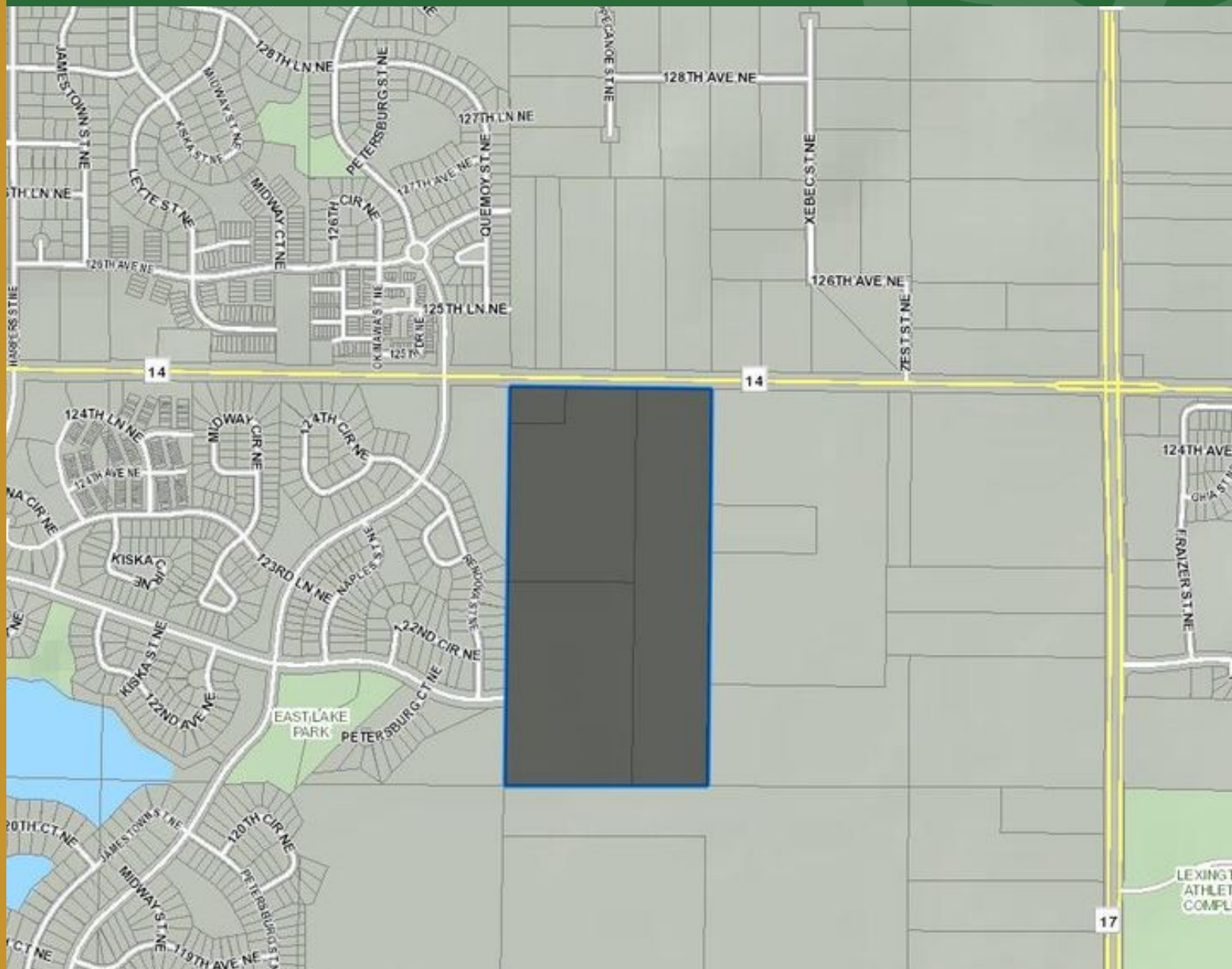


80 ACRES OF RESIDENTIAL LAND FOR SALE

GAUGHAN

\$6,000,000

3628 125TH AVE NE  
BLAINE, MN 55449



**TOM OPSAHL**

VP of Sales & Leasing

651.255.5569

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

EXECUTIVE SUMMARY

BLAINE, MN 55449



OFFERING SUMMARY	
Sale Price:	\$6,000,000
Available SF:	
Lot Size:	80 Acres
Price / Acre:	\$75,000

PROPERTY OVERVIEW

80 Acres of Residential Land For Sale in Blaine

PROPERTY HIGHLIGHTS

- Adjacent to “The Lakes” neighborhood
- Award Winning Schools (Anoka-Hennepin)
- Quick Access to 35W Via Lexington Ave
- Explosive Growth Corridor
- Amenities: National Sports Center, TPC Twin Cities, and Village of Blaine Mall



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ADDITIONAL PHOTOS

BLAINE, MN 55449



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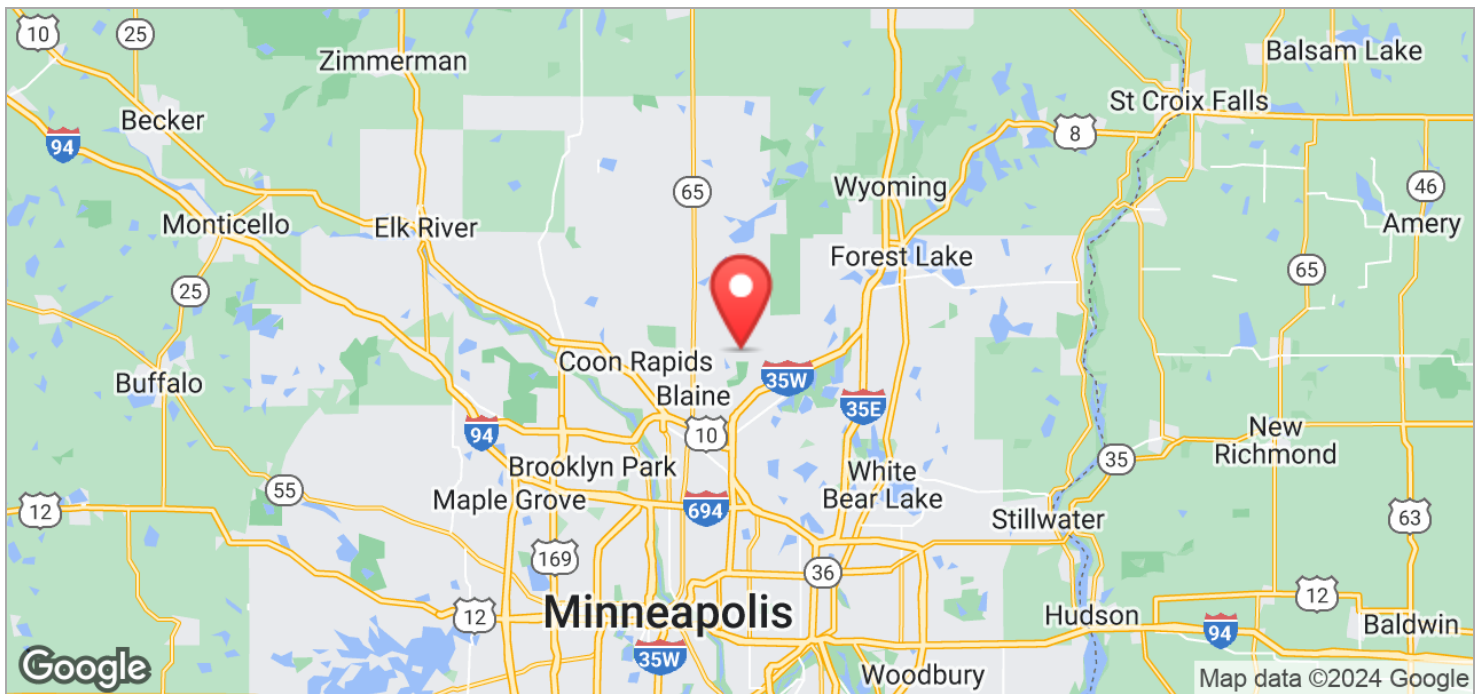
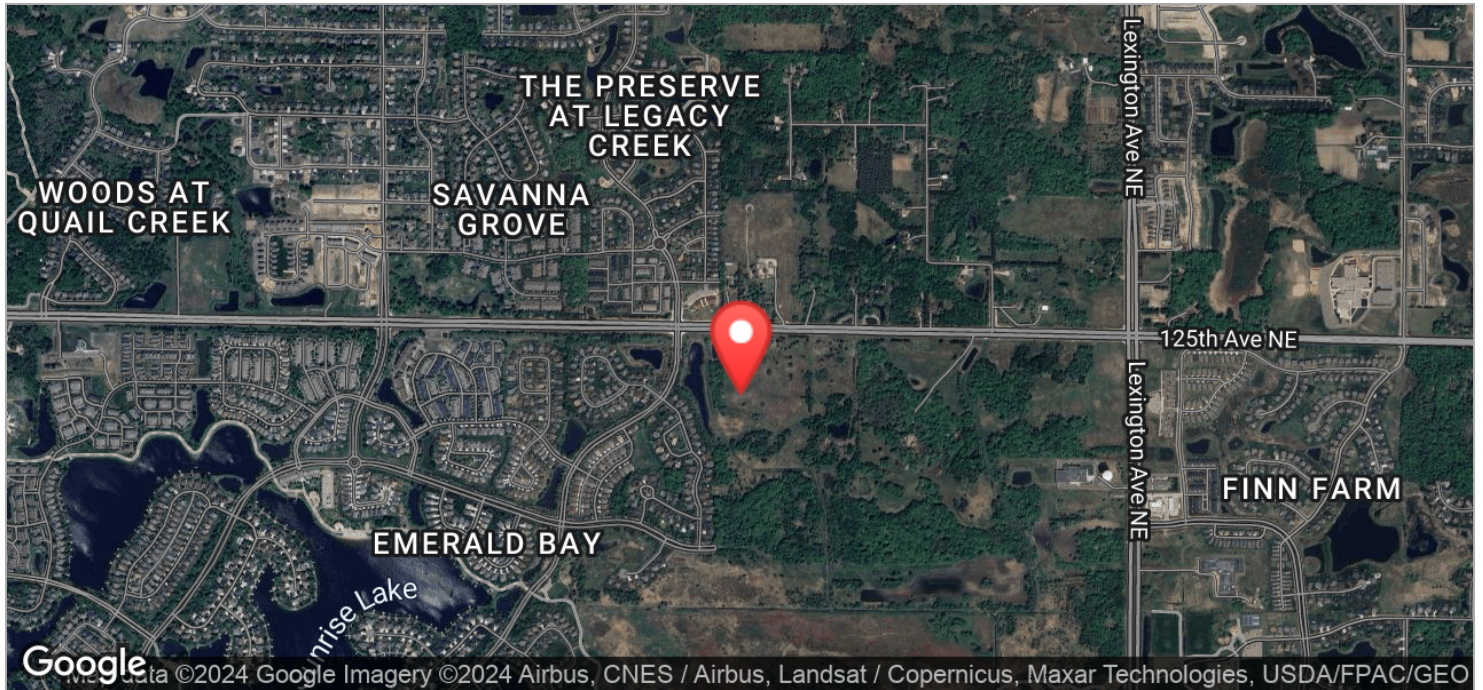


80 ACRES OF RESIDENTIAL LAND FOR SALE

3628 125th Ave NE

LOCATION MAPS

BLAINE, MN 55449



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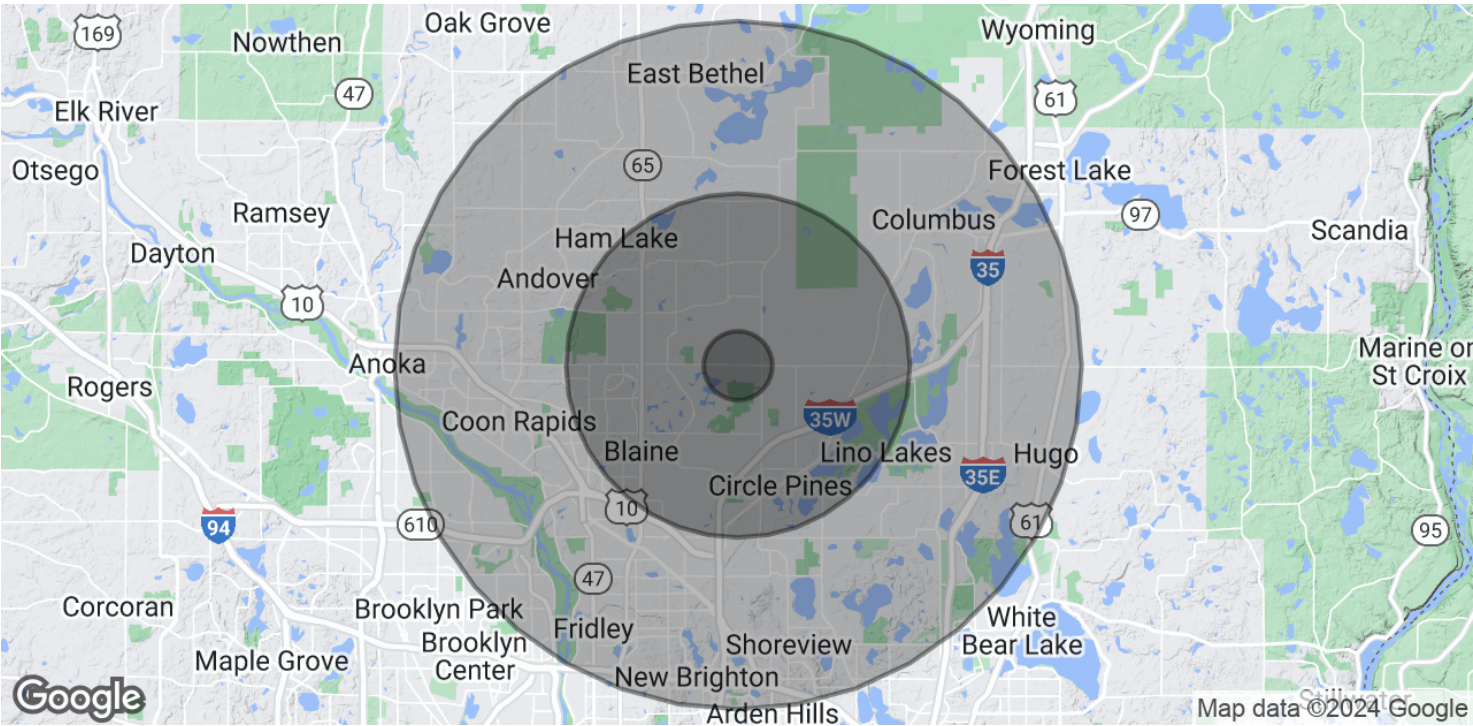
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80 ACRES OF RESIDENTIAL LAND FOR SALE

3628 125th Ave NE

DEMOGRAPHICS MAP & REPORT  
BLAINE, MN 55449



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,778	74,916	346,011
Average age	32.4	34.8	37.9
Average age (Male)	33.9	34.8	36.9
Average age (Female)	31.5	35.0	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	958	25,685	128,564
# of persons per HH	2.9	2.9	2.7
Average HH income	\$132,697	\$93,659	\$86,048
Average house value	\$317,390	\$275,972	\$273,351

\* Demographic data derived from 2020 ACS - US Census