

# 2.07 ACRE PARCEL FOR SALE

1783 WOODLANE DRIVE, WOODBURY, MN 55125

VALLEY CREEK RD & WOODLANE DR  
JUST EAST OF I-494 EXIT RAMP



## OFFERING SUMMARY

<b>PRICE:</b>	Negotiable
<b>LOT SIZE:</b>	2.07 Acres
<b>ZONING:</b>	B-1
<b>APN:</b>	07.028.21.41.0014
<b>FRONTAGE:</b>	Woodlane Drive
<b>TRAFFIC COUNT:</b>	13,100+ VPD along Woodlane 42,175+ VPD along Valley Creek

## PROPERTY OVERVIEW

Ideally located 2.07 acre lot just east of the I-494 interchange off Woodlane Drive in Woodbury, Minnesota. The site is currently Zoned B1 offering a variety of usages and is strategically located with quick and easy access to I-94 and I-694. This area of Woodbury is one of the main retail and business corridors.

Woodbury is one of Minnesota's fastest growing cities with a population of approximately 70,000 and an average household income of over \$125,000.

## PROPERTY HIGHLIGHTS

- 2.07 Acres with B1 Zoning
- Quick and Convenient Access to I-494, I-694, and I-94



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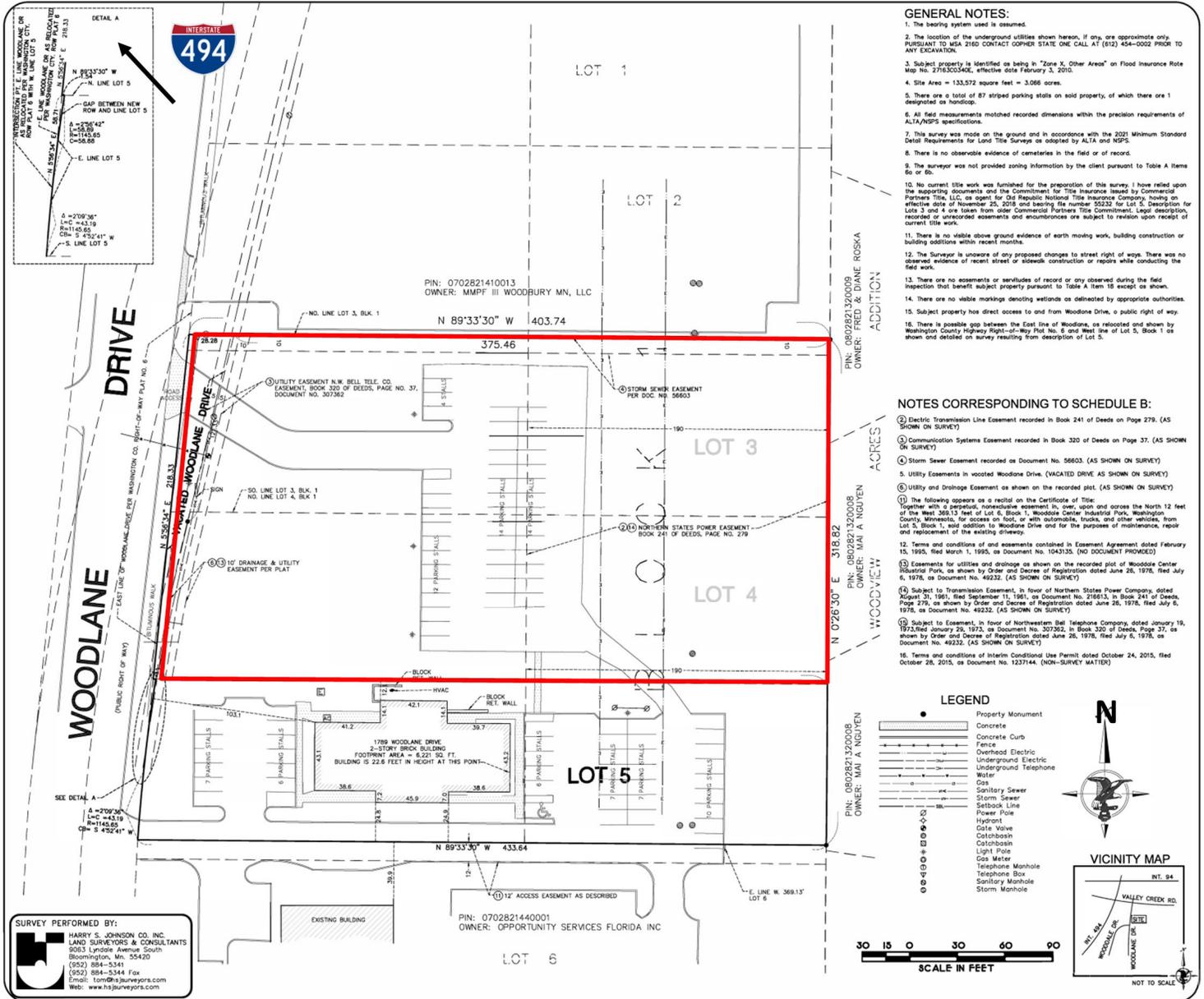
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# SITE SURVEY

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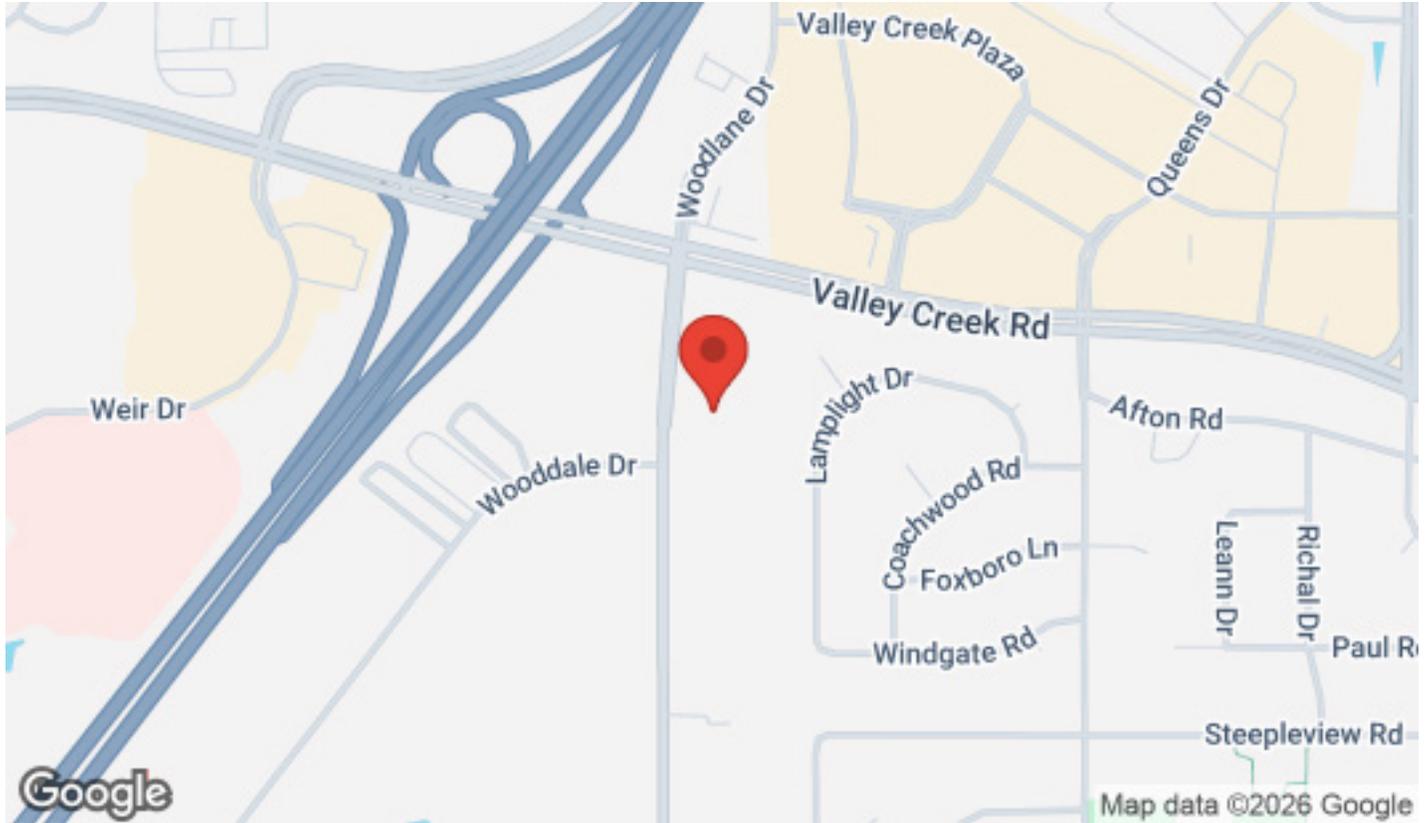
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# LOCATION MAPS

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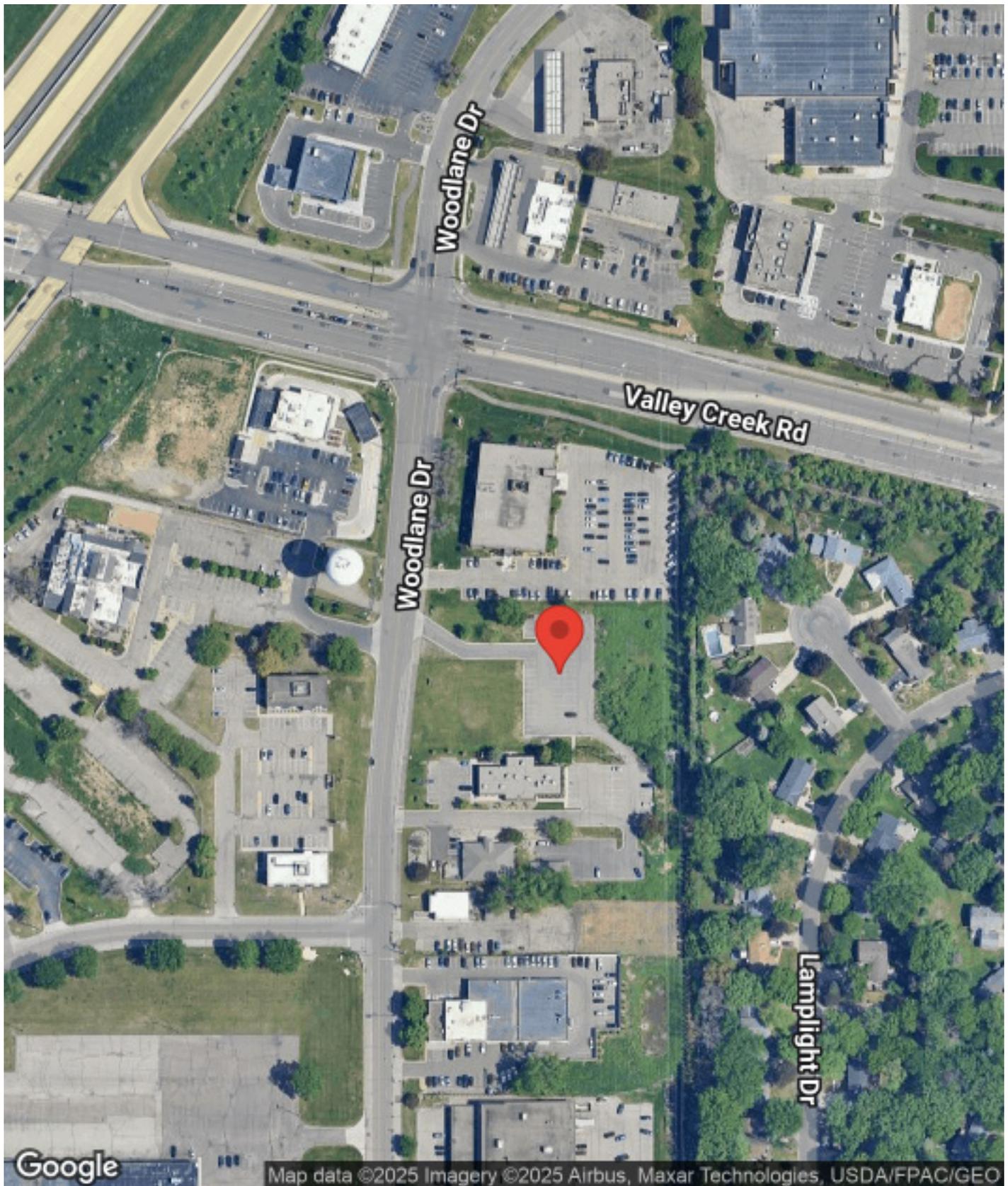
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# AERIAL MAP

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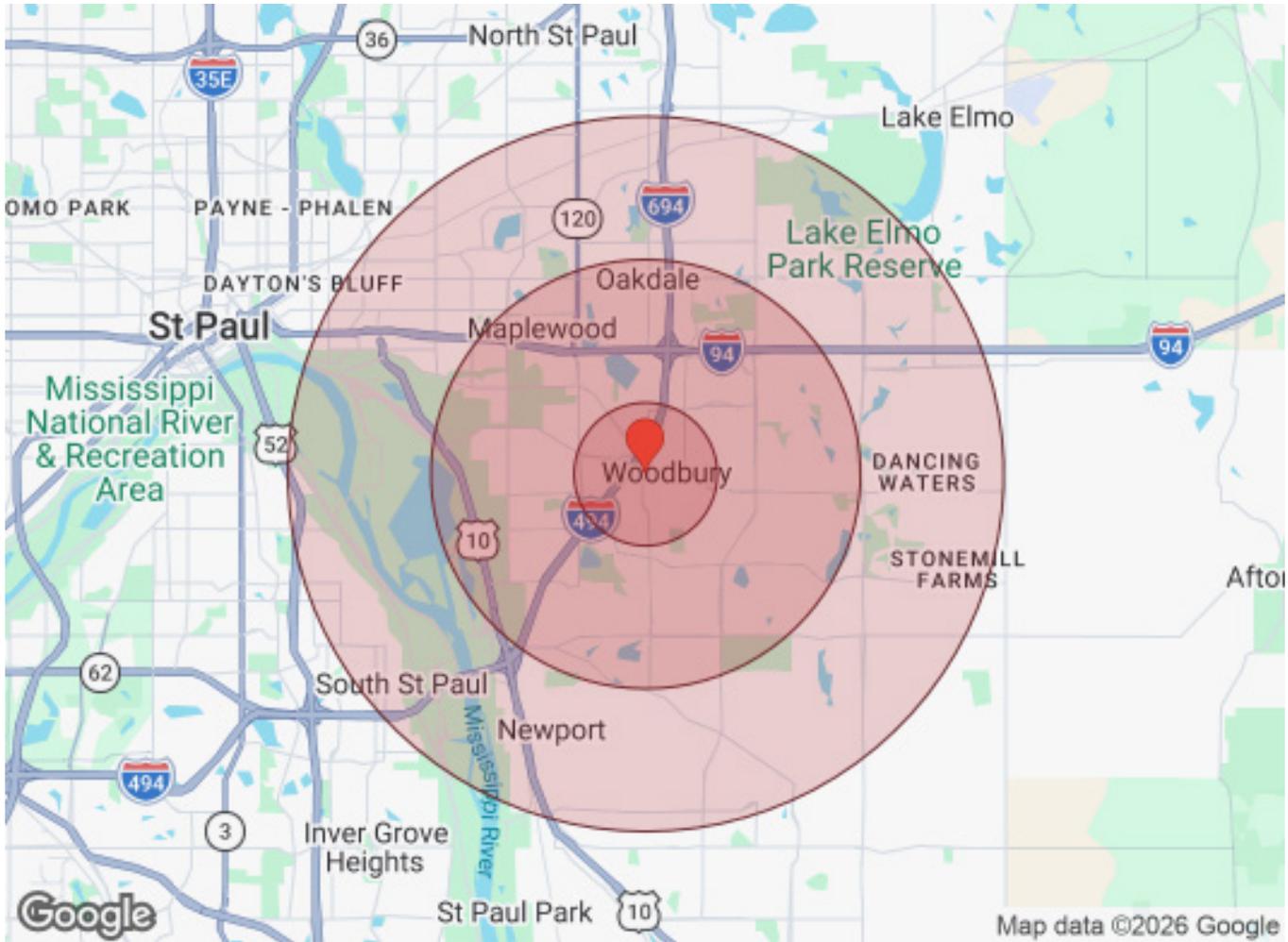
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,998	33,983	87,890
Female	5,748	36,459	91,216
Total Population	10,746	70,442	179,106

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,084	15,362	40,635
Ages 15-24	1,274	10,122	26,740
Ages 25-54	4,059	27,588	69,149
Ages 55-64	1,386	8,475	20,518
Ages 65+	1,943	8,895	22,064

Income	1 Mile	3 Miles	5 Miles
Median	\$80,733	\$80,733	\$58,290
< \$15,000	238	1,536	5,336
\$15,000-\$24,999	215	1,306	4,664
\$25,000-\$34,999	364	1,752	5,474
\$35,000-\$49,999	544	3,019	8,441
\$50,000-\$74,999	1,074	5,587	13,226
\$75,000-\$99,999	735	4,388	10,238
\$100,000-\$149,999	814	5,282	11,701
\$150,000-\$199,999	234	2,002	3,909
> \$200,000	198	1,760	3,656

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,818	27,347	69,840
Occupied	4,492	26,160	66,244
Owner Occupied	2,948	20,011	48,452
Renter Occupied	1,544	6,149	17,792
Vacant	326	1,187	3,596



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# DISCLAIMER

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## PRESENTED BY:

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