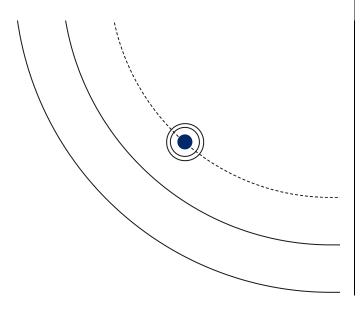


Table of Contents



4	PROPERTY INFORMATION		11	LOCATION INFORMATION	
	Property Summary Complete Highlights	5 6		Location Description - Forest Lake Area	12
	Additional Photos	8		Parcel Map	13
				Aerial Map	14
•				Regional Map	15
9	WETLANDS MITIGATION CREDITS AND WETLANDS BANKS			Full page photo	16
	Wetlands Mitigation Credits and Wetlands Banks	10	17	DEMOGRAPHICS	



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

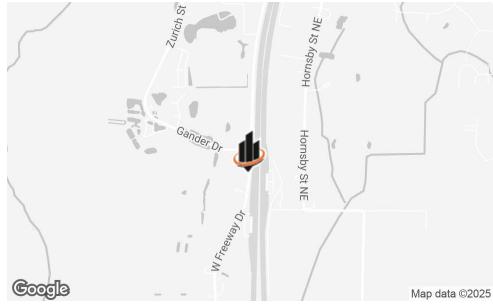
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



PROPERTY SUMMARY





OFFERING SUMMARY

LISTING PRICE:	\$599,000
LOT SIZE:	8.39 Acres
ZONING:	Highway Commercial
APN (ANOKA COUNTY):	25-32-22-34-0002
LISTING WEBSITE:	northco.com

PROPERTY DESCRIPTION

SVN | Northco is pleased to present for sale, as exclusive advisor to ownership, ±8.39 acres of prime development land along I-35 near Forest Lake, MN. The parcel, located at 14XXX W Freeway Dr in Columbus ("Property"), is strategically located just north of the core Twin Cities at the confluence of I-35E and I-35W, this ±8.4 acre parcel is highly visible to over 84,000 passing vehicles per day, and features frontage and potential for signage along the busiest thoroughfare heading North from the Twin Cities, I-35. The Property is situated only a couple of minutes from the charming town of Forest Lake, MN, which boasts a variety of dining options, boutique shops, and local amenities. Flexible Highway Commercial Zoning allows for a wide variety of developments and businesses. The Property can be easily connected to water and sewer. This is a prime opportunity for developers, investors, and business owners looking for a strategic location for their next venture in the Minneapolis-Saint Paul metropolitan area.

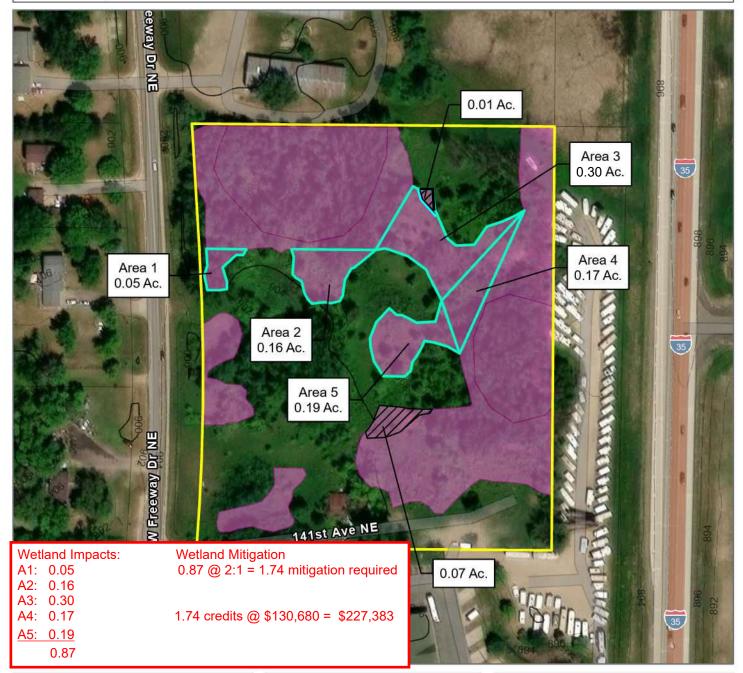
COMPLETE HIGHLIGHTS





PROPERTY HIGHLIGHTS

- ±8.39 AC of prime development land along one of Minnesota's busiest highways
- This Property would be ideal for a retail, light industrial, or mixed use development
- At the confluence of I-35E and I-35W; great visibility from I-35 that sees over 84.000 VPD
- Water and sewer are readily available
- · Nearby businesses include Running Aces Casino, Hotel & Racetrack, Camping World, and more
- Only minutes from Forest Lake, MN, and under 30 miles from both downtown Saint Paul and downtown Minneapolis
- Property does have some wetlands (3.88 acres wetlands and 4.51 acres upland), but a large area is already upland and buildable, and a small amount of wetland mitigation could create much more buildable space as well.
- See following page for a wetland impact and mitigation concept that would allow for significantly more buildable space. Mitigation may be required at 1.5:1 or 2:1 ratio depending on the type of wetlands the final delineation study determines these are.



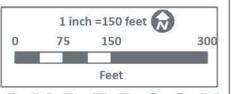
Legend

- Project Parcel
- ☐ CountyParcels
- Delineated Wetlands
- ∠ Potential Minimization Area
- Potential Impact Area

Address: West Freeway Dr. Columbus, MN

Lat/Long: 45.22631,-93.0076

PID: 253222340002 Project No: 16516 Date: 9.2.2025



ANDERSON

13605 1st Ave N #100, Plymouth, MN 55441 P 763.412.4000 F 763.412.4090 ae-mn.com



ADDITIONAL PHOTOS













WETLANDS MITIGATION CREDITS & WETLANDS BANKS



WETLANDS MITIGATION CREDITS

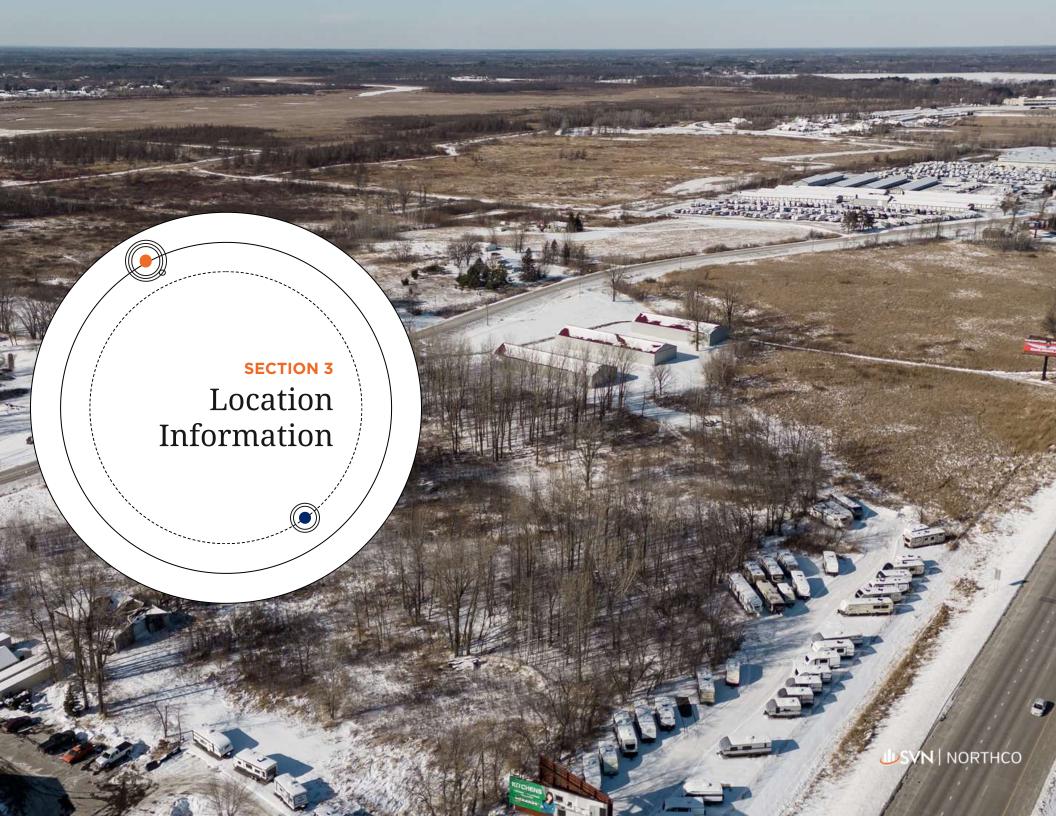
Wetlands replacement credits are a mechanism used in environmental conservation to offset the loss or degradation of wetlands. These credits are part of a system known as wetland mitigation banking, which is regulated in the United States primarily under the Clean Water Act by the U.S. Army Corps of Engineers and state agencies. These credits represent the ecological value of restored, enhanced, created, or preserved wetlands, and are used to compensate for wetlands lost due to development. Mitigation banks generate credits based on the ecological improvements achieved. The credits are quantified, and made available for sale to developers or entities required to compensate for wetland impacts.

If a project/development impacts wetlands, the developer may be required to purchase replacement credits from a mitigation bank.

Replacement ratios range from 1:1 to 2:1 and is dependent on the wetland quality. This would be determined through a wetland replacement plan and subsequent application.

This property already has an up to date wetlands delineation (2023)

Minimum Replacement Ratios: Project-Specific					
Location of impact	Replacement	Minimum replacement ratio			
>80% area or agricultural	Outside major watershed or out-of-kind	1.5:1			
land	Within major watershed and in-kind	1.1			
<50% area, 50-80% area,	Outside major watershed or out-of-kind	2.5:1			
and nonagricultural land	Within major watershed and in-kind	2:1			



LOCATION DESCRIPTION - FOREST LAKE AREA

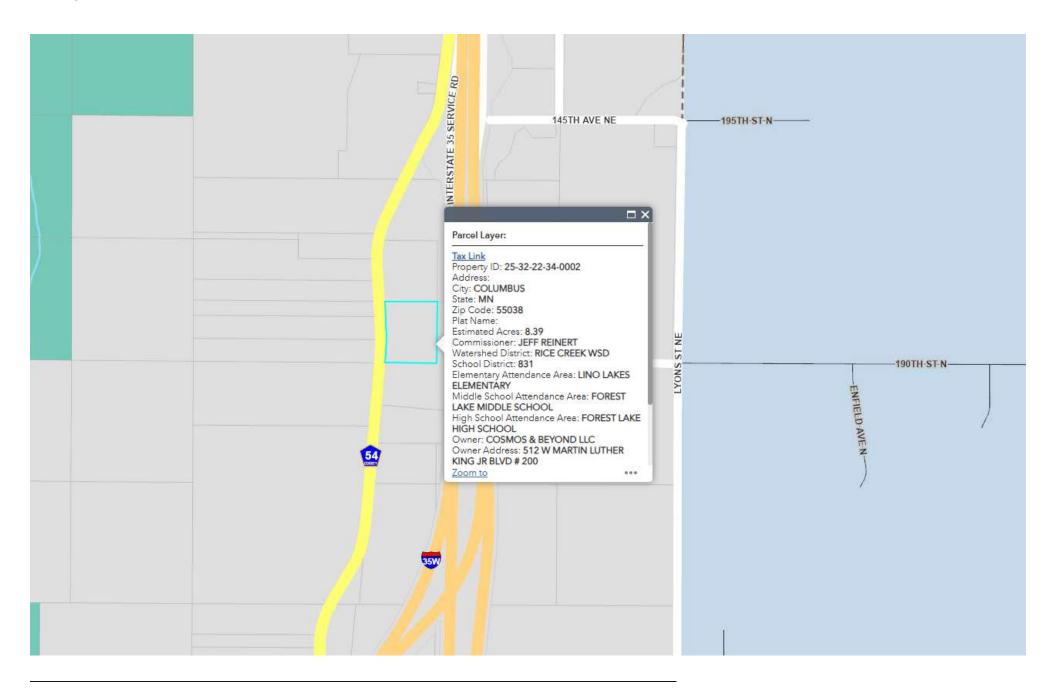


LOCATION DESCRIPTION

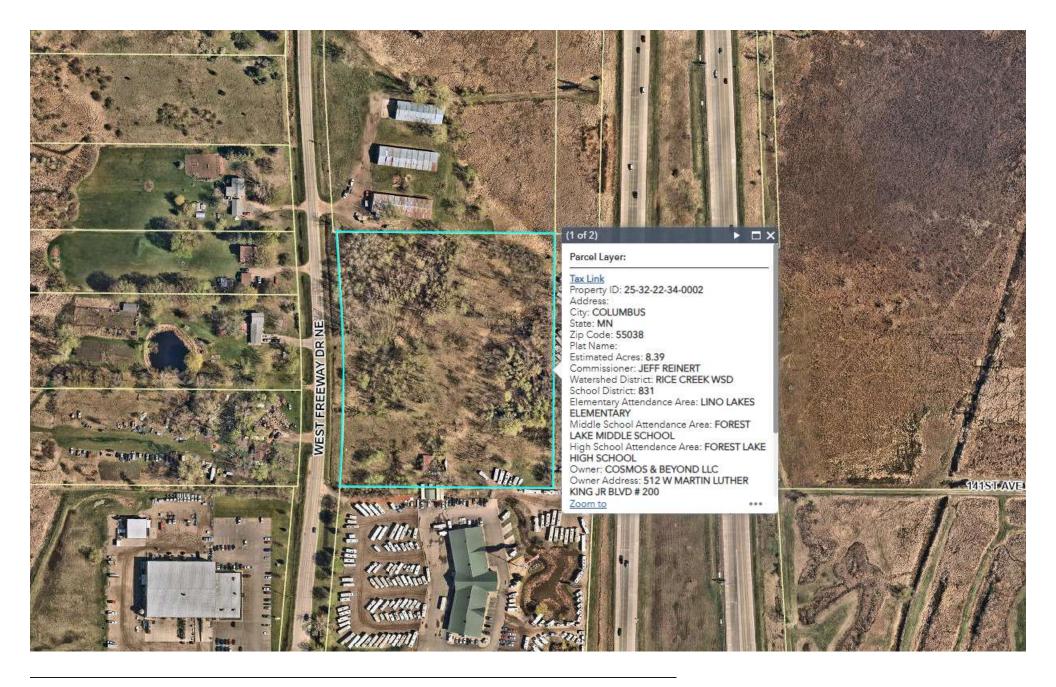
Located off of Interstate 35 where 35E and 35W meet, this parcel sees over 84,000 passing vehicles per day. This parcel features frontage and potential for signage along the busiest thoroughfare heading North from the Twin Cities. Just North of Saint Paul and Minneapolis, and just a couple of minutes from the charming town of Forest Lake, MN, which boasts a variety of dining options, boutique shops, and local amenities. This parcel is on the way to (when coming from the South), and only 1 mile away from Running Aces Casino, Hotel & Racetrack.



PARCEL MAP



AERIAL MAP



REGIONAL MAP



FULL PAGE PHOTO





DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	10 MILES	30 MILES
TOTAL POPULATION	949	184,006	2,641,016
AVERAGE AGE	39	41	40
AVERAGE AGE (MALE)	38	40	39
AVERAGE AGE (FEMALE)	39	41	40

HOUSEHOLDS & INCOME	2 MILES	10 MILES	30 MILES
TOTAL HOUSEHOLDS	345	68,727	1,050,260
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$145,783	\$144,033	\$125,837
AVERAGE HOUSE VALUE	\$481,051	\$444,903	\$420,709

Demographics data derived from AlphaMap

