

WELSH

MINNESOTA
120

14,800 cars per day
CENTURY AVE

66,000 cars per day

MINNESOTA
694

MINNESOTA
36

HADLEY AVENUE

MILLS
FLEET
FARM

INNOVATION FROM THE GROUND UP

PRICE REDUCTION

For Sale

Oakdale Land
Hadley Avenue (Frontage to I-694)
Oakdale, Minnesota



- Located in the SE quadrant of Hadley Avenue and Century Avenue North
- Overlooking I-694
- 4.45 acres available
- Divisible to 2.13 acres
- 66,000 vehicle count per day on I-694
- Easy access to I-694 via Hadley Avenue-Century Avenue or to Highway 36 via Hadley Avenue

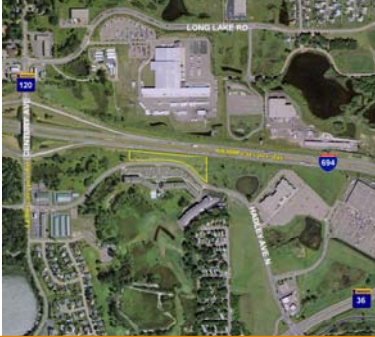
For more information contact:

Mike Brass
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mbrass@welshco.com

Caleb Krienke
952.837.3018
ck@welshco.com

Demographics	1 Mile	3 Miles	5 Miles
Est. 2008 Population	7,408	57,500	139,494
Average Household Income	\$75,796	\$74,898	\$73,510
Median Household Income	\$65,262	\$63,942	\$61,043





Land For Sale Hadley Avenue (Frontage to I-694)

Location:

SE quadrant of Hadley Avenue and
Century Avenue North

Mike Brass

Senior Associate

- 952.837.3054
- mbrass@welshco.com

Total Acres Available:

4.45 acres

Sale Price:

\$3.75 per square foot or \$750,000.00

**Property Identification
Number:**

06.029.21.21.0005

Caleb Krienke

Associate

- 952.837.3018
- ck@welshco.com

Zoning:

PUD, (Planned Unit Development)

Utilities:

Available at street

Phase I:

Completed

www.welshco.com

Survey:

Completed in 2001

Options:

- Ground lease
- Build-to-Suit
- Contract for Deed

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Current Zoning: Planned Unit District (PUD)

Disclaimer:

The listed zoning code was provided by the city of Oakdale on April 1, 2008. Changes and updates to the code can occur without notice. It is recommended that prospective buyers verify the most current zoning code independently through the city.

Sec. 25-114 Intent and Purpose.

As an alternative to conventional zoning and development approaches and processes, the Planned Unit Development District (PUD) procedures and regulations are set forth in order that the public health, safety, morals, and general welfare be furthered in an era of increasing urbanization; to encourage innovations in residential, commercial, and industrial development and renewal; to promote greater opportunities for better housing and recreation, shops and industrial plants conveniently located to each other may extend to all citizens and residents of Oakdale; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetically pleasing, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property, and to provide a compatible and stable environment in harmony with that of the surrounding area.

The Planned Unit Development District may include any developments having one or more principal uses or structures on a single parcel of ground or contiguous parcels provided that the total area is five (5) acres or larger. The PUD shall consist of a harmonious selection of uses and grouping of buildings, parking areas, circulation and open spaces, and shall be designed as an integrated unit, in such manner as to constitute a safe, efficient, and convenient urban area. Rezoning to PUD is at the discretion of the City Council.