

705 SETTLERS RIDGE PARKWAY

SETTLERS RIDGE PARKWAY & EASTVIEW ROAD

» 5-ACRES

» MIXED USE FOR SALE OR LEASE

» PRICE NEGOTIABLE

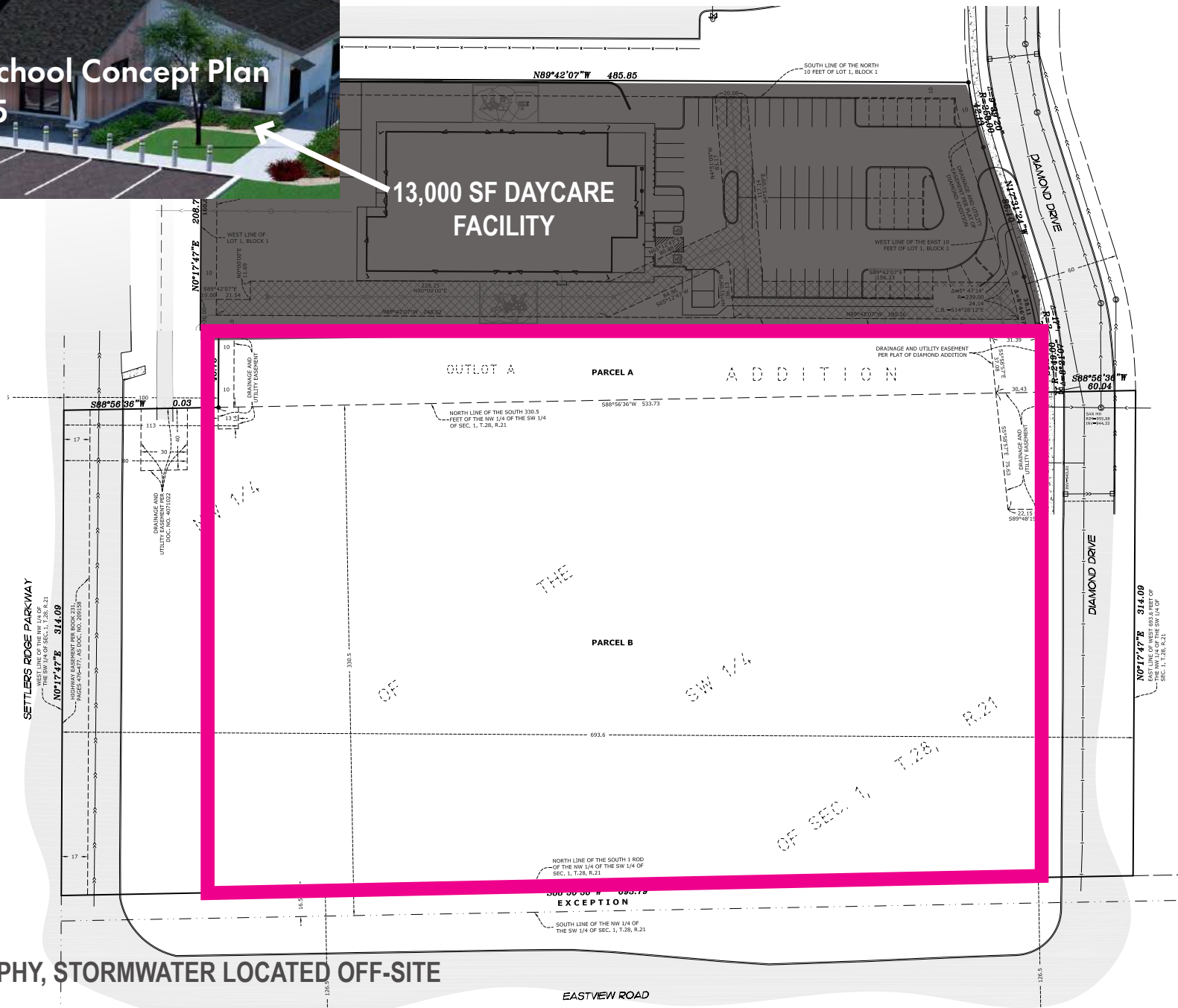
705 SETTLERS RIDGE PARKWAY

BEN THONE
WOODBURY REALTY, INC
651.303.1807

PROPERTY SNAPSHOT

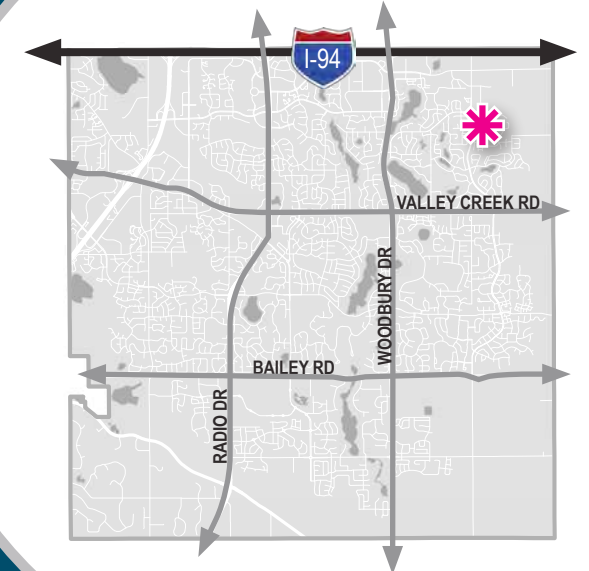


The Goddard School Concept Plan
Coming in 2025



*FLAT TOPOGRAPHY, STORMWATER LOCATED OFF-SITE

CITY OF WOODBURY



~5 ACRES

~10 MILES TO DOWNTOWN ST. PAUL

SHOVEL-READY
ALL INFRASTRUCTURE IS AVAILABLE

WOODBURY LOCATION
ONE OF THE FASTEST GROWING CITIES IN THE METRO AREA

MIXED-USE
FUTURE LAND USE

ZONED BUSINESS CAMPUS DISTRICT
FLEXIBLE REZONING OPTIONS AVAILABLE

NEW ACCESS ROAD
CONVENIENTLY LOCATED AT INTERSECTION OF EASTVIEW RD & DIAMOND DR

INTERSTATE ACCESS
LESS THAN 2-MILES FROM I-94

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IN THE COMMUNITY



WOODBURY LAKES (3 MILES)

- | | |
|---------------------|------------------|
| ALAMO DRAFTHOUSE | J. JILL |
| CINEMA WOODBURY | GAP |
| CRAVE AMERICAN | EXPRESS |
| KITCHEN & SUSHI BAR | MICHAELS |
| SUNGLASS HUT | DSW DESIGNER |
| H & M | WAREHOUSE |
| J. CREW | HAZELWOOD FOOD & |
| SOMA | DRINK |
| ATHLETA | TRADER JOE'S |

CITY PLACE (3 MILES)

- | | |
|-----------------|-----------------|
| TRIA ORTHOPEDIC | WHOLE FOODS |
| COURTYARD | CAFE ZUPAS |
| RESIDENCE INN | BARNES & NOBLE |
| TEXAS ROADHOUSE | BANK OF AMERICA |
| PARK DENTAL | CHUCK & DON'S |

TAMARACK VILLAGE (3.5 MILES)

- | | |
|-----------------|-------------------|
| HOME DEPOT | T.J. MAXX |
| GOLD GALAXY | BATH & BODY WORKS |
| OLD NAVY | CUB |
| DICK'S SPORTING | TAMARACK TAP ROOM |
| GOODS | JC PENNY |

WITHIN 5 MI



2,849

TOTAL BUSINESSES



33,550

TOTAL EMPLOYEES



149

RESTAURANTS



91

SPORTS + ATHLETIC FACILITIES



81

SCHOOLS + EDUCATION CENTERS

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IN THE NEIGHBORHOOD

WITHIN 3-MILES:

46,000

TOTAL POPULATION

39,660

DAYTIME POPULATION

16,700

TOTAL HOUSEHOLDS

\$108,245

MEDIAN DISPOSABLE INCOME

IN WOODBURY:

80,790

TOTAL POPULATION

71,700

DAYTIME POPULATION

29,589

TOTAL HOUSEHOLDS

\$100,400

MEDIAN DISPOSABLE INCOME

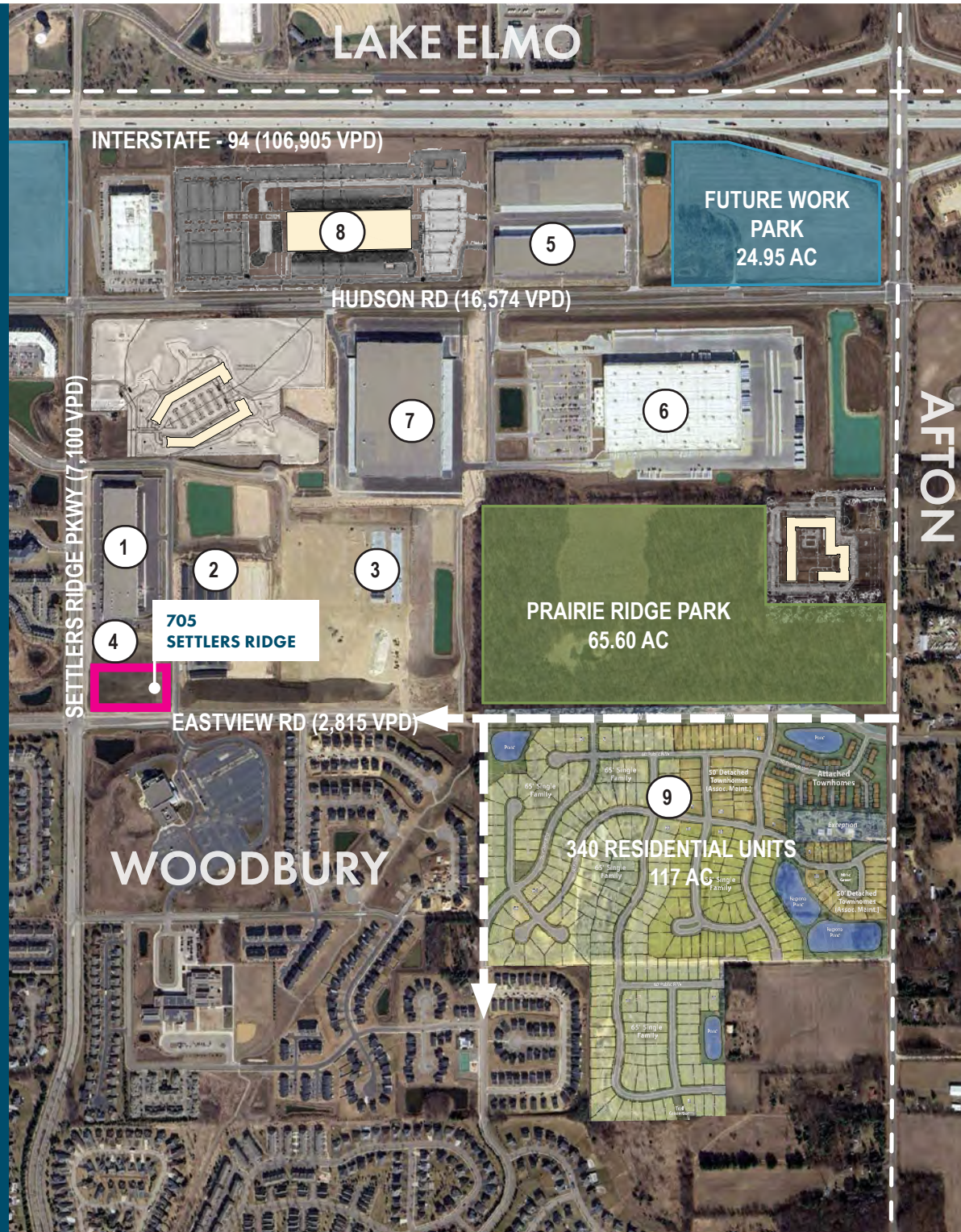
SOURCE: ESRI, MNDOT



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RECENT + UPCOMING DEVELOPMENT

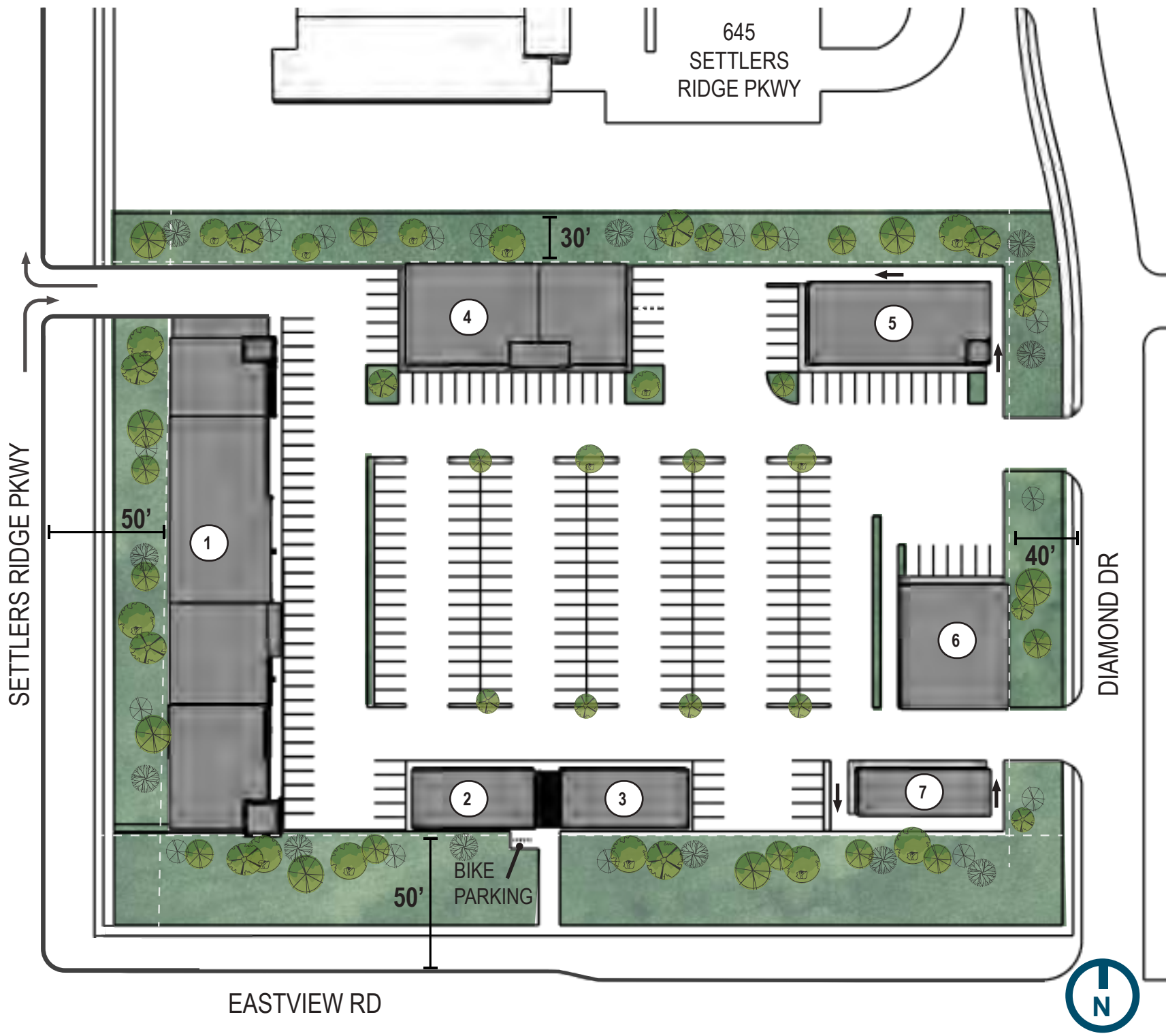


	USE	SIZE
1	WAREHOUSE/INDUSTRIAL	~180,000 SF
2	SETTLERS STORAGE PERSONAL STORAGE FACILITY	150,000 SF
3	WOODBURY STORAGE CONDOS	45,000 SF
4	GODDARD CHILD CARE FACILITY	13,700 SF
5	ALL WORLD PICKLEBALL	45,000 SF
6	AMAZON WAREHOUSE FACILITY	500,000 SF
7	WAREHOUSE/INDUSTRIAL	~480,000 SF
8	AMAZON DISTRIBUTION FACILITY	~200,000 SF
9	SINGLE-FAMILY/TOWNHOME RESIDENTIAL DEVELOPMENT	117 AC 340 UNITS

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RETAIL/SERVICE CONCEPT



	USE	SIZE	PARKING
1	RETAIL	19,697 SF	106
2	RETAIL	3,000 SF	17
3	RETAIL	3,000 SF	17
4	MEDICAL OFFICE/CLINIC	7,920 SF	40
5	RETAIL (DRUG STORE)	5,300 SF	40
6	RETAIL (FINANCIAL INSTITUTION)	4,400 SF	34
7	RESTAURANT (DRIVE-THRU)	2,340 SF	10
	TOTAL	45,657 SF	264*

* PARKING ESTIMATE PER WOODBURY CITY CODE

Concept for illustrative purposes only. Development plans subject to rezoning, land use permitting, and review by City of Woodbury.

- » MIXED-USE
- » OPPORTUNITY FOR A DRIVE-THRU
- » TRAIL CONNECTION AND BIKE PARKING
- » EASY ACCESS AND VISIBILITY FROM SETTLERS RIDGE PARKWAY AND EASTVIEW ROAD

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RETAIL/SERVICE CONCEPT



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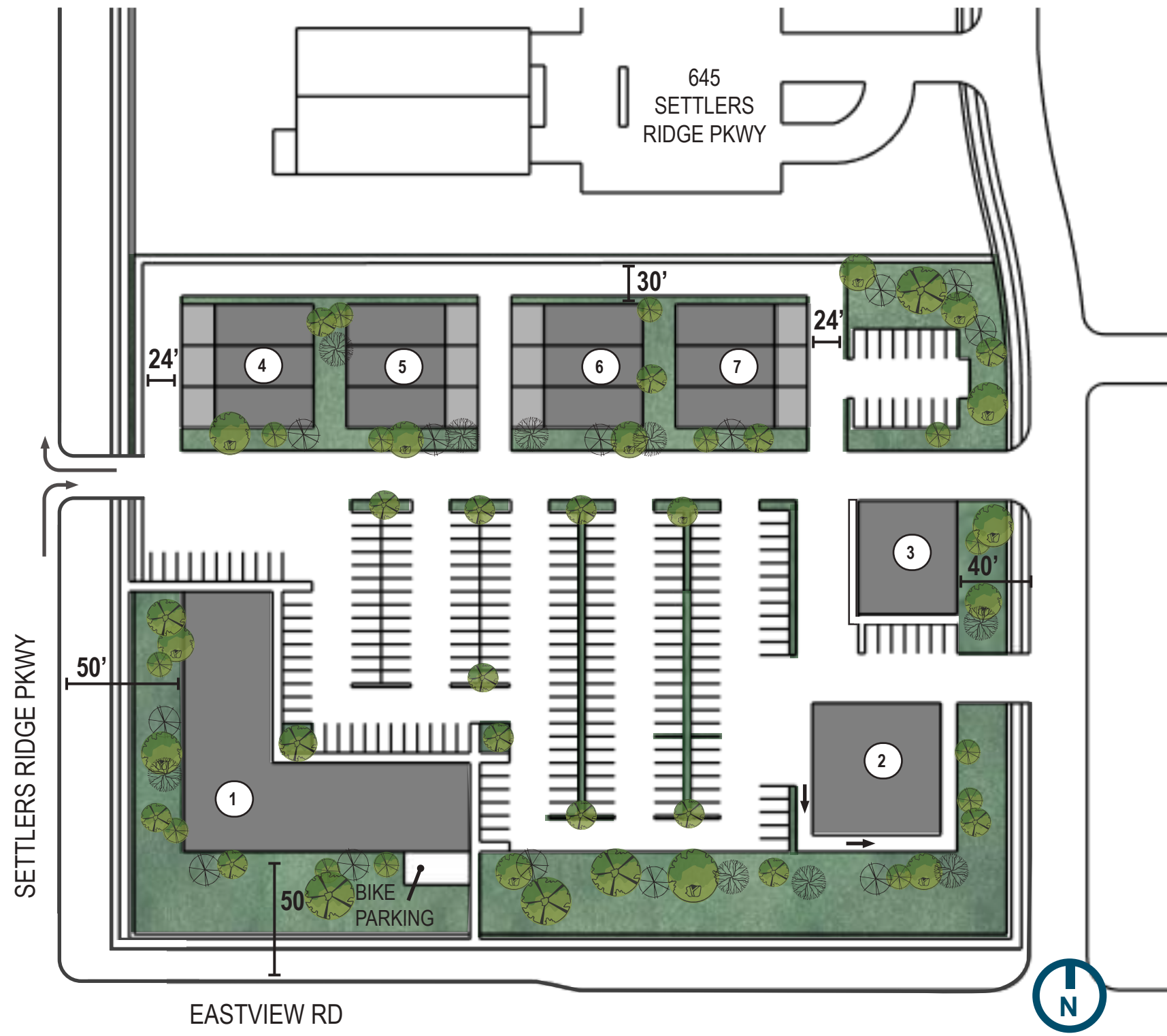
RETAIL/SERVICES CONCEPT



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TOWNHOME/SERVICES CONCEPT



	USE	SIZE	PARKING
1	RETAIL	15,000 SF	81
2	RESTAURANT (DRIVE-THRU)	4,100 SF	60
3	RETAIL (FINANCIAL INSTITUTION)	6,265 SF	48
4	ATTACHED TOWNHOME 3 UNITS	2,140 SF/UNIT 6,420 SF/BUILDING	2/GARAGE 6/BUILDING
5	ATTACHED TOWNHOME 3 UNITS	2,140 SF/UNIT 6,420 SF/BUILDING	2/GARAGE 6/BUILDING
6	ATTACHED TOWNHOME 3 UNITS	2,140 SF/UNIT 6,420 SF/BUILDING	2/GARAGE 6/BUILDING
7	ATTACHED TOWNHOME 3 UNITS	2,140 SF/UNIT 6,420 SF/BUILDING	2/GARAGE 6/BUILDING
8	ADDITIONAL TOWNHOME PARKING/GUEST PARKING	-	34
	TOTAL	51,045 SF (~2.5 UNITS/ACRE)	247*

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TOWNHOME/SERVICES CONCEPT



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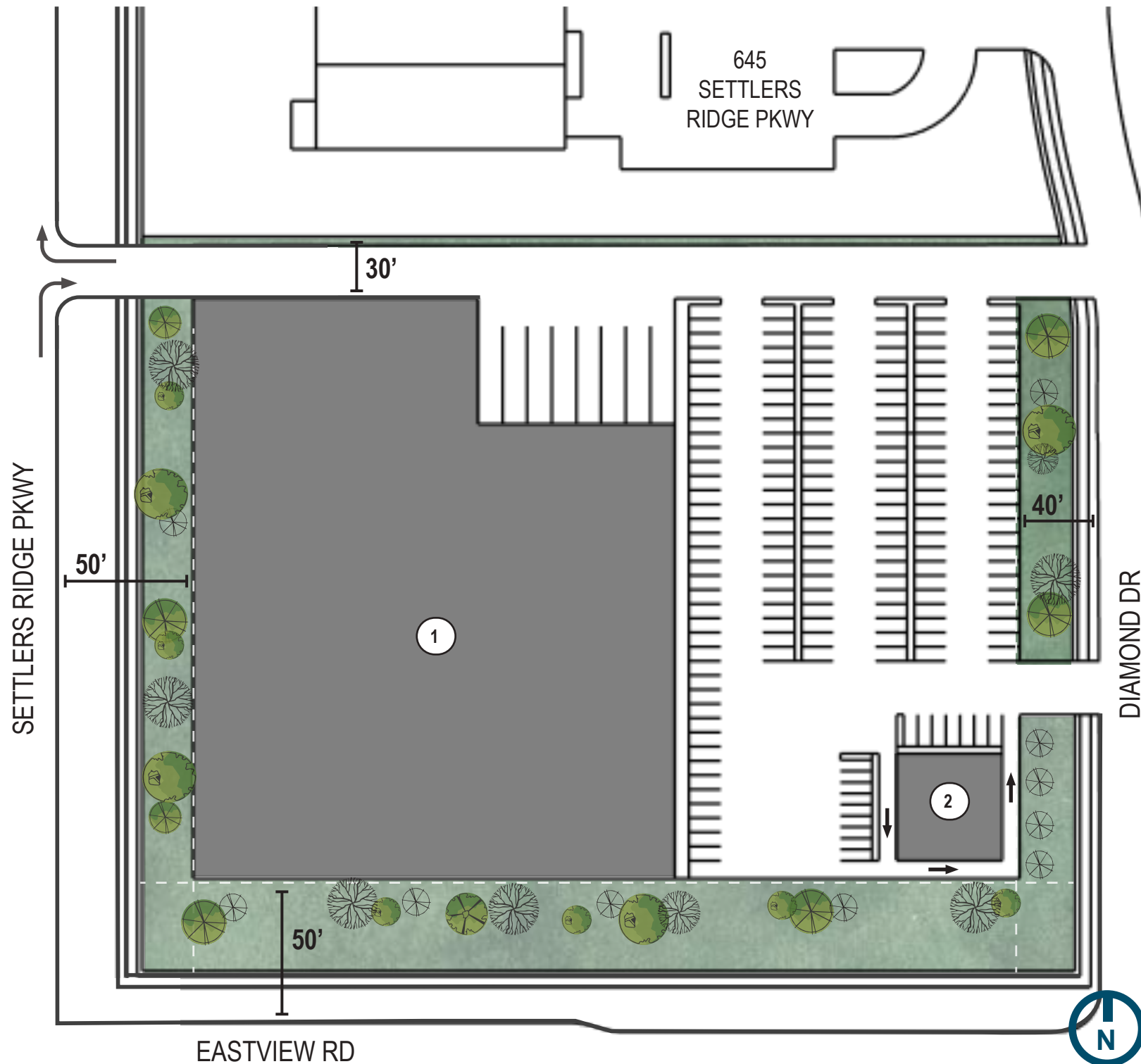
MULTI-FAMILY CONCEPT



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INDUSTRIAL/RETAIL CONCEPT



	USE	SIZE	PARKING
1	INDUSTRIAL/WAREHOUSE	81,277 SF	104
2	RESTAURANT (DRIVE-THRU)	3,600 SF	77
	TOTAL	84,877 SF	181 *

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- » INDUSTRIAL/LIGHT INDUSTRIAL MIXED-USE OPTIONS
- » OPPORTUNITY FOR A RETAIL/SERVICE DRIVE-THRU
- » OPPORTUNITY FOR LOADING DOCKS AND DELIVERY BAY
- » EASY ACCESS AND VISIBILITY FROM SETTLERS RIDGE PARKWAY AND EASTVIEW ROAD

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INDUSTRIAL/RETAIL CONCEPT



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