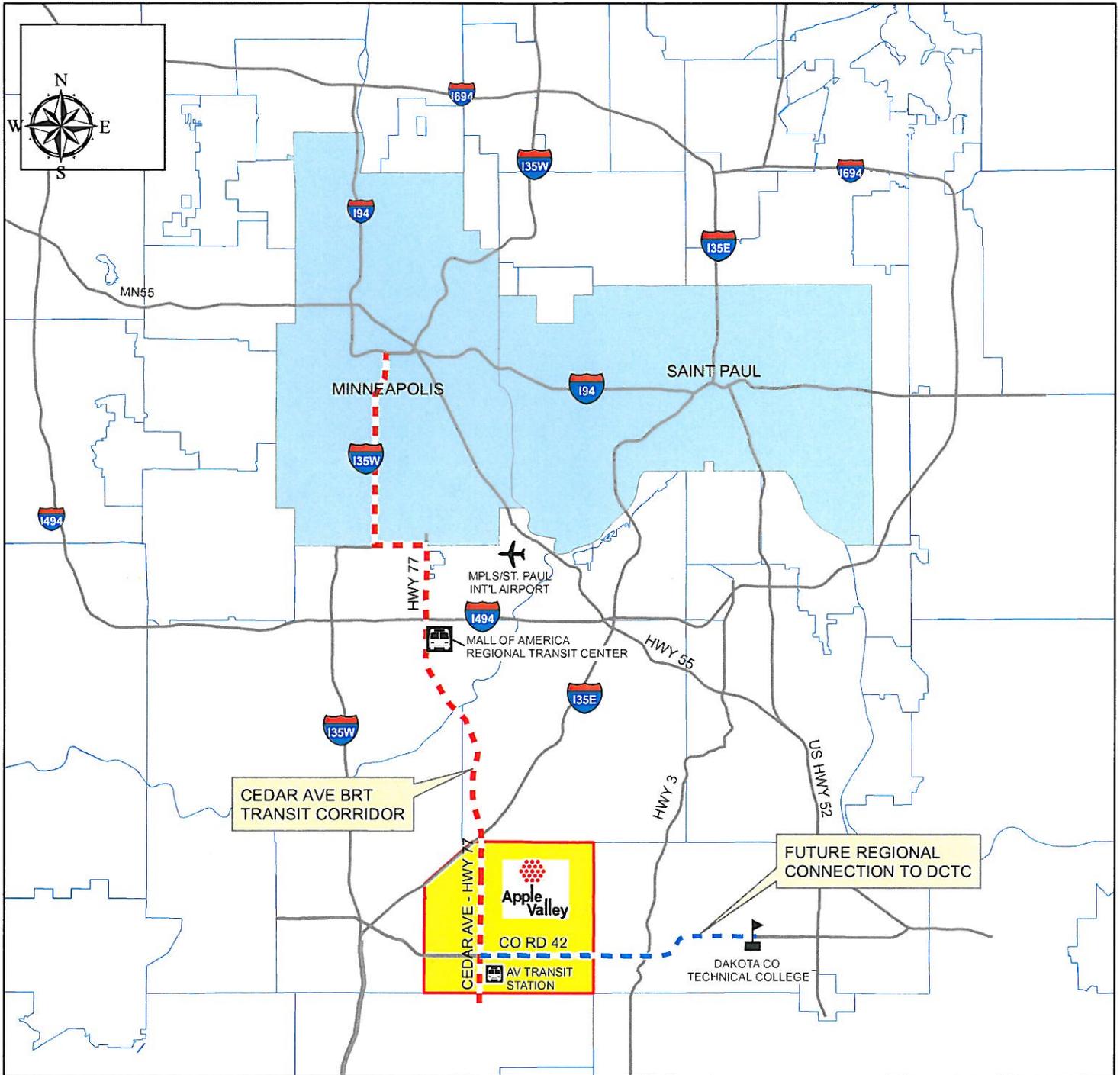
Apple Valley has a large and growing trade area not unlike Woodbury and Maple Grove. Woodbury has a hospital, and a successful hospital was recently built in Maple Grove. However, neither of these locations are also 10 minutes from the Mall of America or 15 minutes from an international airport. This indicates that Apple Valley could be considered as a location for future health services and industries to serve the southeast Metro area.

Presently, there are over 150 acres of shovel-ready industrial land that offer location and opportunity. Long range, the City's Comprehensive Plan has identified nearly 300 acres of opportunity. Long range, the City's Comprehensive Plan has identified nearly 300 acres of vacant land as the site of a new environmentally sustainable business campus. As envisioned, this campus will occur in a redeveloped gravel-mining area and will feature advanced technologies and infrastructure. The campus will provide for a variety of office, manufacturing, research & development, and other associated facilities. A portion of this campus can be dedicated to the development of a hospital as well as supporting medical clinics and outpatient services. This business campus is to become a model for economic development on Apple Valley's Green Frontier, and we welcome your interest and support to make this plan a reality.

For more information, contact Community Development Director Bruce Nordquist at (952) 953-2576 or [bnordquist@ci.apple-valley.mn.us](mailto:bnordquist@ci.apple-valley.mn.us)

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IN APPLE VALLEY!**

# CITY OF APPLE VALLEY



## Cedar Avenue Bus Rapid Transit - Connection to Central Cities And MSP International Airport

