

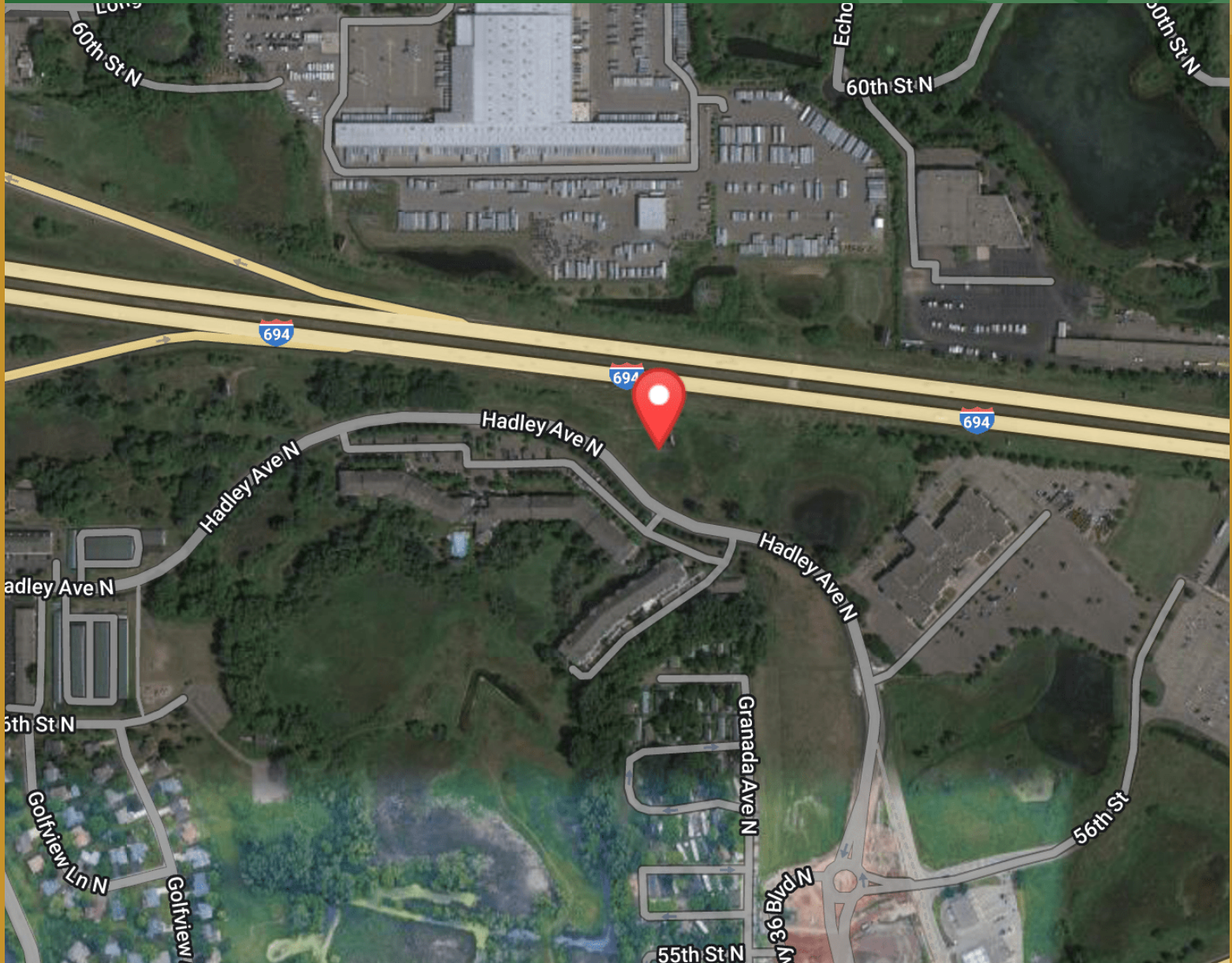
LAND FOR SALE

GAUGHAN

5705 HADLEY AVE N.

OAKDALE, MN 55128

4.5 acres with exposure to I-694



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EXECUTIVE SUMMARY

OAKDALE, MN 55128

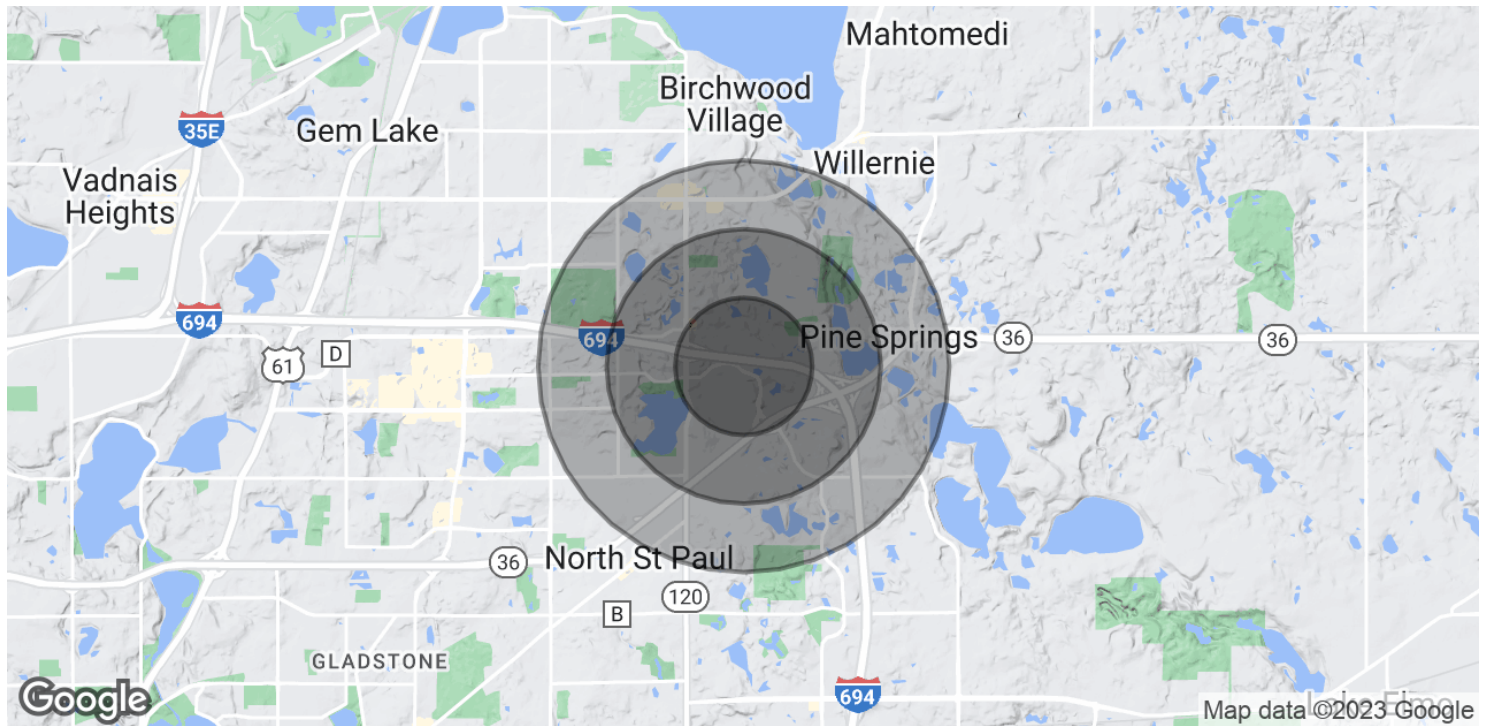


OFFERING SUMMARY	
Sale Price:	\$500,000 (\$2.55/PSF)
Lot Size:	4.5 Acres
Price / Acre:	\$111,111
2023 Real Estate Taxes	\$8,654 (\$.04 PSF)

- PROPERTY OVERVIEW
- 4.5 acres with 1,331 linear square feet of exposure to I-694 in Oakdale MN.
- PROPERTY HIGHLIGHTS
- Great Access to Hwy 36 and I-694
 - Zoning is PUD
 - 1,331 sf of lineal exposure to I-694
 - Many surrounding neighborhood amenities
 - Parcel is a great value for the exposure that the site has
 - 69,721 VPD on 694
 - PID: 0602921210005

DEMOGRAPHICS MAP & REPORT

OAKDALE, MN 55128



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,979	8,055	15,050
Average Age	35.6	36.2	38.6
Average Age (Male)	33.9	33.7	33.5
Average Age (Female)	42.7	42.1	43.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	757	2,875	5,741
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$98,652	\$105,158	\$100,455
Average House Value	\$600,399	\$366,173	\$381,859

* Demographic data derived from 2020 ACS - US Census