

48 Acres Land - Industrial BTS For Sale or Lease

I-94 and Settlers Ridge Pkwy, Woodbury, MN



HOME

PROPERTY INFO

AERIALS

SITE PLAN

ZONING

LAND USE

CITY WEBSITE



CUSHMAN & WAKEFIELD

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Property Highlights

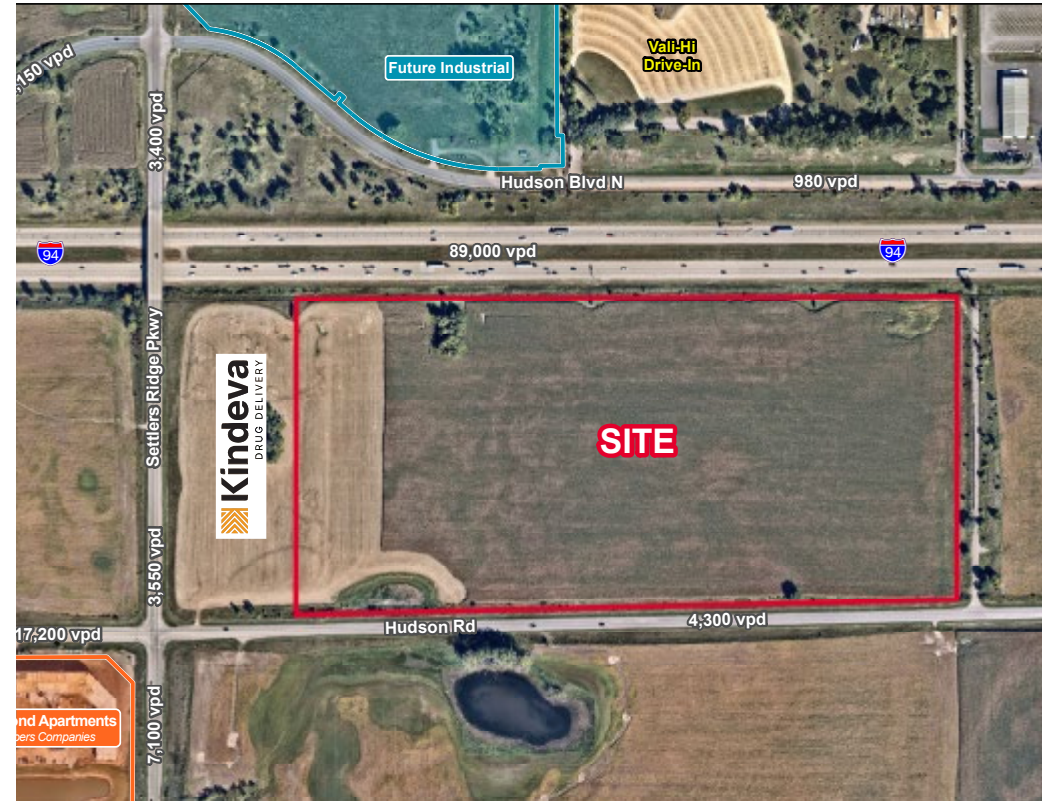
- Exceptional labor force per 2017 Labor Study
- Multiple building development opportunity
- Great visibility and access to I-94
- Full interchanges East and West of parcel: East (Manning Ave); West (Keats Ave/Woodbury Dr)
- Sewer and water to site
- 3.75 miles from I-494 and I-694
- PID: 0102821220005 Tax: \$2,396.00
0102821210003 \$4,892.00

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,169	33,540	87,216
Households	1,618	11,792	31,874
Avg HH Income	120,621	133,342	120,887
Daytime Population	1,245	12,196	36,974

Traffic Counts

	Vehicles Per Day (VPD)
I-94	89,000 VPD
Settler's Ridge Pkwy	3,550 VPD



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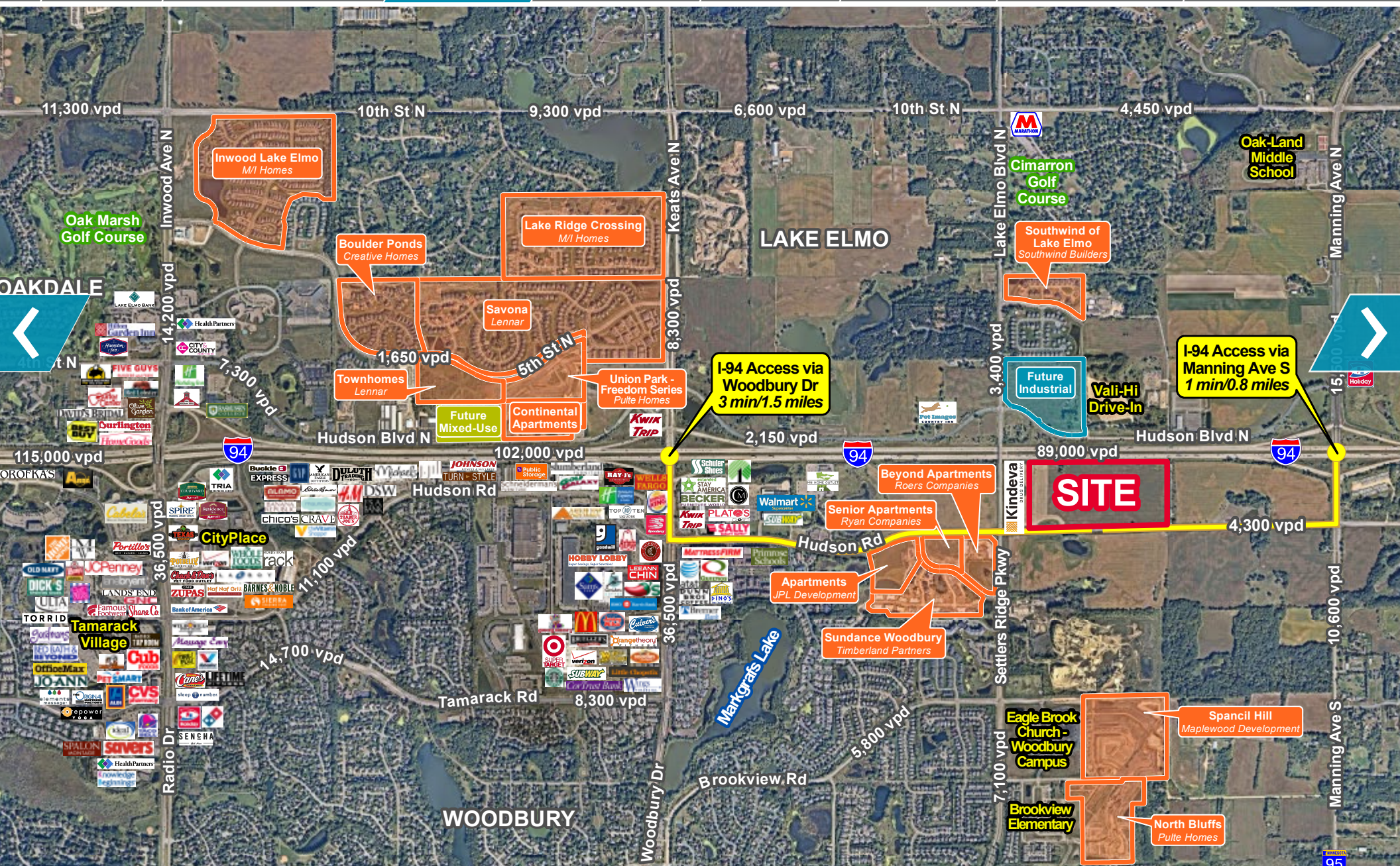
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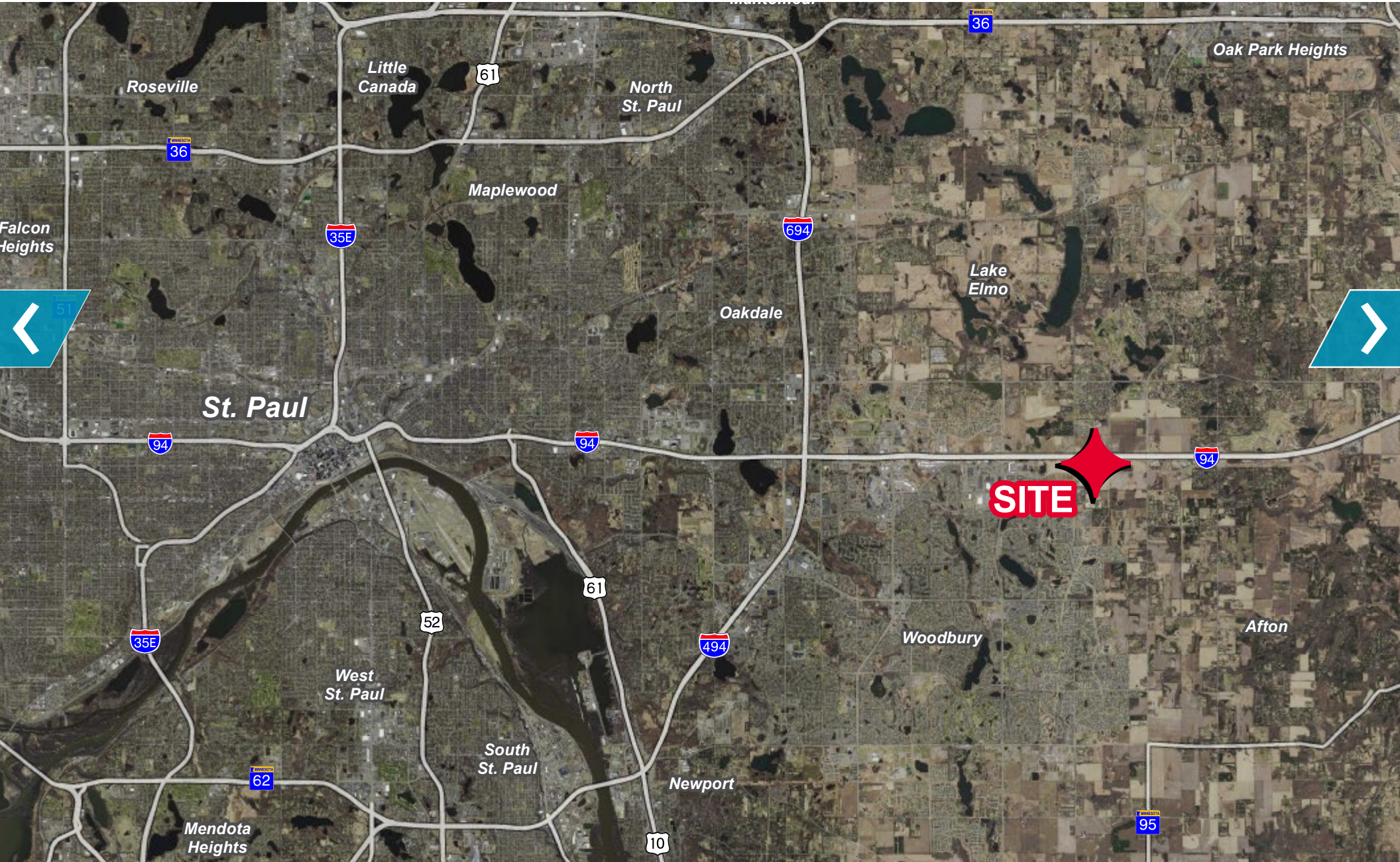
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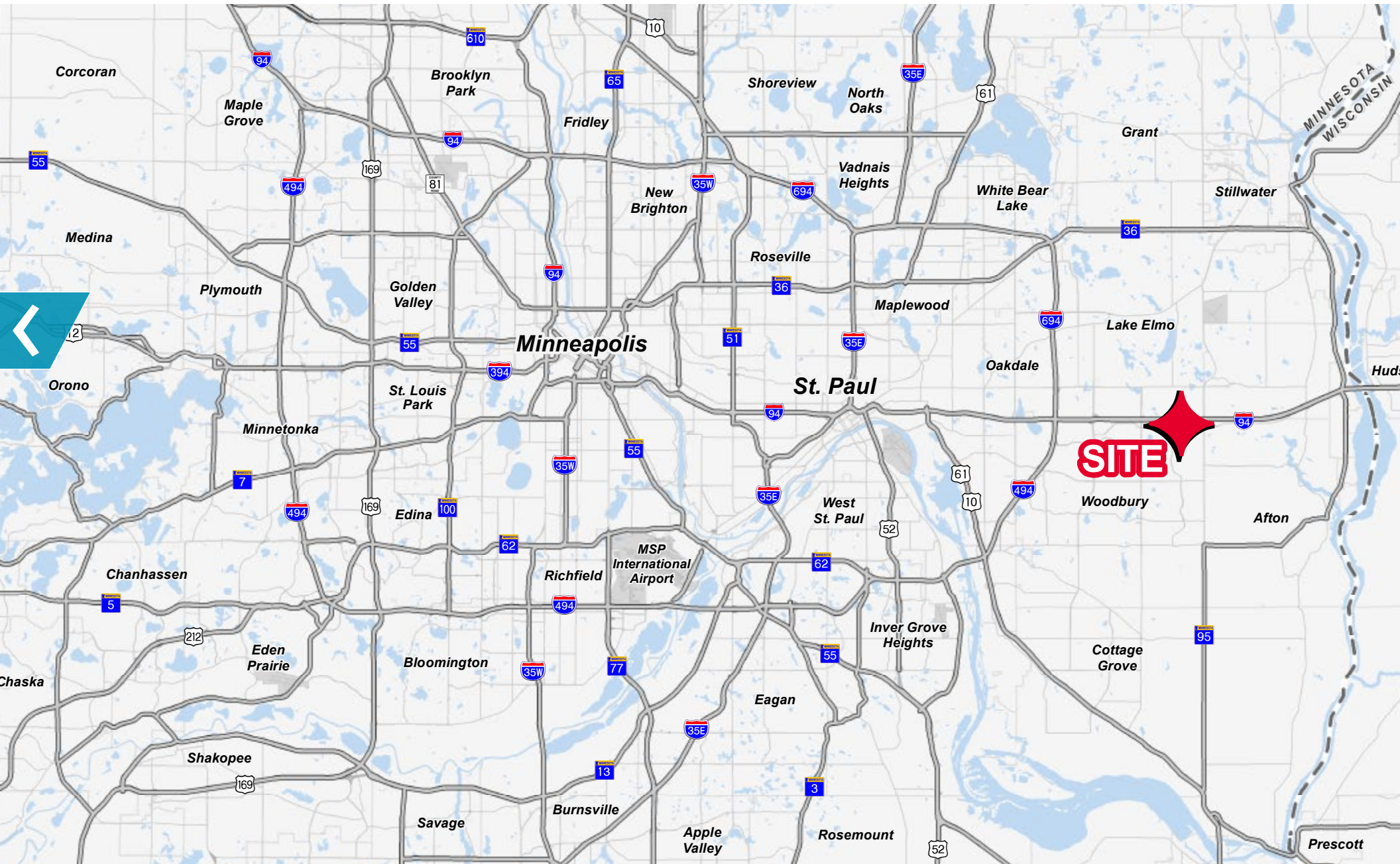
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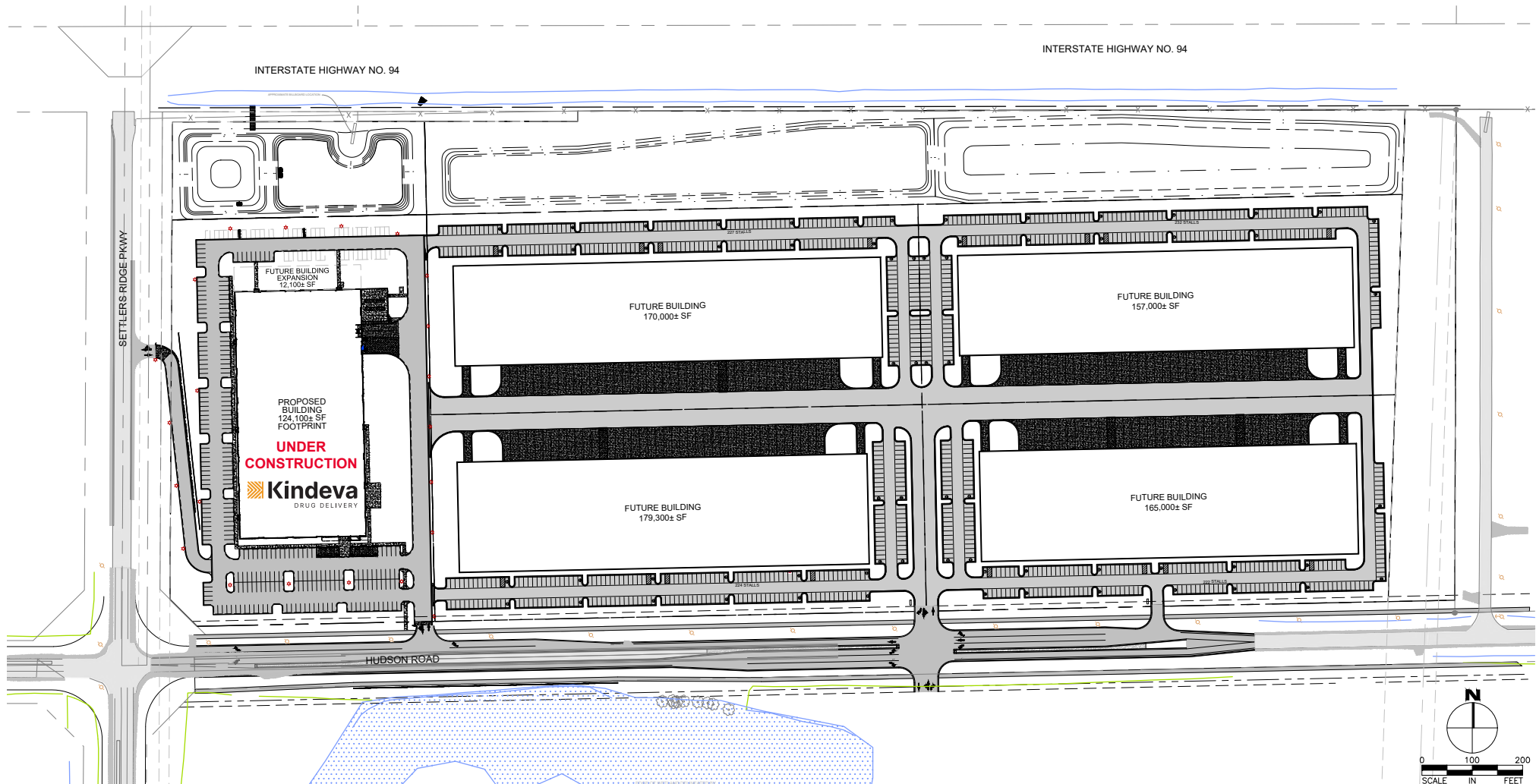
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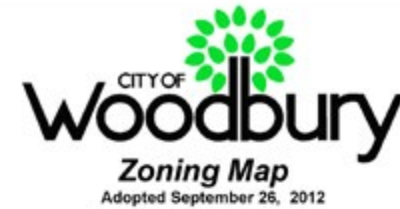
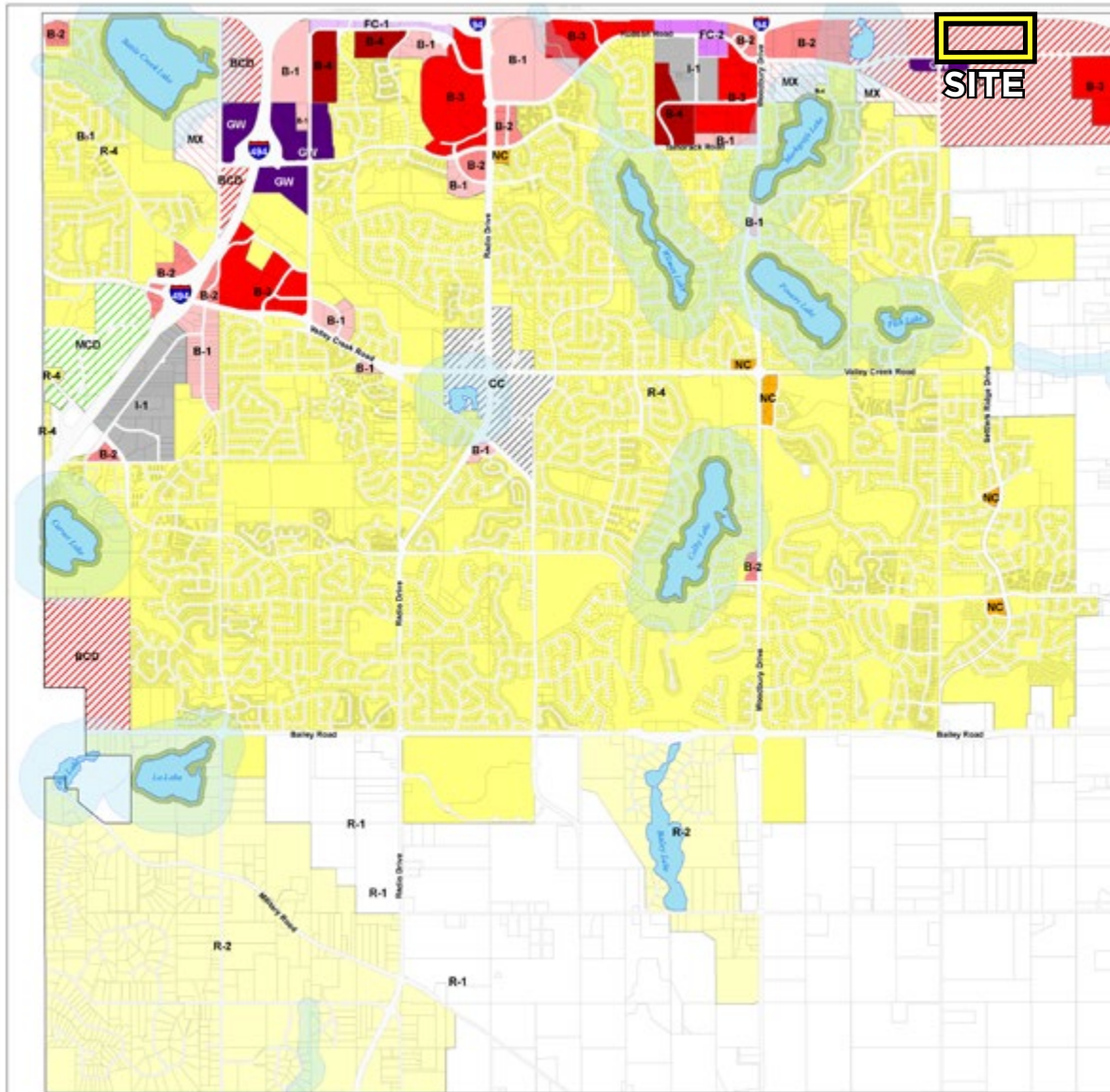
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Districts

- R-1** Urban Reserve District
- R-2** Single-family Estate District
- R-4** Urban Residential District
- NC** Neighborhood Commerical
- B-1** Office Park District
- MC** Medical Campus District
- B-2** General Business District
- B-3** Planned Shopping Center District
- B-4** Office Warehouse District
- BCD** Business Campus District
- GW** Gateway District
- FC-1** Freeway Corridor Mixed Use District
- FC-2** Freeway Corridor Special Impact District
- I-1** Light Industrial District
- CC** City Center
- MX** Mixed-Use District
- Shoreland Overlay Zone
- Riparian Dedication Zone



Disclaimer: This map is intended for reference purposes only and is not a legally recorded map or survey. The City of Woodbury shall not be liable for any damages or claims that arise due to accuracy, availability, use, or misuse of the information herein pursuant to MN Statute 466.03 Subd 21.

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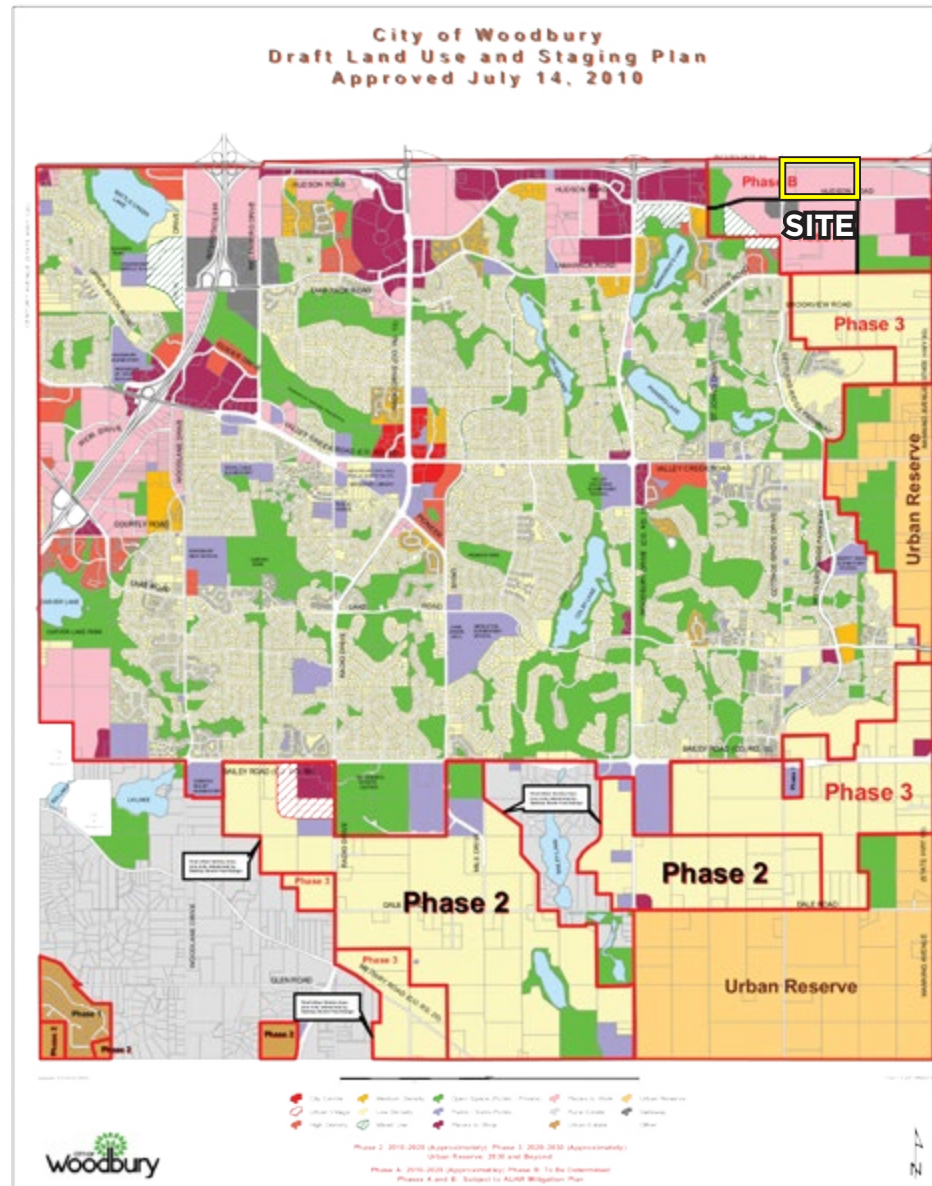
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