

# COMMERCIAL LAND

5416 Stagecoach Trail North Oak Park Heights, MN 55082

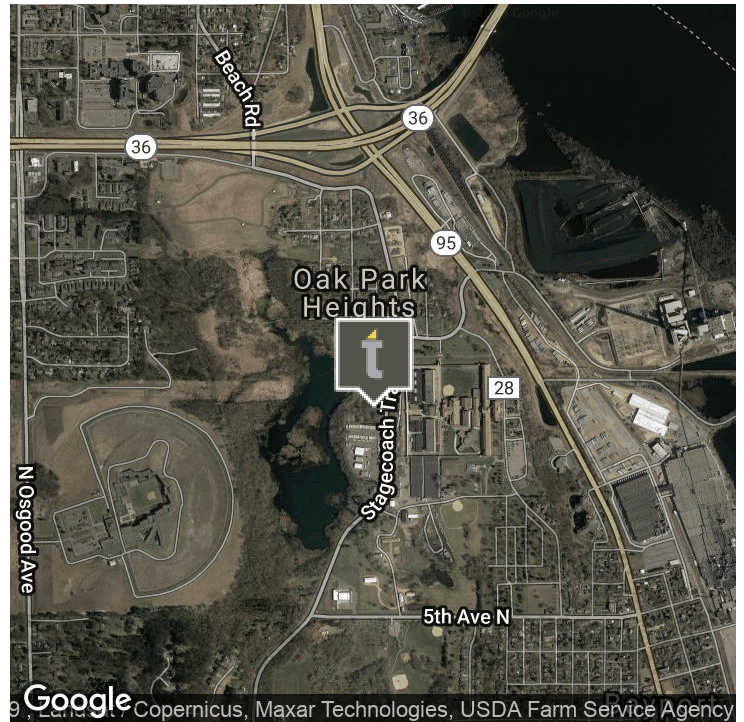


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# Executive Summary



## OFFERING SUMMARY

Sale Price: \$156,000

Lot Size: 1.45 Acres

Price / SF: \$2.47

## PROPERTY OVERVIEW

1.45 Acres listed for \$156,000. Located 5 minutes from downtown Stillwater, 10 minutes from downtown Hudson, 15 minutes from Woodbury and 40 minutes from MSP airport. Easy access to Highway 36 and the new St. Croix River bridge crossing to Wisconsin.

## ZONING

- B-W (Business Warehouse District)

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## **401.31. B-W, BUSINESS/WAREHOUSING DISTRICT**

**401.31.A. Purpose.** The purpose of the B-W, Business/Warehousing District is to provide for the establishment of wholesale and retail trade of large volume or bulk commercial items, storage and warehousing. The overall character of the B-W District is intended to be transitional in nature, thus industrial uses allowed within this district shall be limited to those which can compatibly exist adjacent to commercial and lower intensity activities.

**401.31.B. Permitted Uses.** The following are permitted uses in a B-W District:

1. Commercial printing establishments.
2. Commercial/professional offices.
3. Conference centers.
4. Essential services.
5. Governmental and public utility buildings and structures.
6. Indoor commercial recreation.
7. Laboratories.
8. Wholesale showrooms.
9. Cellular telephone antennas located on a public structure as regulated in Section 401.15.P of this Ordinance.

**401.31.C. Interim Uses.** The following are interim uses in a B-W District:

1. None.

**401.31.D. Accessory Uses.** The following are permitted accessory uses in a B-W District:

1. All permitted accessory uses allowed in a B-2 District.

- <sup>26</sup> 2. Solar energy systems, ground source heat pumps and wind energy systems as regulated in Section 401.17 of this Ordinance.

# Retailer Map

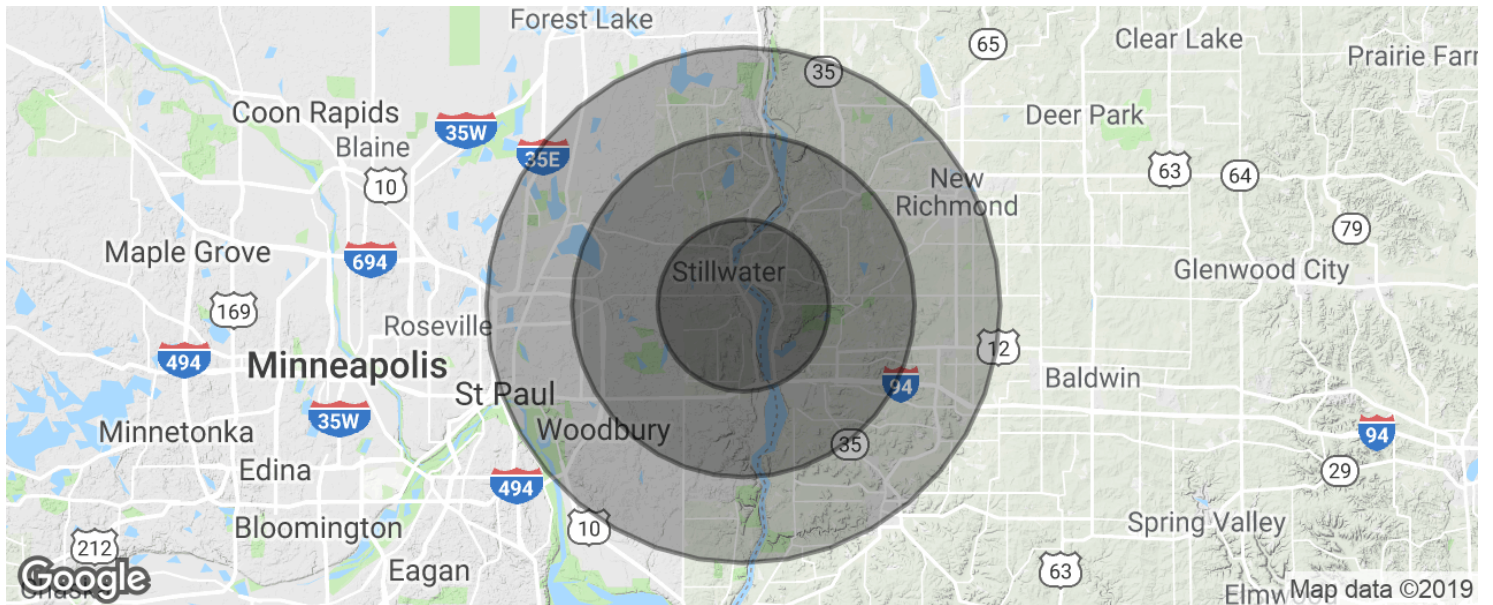


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# Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	54,001	116,815	321,506
Median age	40.5	39.8	38.6
Median age (Male)	39.6	39.1	37.5
Median age (Female)	41.6	40.7	39.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	21,281	44,460	122,328
# of persons per HH	2.5	2.6	2.6
Average HH income	\$91,932	\$101,523	\$97,323
Average house value	\$326,571	\$354,666	\$323,137

\* Demographic data derived from 2010 US Census

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