

MAPLEWOOD

FOR SALE

WOODBURY

SITE

McKnight Rd S 2,495 vpd

73,844 vpd



Fish Creek Natural Area

Carver Lake Park

Woodbury High School

8,643 vpd

15,258 vpd

Lake Middle School
Middleton Elementary

7,600 vpd

Windwood Passage Park

Red Rock Elementary



Prestwick Golf Club

New Life Church & Academy

Arbor Ridge North Dayton Development

11,400 vpd

14,100 vpd

11,935 vpd

Bailey Rd

Gordon Bailey Elementary

12,800 vpd

12,722 vpd

Bailey Rd

11,564 vpd

Military Rd

Bailey Meadows M/I Homes

M Health Fairview Sports Center

East Ridge High School

Glen View Farms The Excelsior Group



Bailey School Forest Park

4,667 vpd

Oak Hill Pulte Homes

9,500 vpd

Orville Commons Dominion

Highcroft Tradition Development



NEWPORT

Autumn Bluff M/J Woodbury

4,494 vpd

Bridlewood Farms Lennar

Copper Ridge DR Horton

Twenty One Oaks Tradition Development

Briarcroft of Woodbury Tradition Development

Waypointe of Woodbury Tradition Development

4255 WOODLANE DR

10 RESIDENTIAL ACRES WOODBURY, MN

LUKE APPERT
Executive Director
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4255 WOODLANE DR WOODBURY, MN

Property Highlights

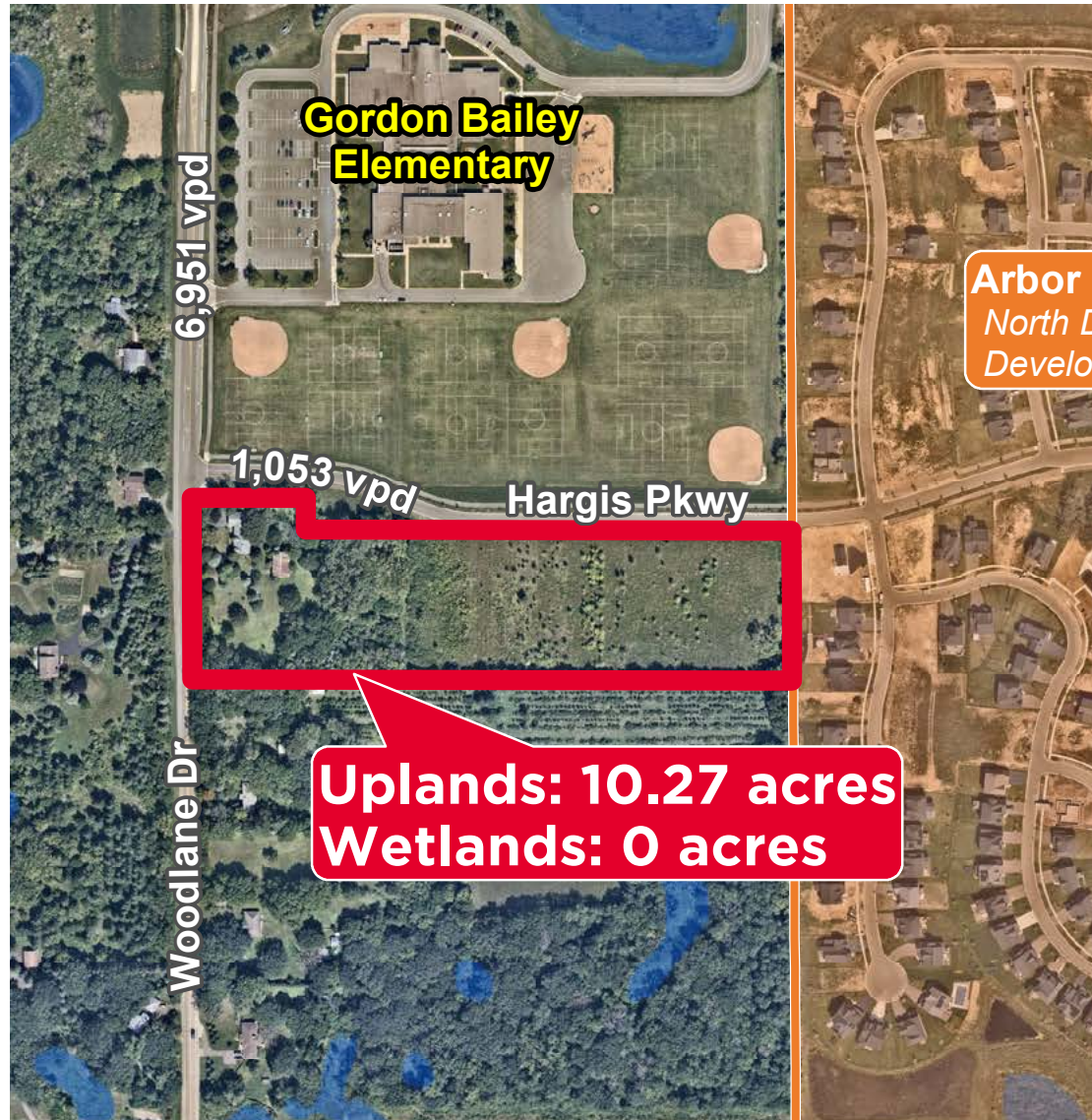
- Potential for 8-10 lots
- Sewer/water to property
- Located minutes from many area amenities

Property Information

PID #	29.028.21.23.0002
Acreage	10.27
2023 Total Tax	\$7,716
Zoning	R2 - Single Family Estate district
Future Use	Rural Estate (3 acres/unit)
Potential Use	Urban Estate (1 acre/unit)

Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	6,155	53,631	171,417
Households	2,486	19,380	63,444
Average HH Income	\$139,955	\$149,368	\$131,475
Daytime Population	634	13,057	56,070



4255 WOODLANE DR WOODBURY, MN

AERIAL



11,935 vpd

12,800 vpd

Bailey Rd

6,951 vpd

Gordon Bailey Elementary

Arbor Ridge North Dayton Development

1,053 vpd

Hargis Pkwy

1,212 vpd

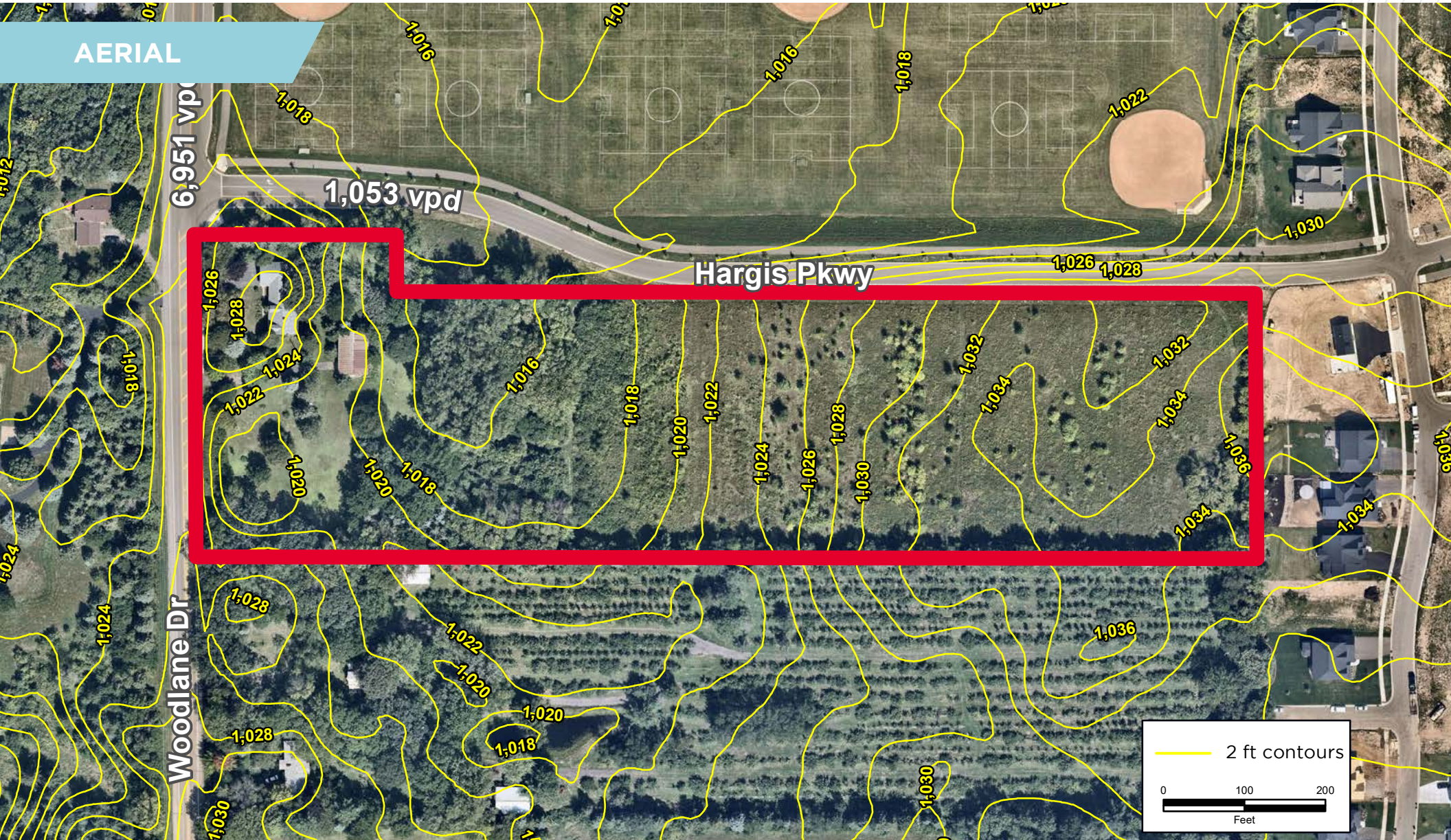
SITE

La Lake

Woodlane Dr

4255 WOODLANE DR WOODBURY, MN

AERIAL



4255 WOODLANE DR WOODBURY, MN

AERIAL



4255 WOODLANE DR WOODBURY, MN

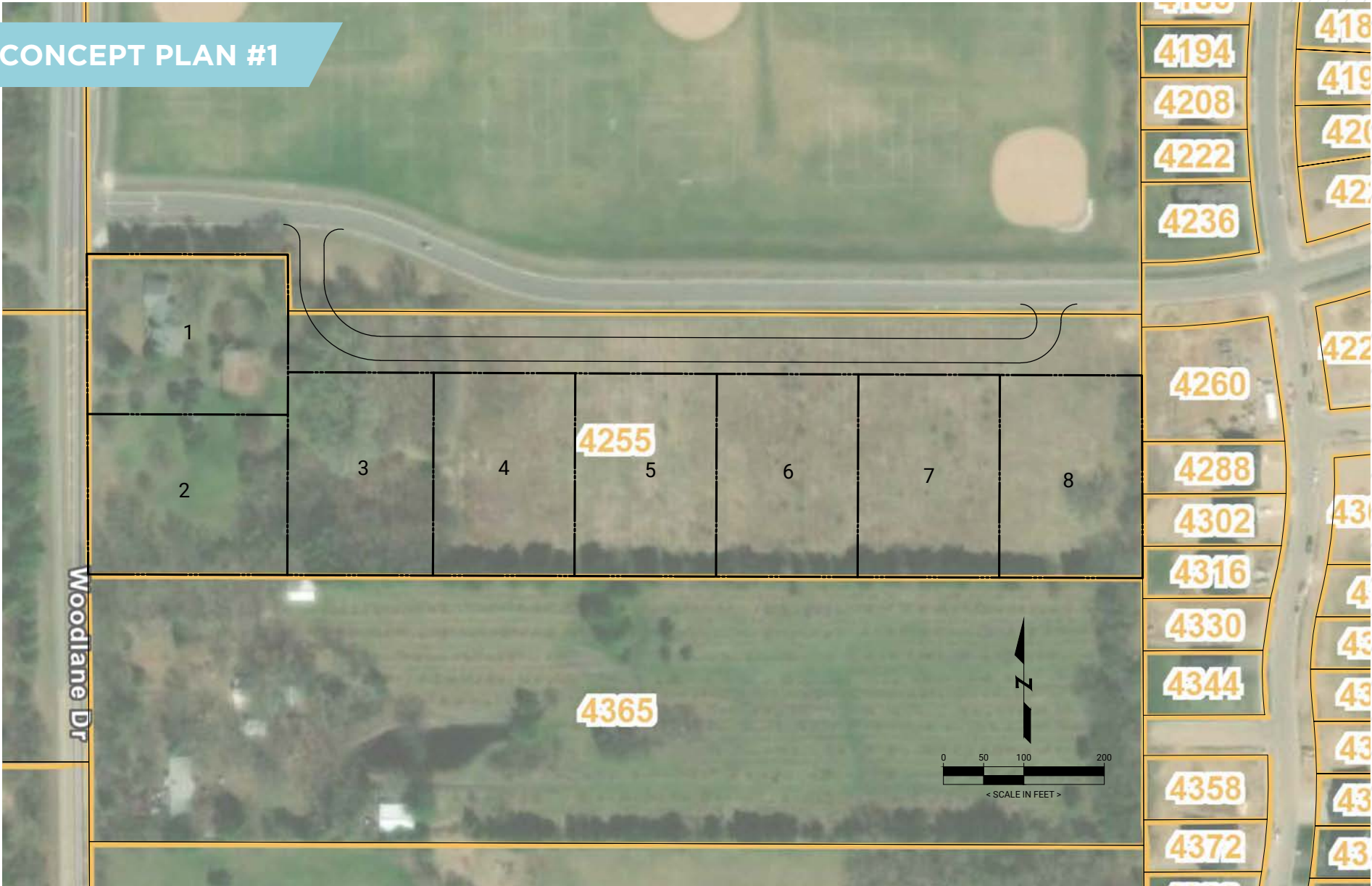
AERIAL

ST. PAUL



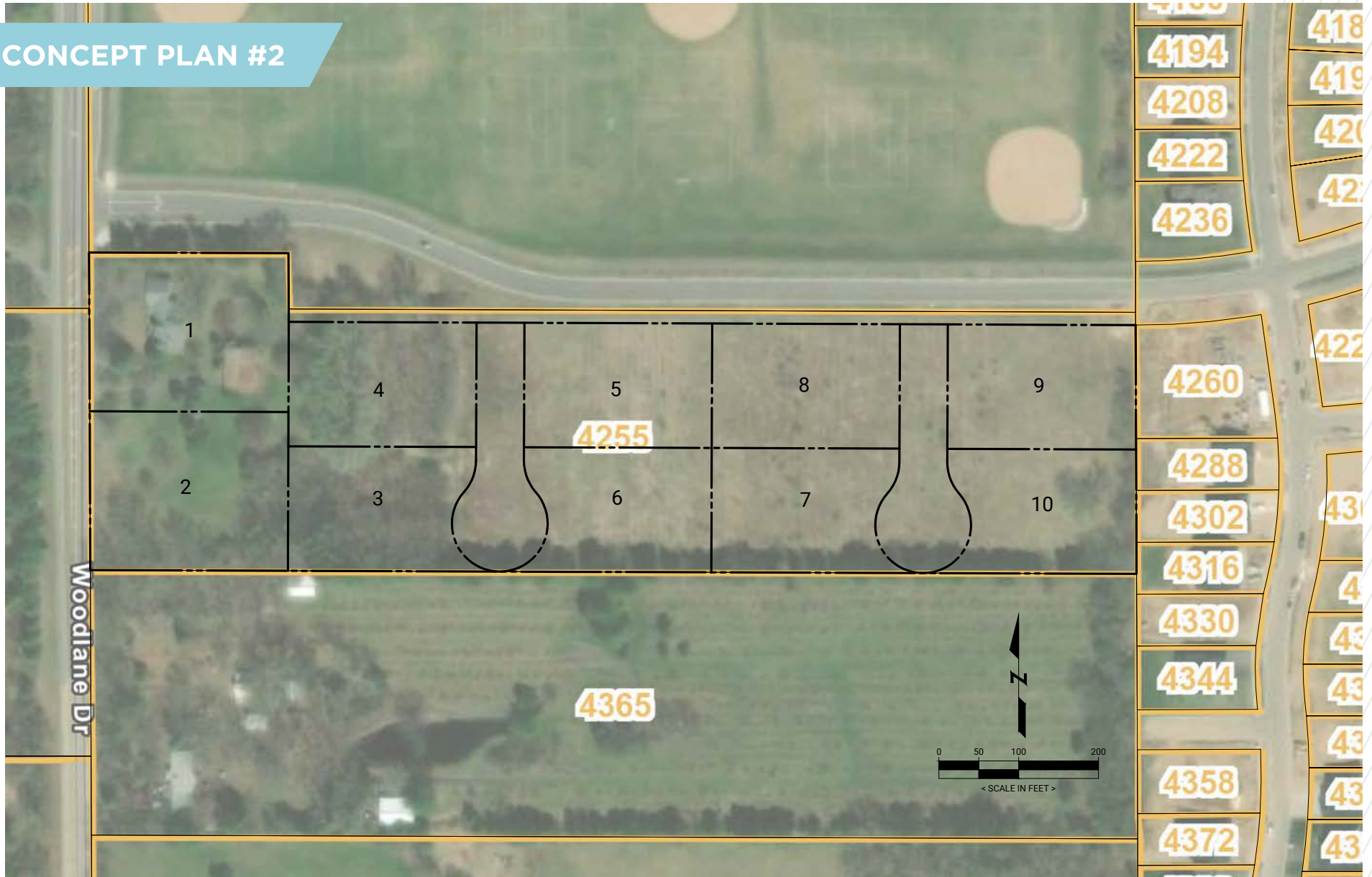
4255 WOODLANE DR WOODBURY, MN

CONCEPT PLAN #1



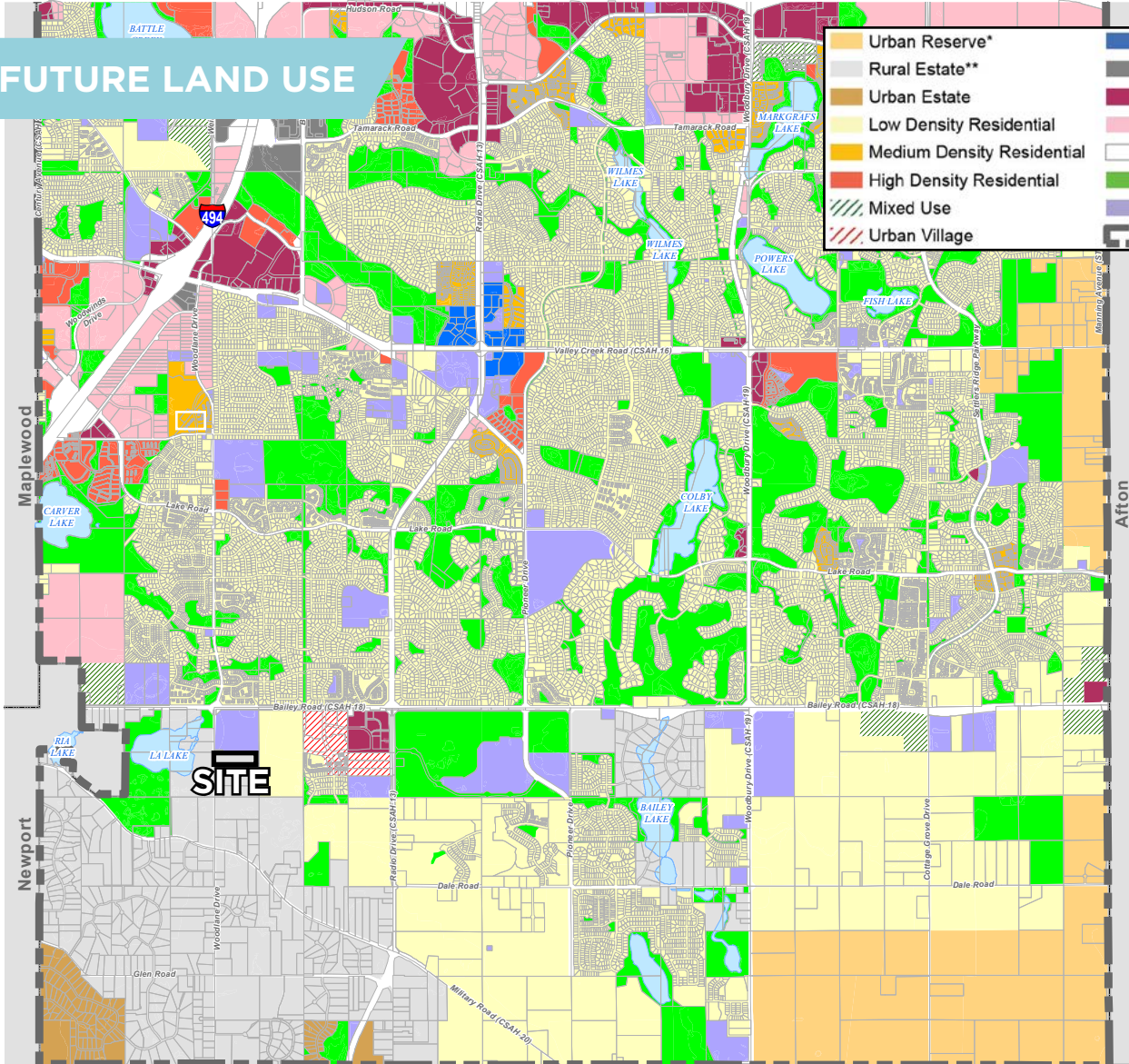
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CONCEPT PLAN #2



4255 WOODLANE DR WOODBURY, MN

FUTURE LAND USE



Urban Reserve*	City Center
Rural Estate**	Gateway
Urban Estate	Places to Shop
Low Density Residential	Places to Work
Medium Density Residential	Other/ROW
High Density Residential	Open Space (Public / Private)
Mixed Use	Public / Semi-Public
Urban Village	Woodbury Boundary

* Urban Reserve is intended for post 2040 development phasing

** Rural Estate is not intended to be served by regional sewer infrastructure.

ST. PAUL

OAKDALE

LAKE ELMO

HUDSON

AFTON

WOODBURY

WEST ST. PAUL

SOUTH ST. PAUL

SITE

NEWPORT

MENDOTA HEIGHTS

INVER GROVE HEIGHTS

COTTAGE GROVE

ST. PAUL PARK

FOR MORE INFORMATION, CONTACT:

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