

FOR SALE
BUILD TO SUIT



13045 60TH STREET N

2.34 & 7.36 COMMERCIAL ACRES

OAK PARK HEIGHTS, MN

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Property Summary

The subject property includes a roughly 2 acre parcel and a 7 acre parcel guided for commercial and multifamily uses. Adjacent to the property is a multitude of uses, including hotels, auto dealerships, and retail establishments. The property offers a unique opportunity to develop one of the last remaining land sites in this immediate area.

Property Highlights

- Ideal retail location
- Well positioned on Hwy 36
- Sewer and water to property

Property Information

| | |
|------------------|--|
| PID # | 05.029.20.22.0014 |
| Calculated Acres | 9.6 Acres |
| Price | \$12.00 PSF Buildable |
| Future Use | Commercial, Commercial/Highway Business Development Area |
| 2024 Total Tax | \$18,240 |



TRAFFIC COUNTS

Hwy 36 - 37,848 vpd
60th St N - 5,708 vpd

Demographics (2023)

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 4,840 | 30,615 | 46,416 |
| Households | 2,241 | 11,813 | 17,687 |
| Average HH Income | \$125,827 | \$146,046 | \$161,645 |
| Daytime Population | 8,264 | 19,264 | 26,354 |

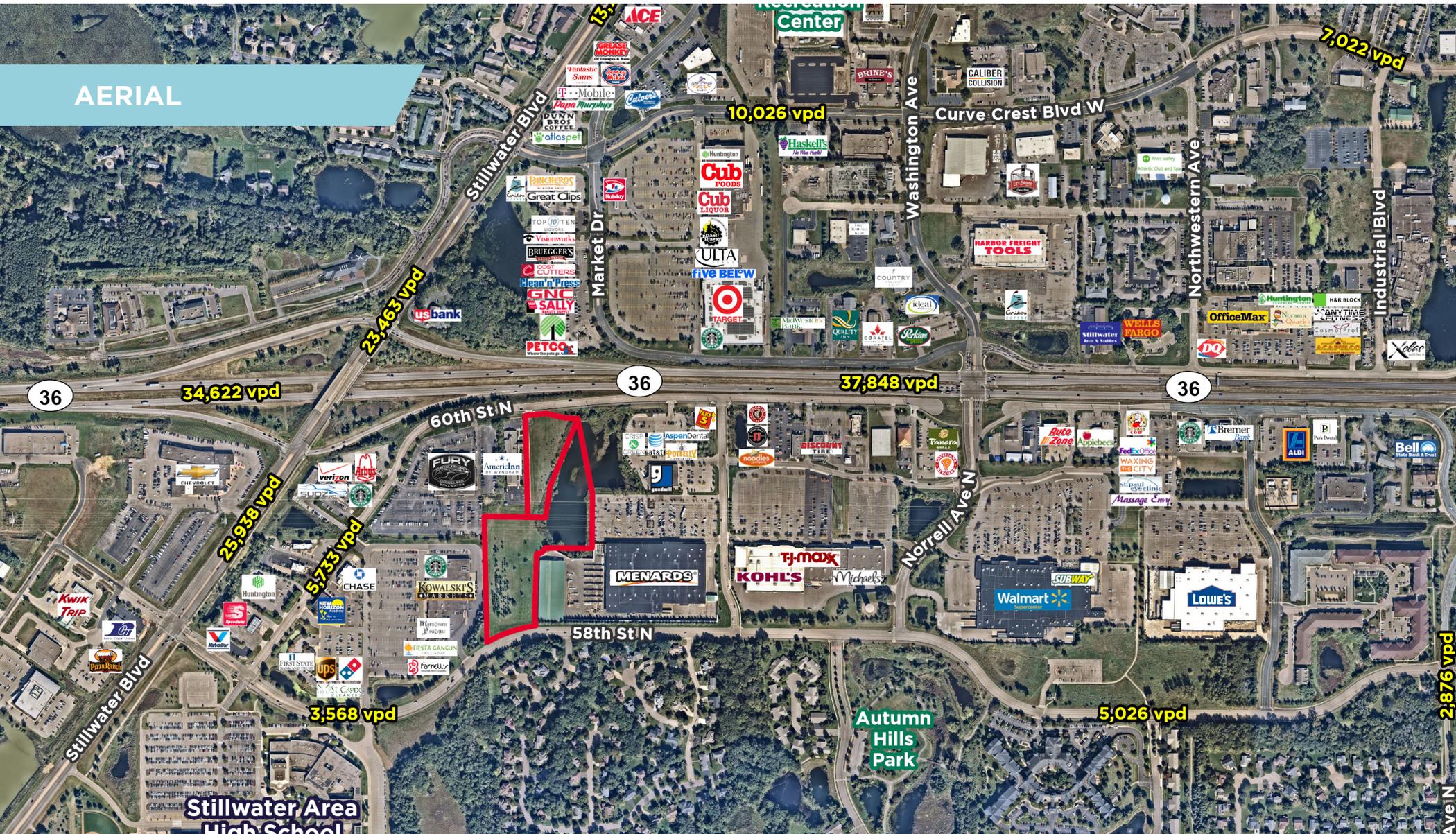
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AERIAL



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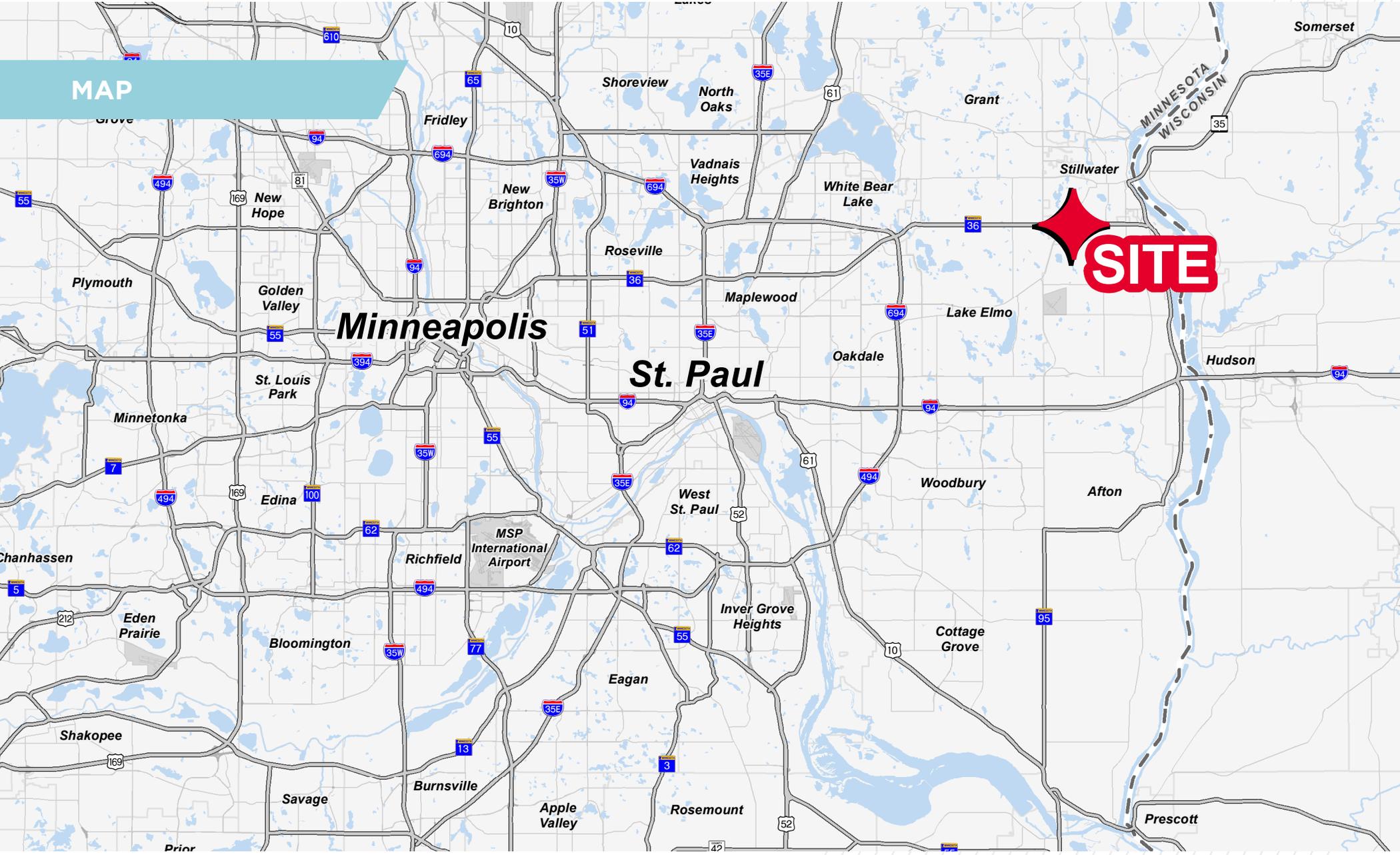
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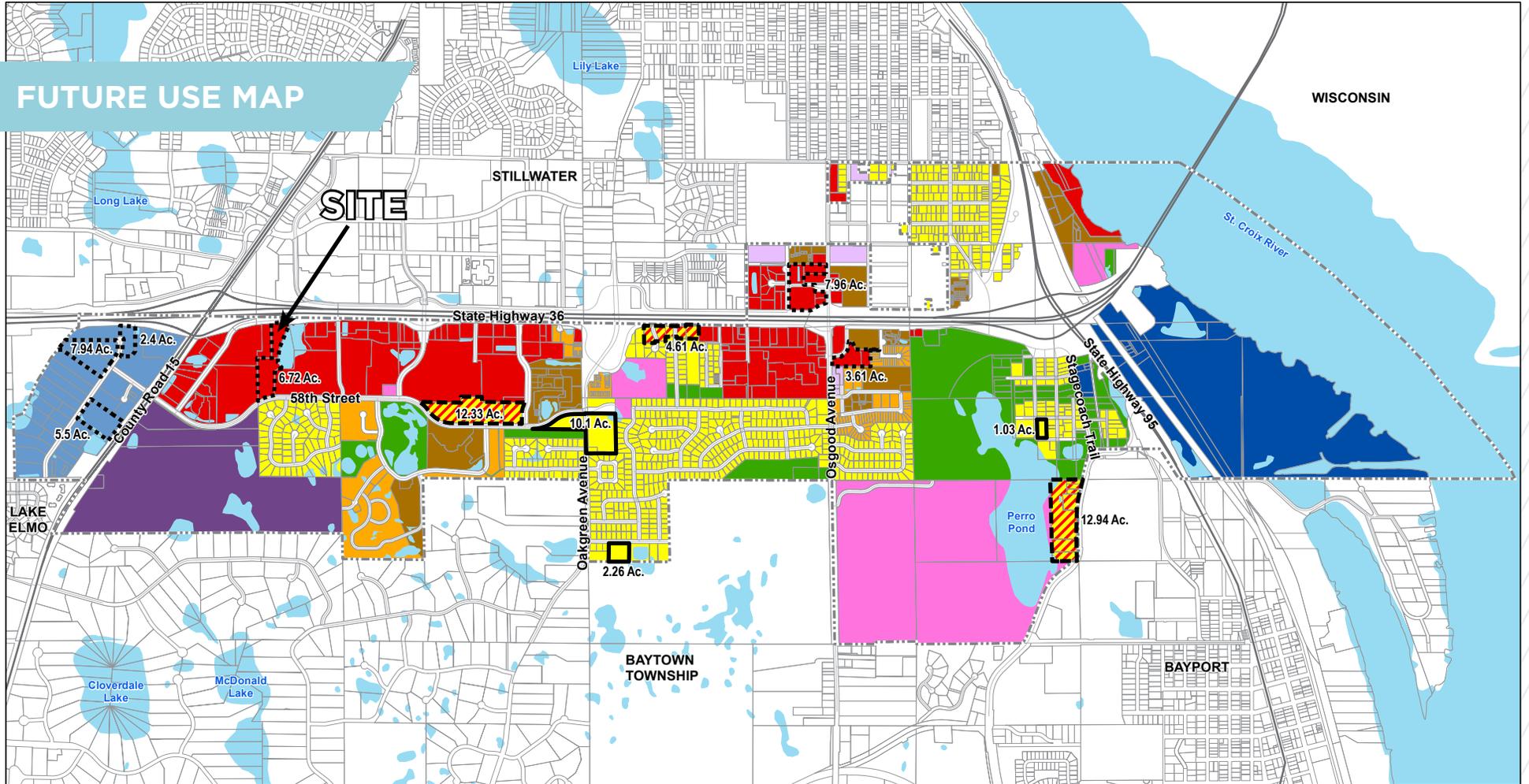
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MAP

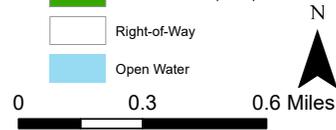


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| <p>City of Oak Park Heights</p> <p>The Planning Company</p> <p>Stantec</p> | <ul style="list-style-type: none"> City Limits Low Density Residential Development Areas, 1-3 Units/Acre Mid/High Density Residential Development Areas, 8-32 Units/Acre Commercial/Highway Business Development Areas Low Density Residential Medium Density Residential | <ul style="list-style-type: none"> High Density Residential Residential/Business Transitional (Residential Required) Quasi-Public Facilities School Facilities Government Facilities Commercial | <ul style="list-style-type: none"> Industrial Highway Business/Warehouse Park Facilities/Open Space Right-of-Way Open Water | <p>City of Oak Park Heights Comprehensive Plan</p> <p>Proposed Land Use Map</p> <p>Source: The City of Oak Park Heights, The Planning Company, & Stantec</p> <p>August 2019</p> <p>Page 81</p> |
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ST. PAUL

SITE

FOR MORE INFORMATION, CONTACT:

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