

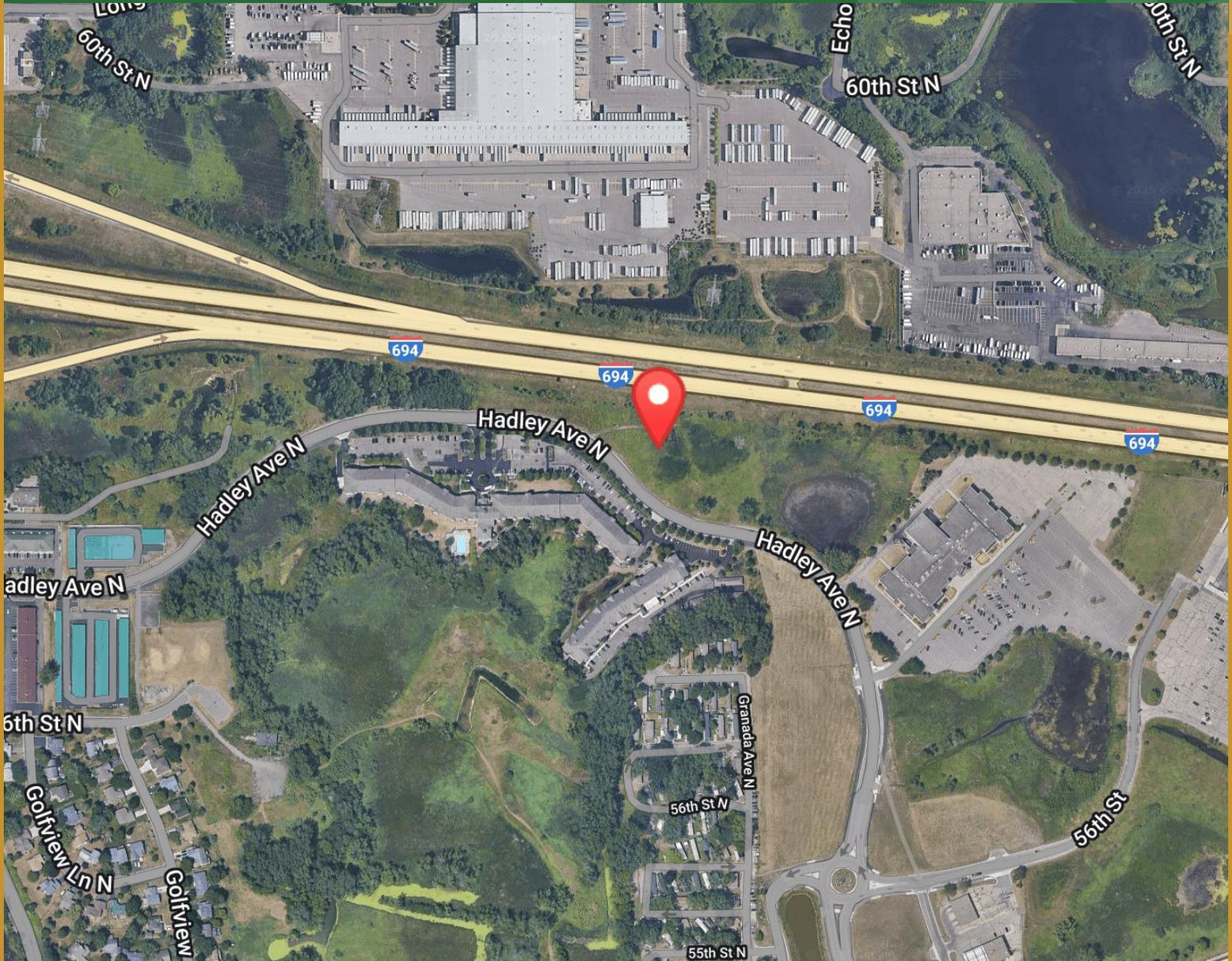
# LAND FOR SALE

# GAUGHAN

**5705 HADLEY AVE N.**

**OAKDALE, MN 55128**

4.5 acres with exposure to I-694



**TOM OPSAHL**

VP of Sales & Leasing

651.255.5569

[tomopsahl@gaughancompanies.com](mailto:tomopsahl@gaughancompanies.com)

**DAN HEBERT**

Senior Vice President

651.255.5558

[danhebert@gaughancompanies.com](mailto:danhebert@gaughancompanies.com)

EXECUTIVE SUMMARY

OAKDALE, MN 55128



OFFERING SUMMARY

Sale Price:	\$500,000 (\$2.55/PSF)
Lot Size:	4.5 Acres
Price / Acre:	\$111,111
2026 Proposed Taxes	\$9,272

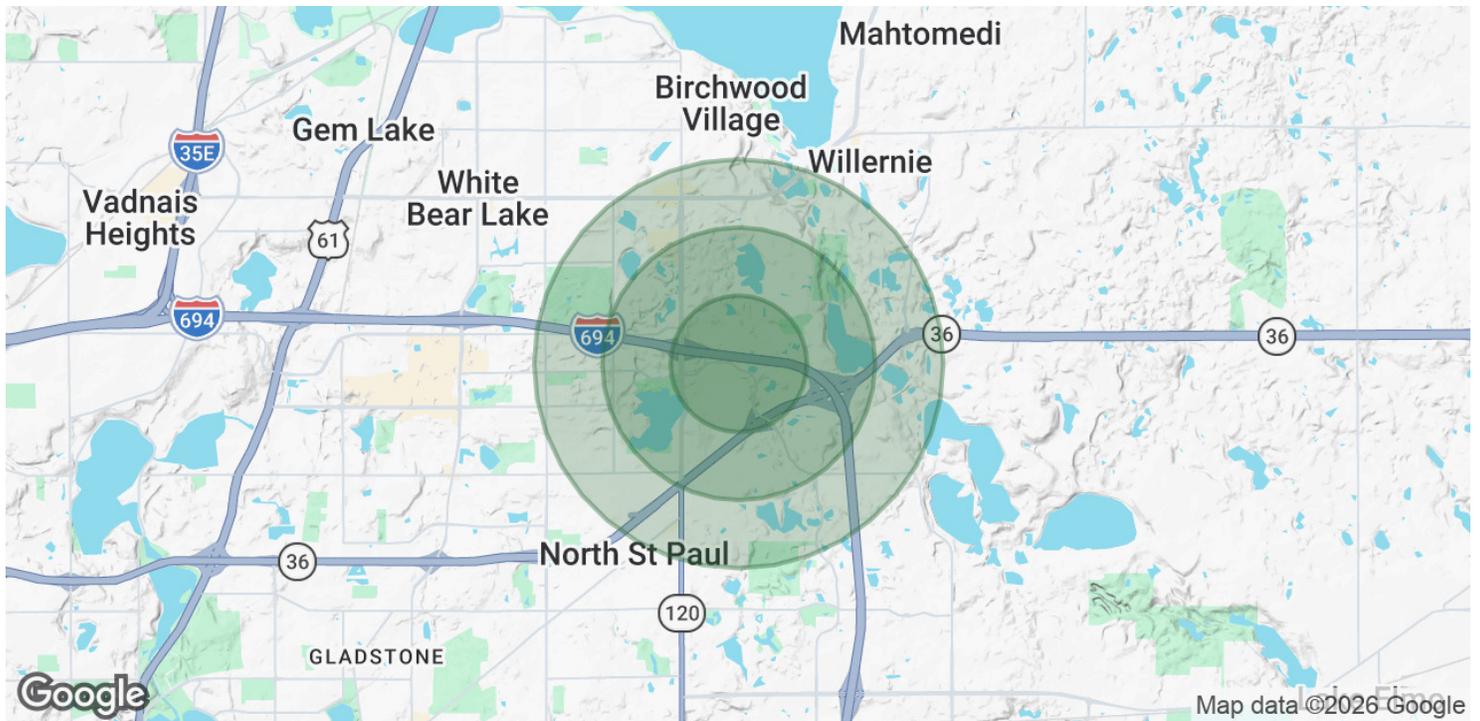
PROPERTY OVERVIEW

4.5 acres with 1,331 linear square feet of exposure to I-694 in Oakdale MN.

PROPERTY HIGHLIGHTS

- Great Access to Hwy 36 and I-694
- Zoning is PUD
- 1,331 sf of lineal exposure to I-694
- Many surrounding neighborhood amenities
- Parcel is a great value for the exposure that the site has
- 69,721 VPD on 694
- PID: 0602921210005

DEMOGRAPHICS MAP & REPORT  
OAKDALE, MN 55128



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,979	8,055	15,050
Average Age	35.6	36.2	38.6
Average Age (Male)	33.9	33.7	33.5
Average Age (Female)	42.7	42.1	43.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	757	2,875	5,741
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$98,652	\$105,158	\$100,455
Average House Value	\$600,399	\$366,173	\$381,859

\* Demographic data derived from 2020 ACS - US Census