

MAPLEWOOD

WOODBURY



SITE

NEWPORT

BENJAMIN DR & FINLEY DR

.74 ACRE SITE FOR SALE WOODBURY, MN

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BENJAMIN DR & FINLEY DR WOODBURY, MN

Property Highlights

- Sewer and water to site
- Zoned for retail uses
- All ponding in place East of site
- Entire site is developable

Property Information

PID #	29.028.21.12.0020
Acreage	.74
Zoning	B-3 Planned Shopping Center District
2040 Land Use	Urban Village
2023 Tax	\$18,658
Price	Negotiable

Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	7,968	57,800	163,265
Households	2,913	20,742	60,084
Average HH Income	\$162,385	\$153,752	\$135,477
Daytime Population	729	13,959	53,321



BENJAMIN DR & FINLEY DR WOODBURY, MN

AERIAL

Rd

12,800 vpd

Bailey Rd

3,830 vpd

Benjamin Dr

City's Edge
DENTAL CARE

SITE

KinderCare
LEARNING CENTERS

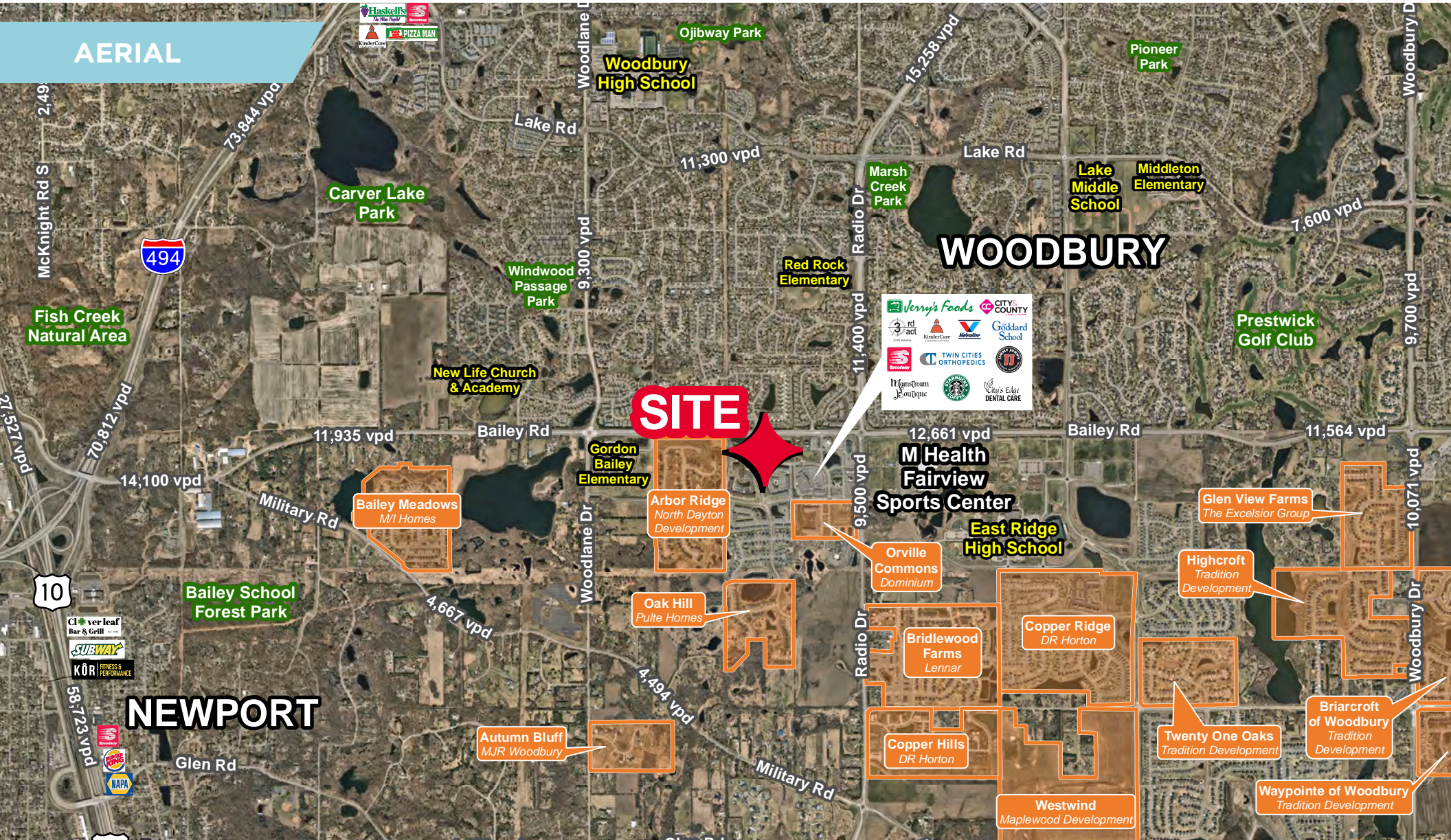
Finley Dr

**Saint Therese
of Woodbury
Senior Community**



BENJAMIN DR & FINLEY DR WOODBURY, MN

AERIAL

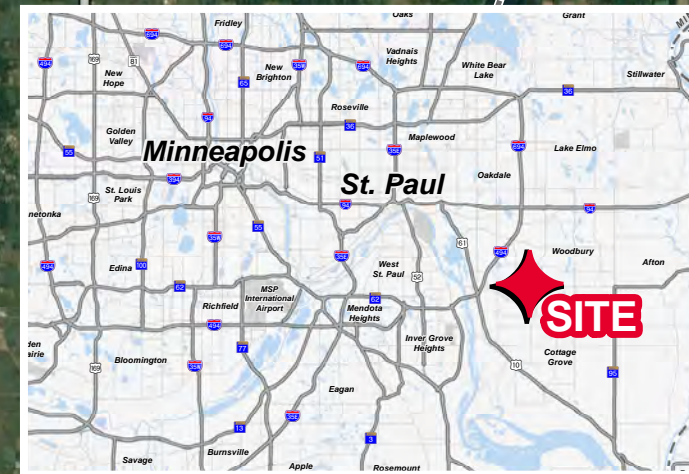


BENJAMIN DR & FINLEY DR

WOODBURY, MN

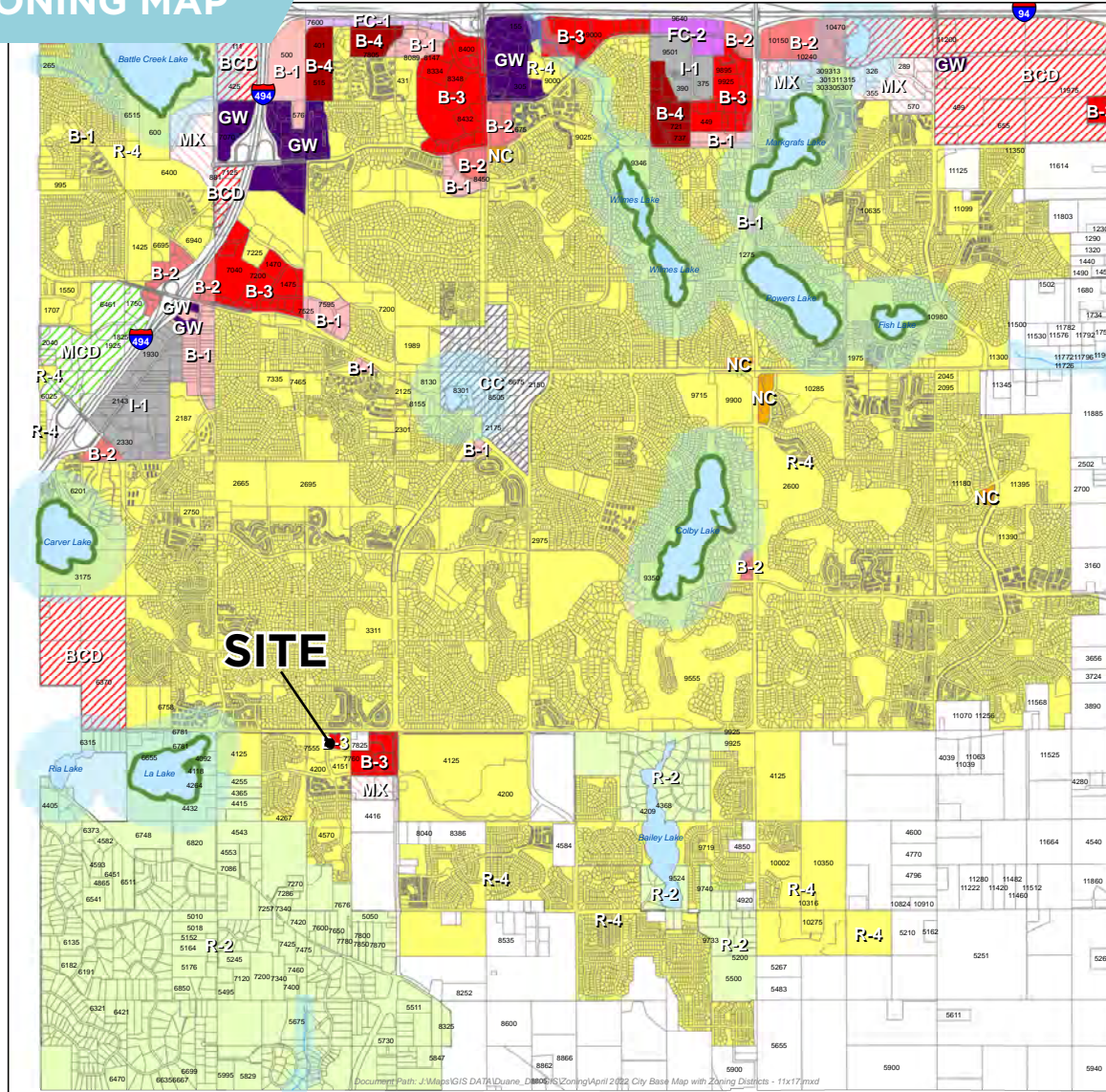
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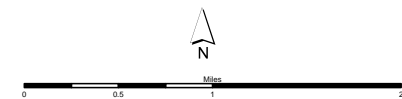
BENJAMIN DR & FINLEY DR WOODBURY, MN

ZONING MAP



Zoning Map April 2022

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



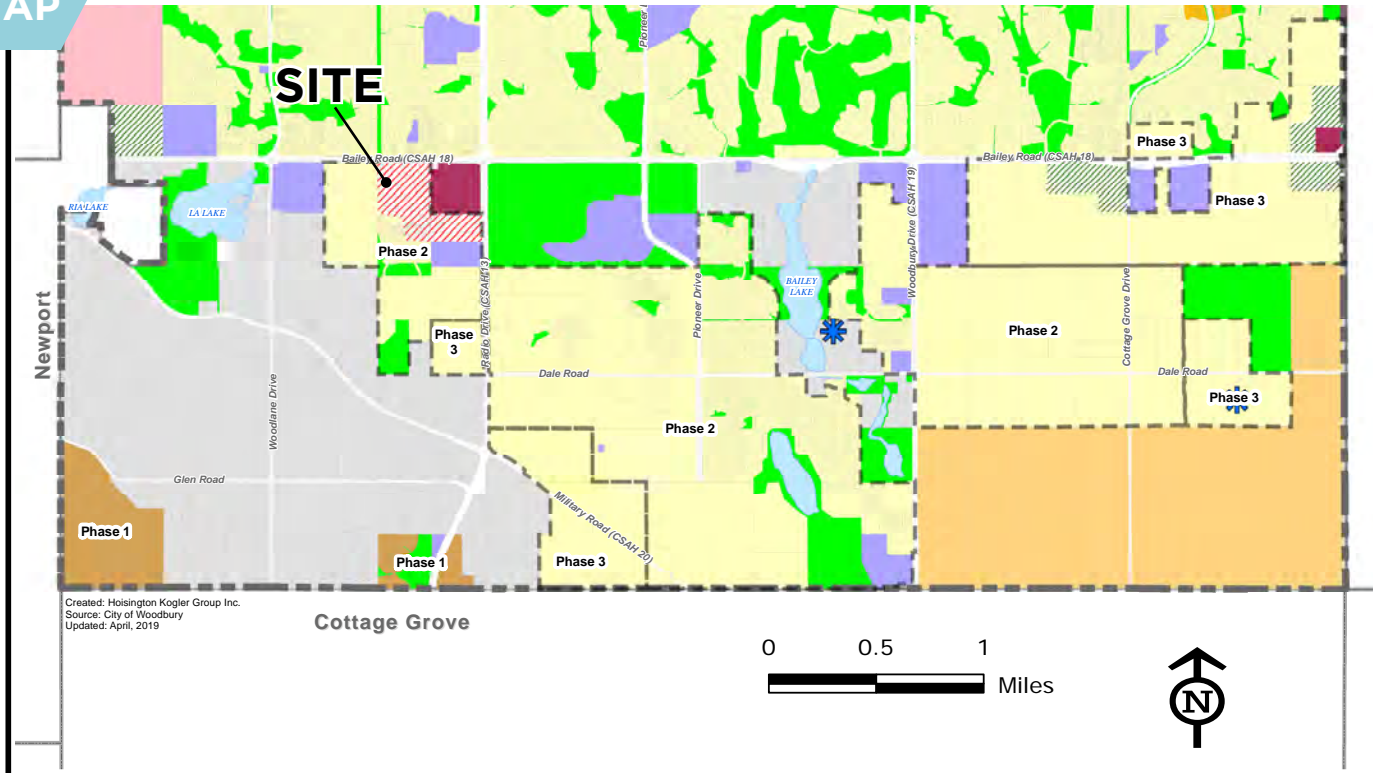
Disclaimer:

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CLICK ON MAP FOR PRINTABLE IMAGE

BENJAMIN DR & FINLEY DR WOODBURY, MN

LAND USE MAP



- | | | |
|----------------------------|-------------------------------|--|
| Urban Reserve* | City Center | Final phasing area line to be determined by final utility design |
| Rural Estate** | Gateway | Final urban service area line to be determined by final utility design |
| Urban Estate | Places to Shop | Phasing Areas |
| Low Density Residential | Places to Work | Woodbury Boundary |
| Medium Density Residential | Other/ROW | |
| High Density Residential | Open Space (Public / Private) | |
| Mixed Use | Public / Semi-Public | |
| Urban Village | | |

Notes:

Phase 2: Approximately 2012-2029
Phase 3: Approximately 2026-2040
Urban Reserve: Post 2040

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