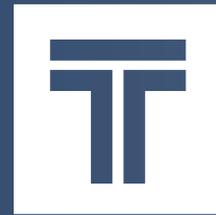


36.5 ACRES OF LAND FOR SALE OAKDALE, MN



NATE ERICKSON, SIOR

Senior Vice President

612.359.1657

nate.erickson@transwestern.com

CHRIS WEIRENS

Senior Vice President

612.359.1603

chris.weirens@transwestern.com

MIKE SALMEN, SIOR

Managing Principal

612.359.1660

mike.salmen@transwestern.com

Prime Development Opportunity

This exceptional development opportunity is located in the highly sought-after East Minneapolis submarket of the Twin Cities and encompasses approximately 36.5 acres in Oakdale, MN. The property is made up of two parcels, identified by PID numbers 0502921330001 and 06029214400119.

This 36.5-acre infill site in Oakdale, MN presents a rare opportunity for large scale industrial uses within the 694/494 loop. Located along I-694 with 74,000 vehicles passing daily, the property offers exceptional visibility and access in a business-friendly community. The seller prefers to transact the entire site rather than sell in phases. Outdoor storage is permitted—an uncommon feature for infill locations. Comprehensive supplemental materials, including geotechnical studies, wetland delineation, and cut-and-fill maps, are available to support efficient planning and development.

Property Specs

Total Size: 36.5 Acres / 1,589,904 Square Feet

Number of Parcels: 2

PID: 0502921330001 & 06029214400119

County: Washington

Zoning: R-5 High Density Housing

VPD Along I-694: 74,000+

Parcel Specs

PID: 0502921330001

Acreage: 31.20 AC

2025 Taxes: \$10,512

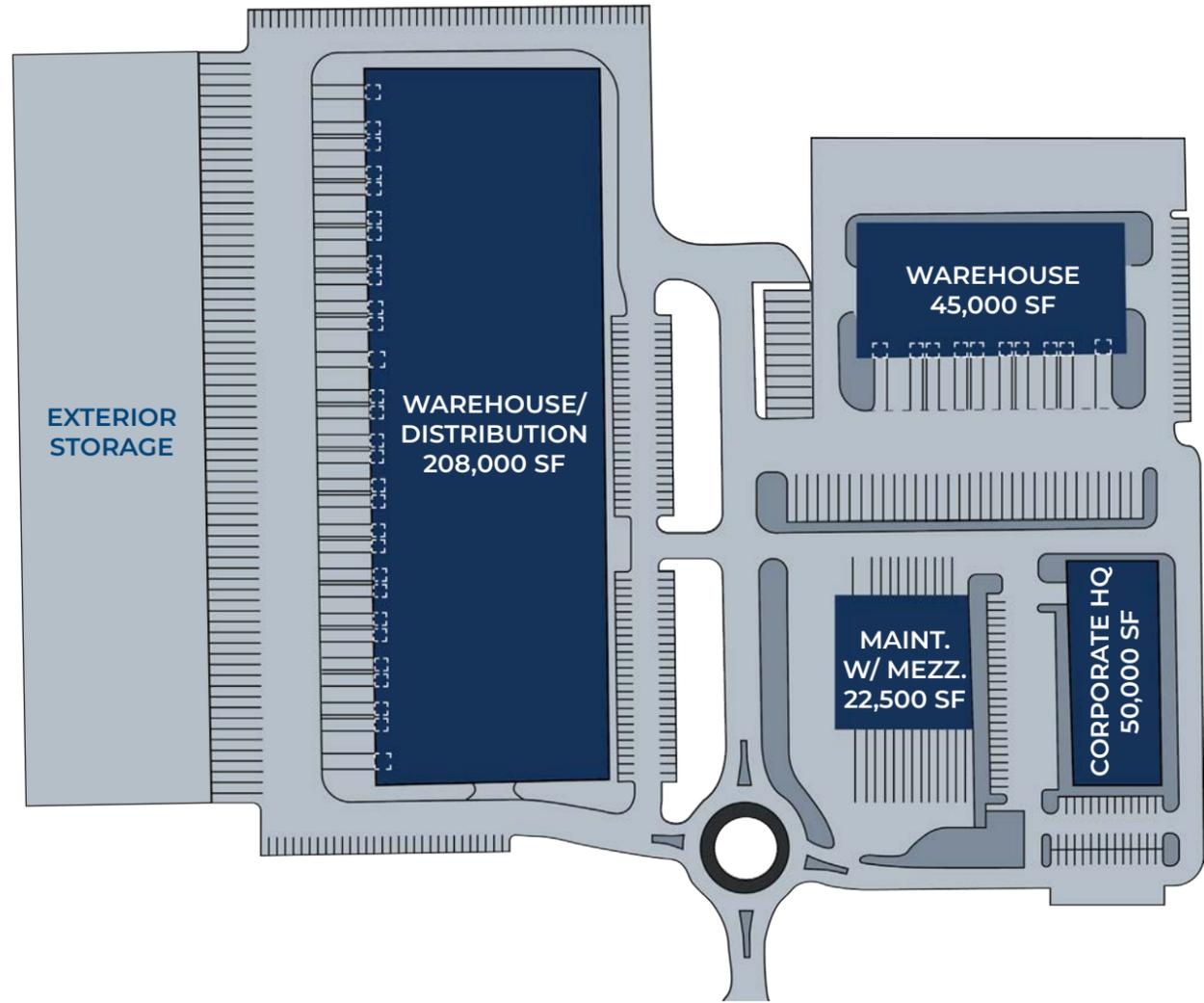
PID: 06029214400119

Acreage: 5.30 AC

2025 Taxes: \$11,948



Example Site Plan



Site Plan Specs

Size: 325,500 SF

Average: 36.50

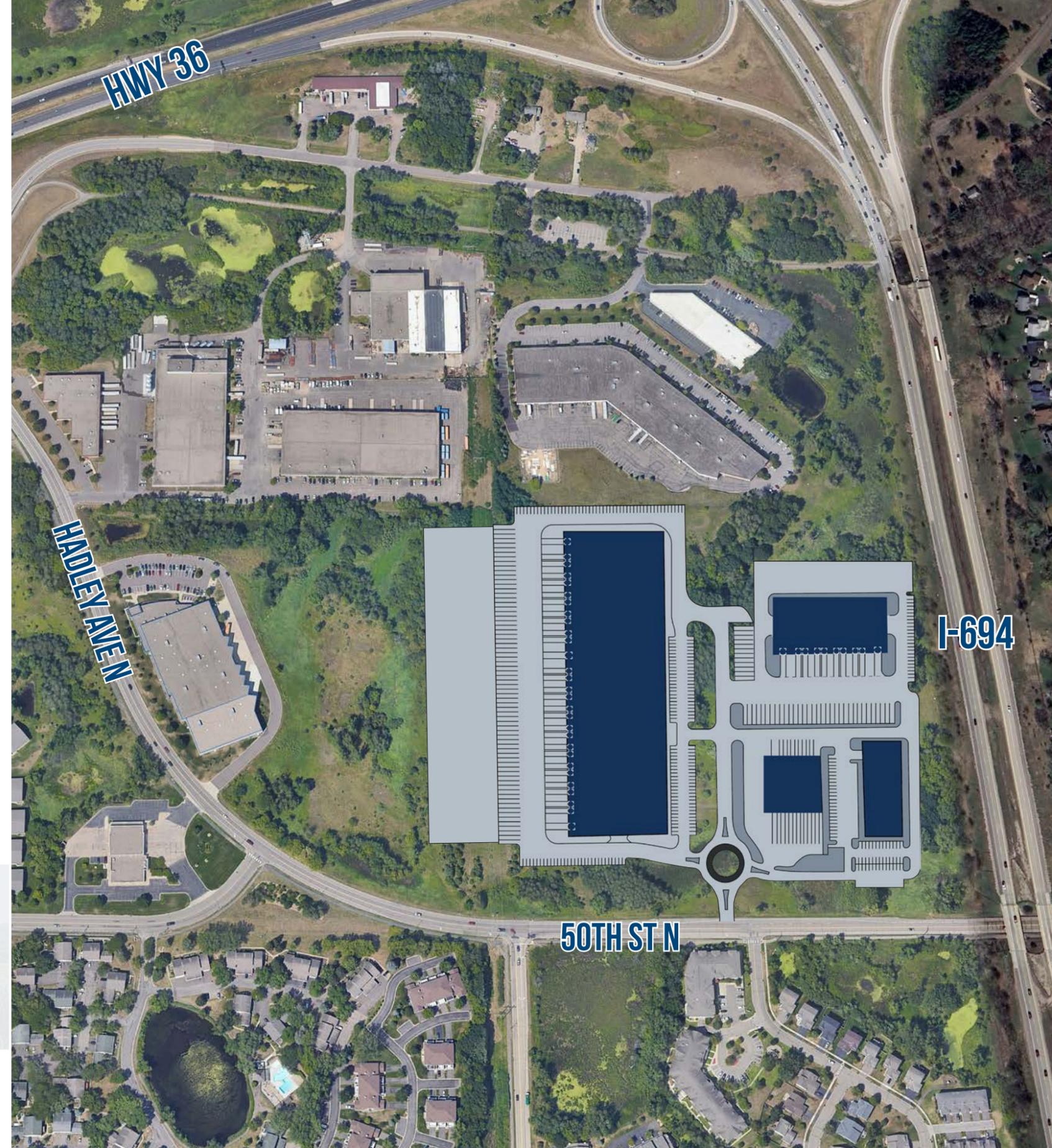
Outdoor Storage: Up to 4.5 Acres

Clear Height: 24'-32'

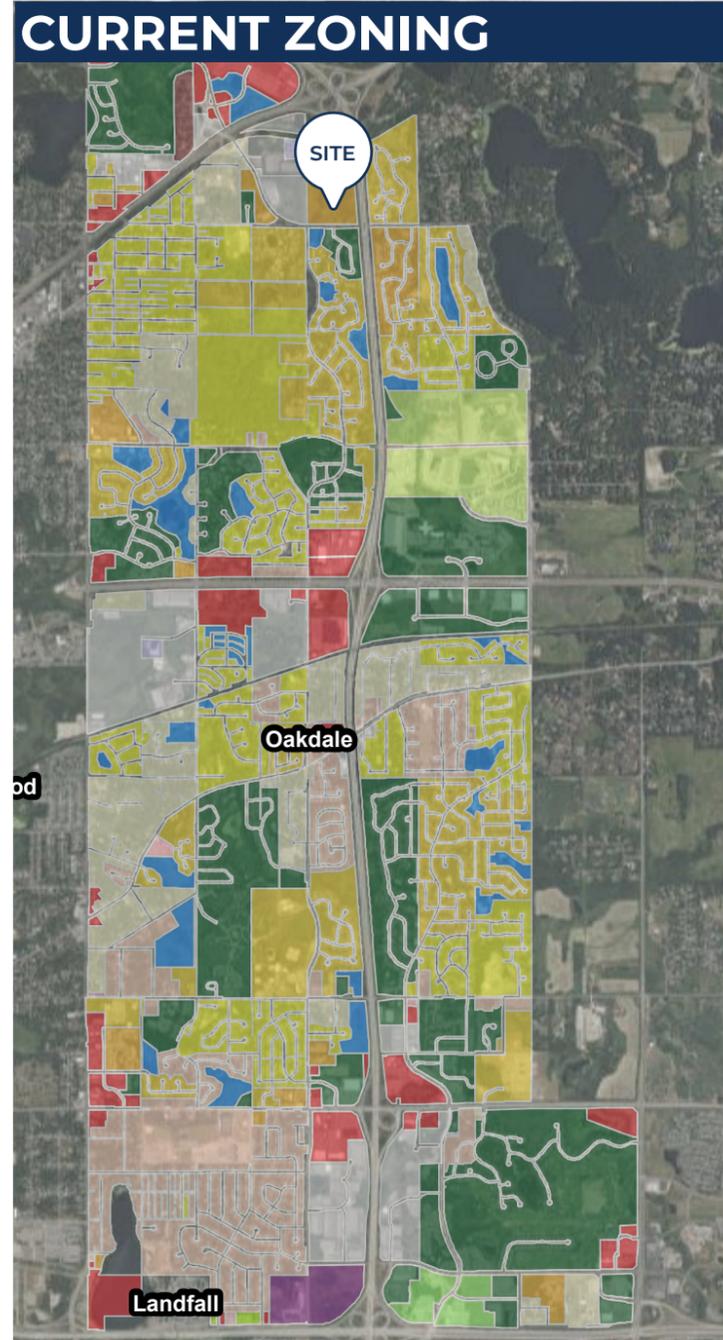
Loading: 32 Docks | 8 Drive-Ins

Parking: 183 Stalls

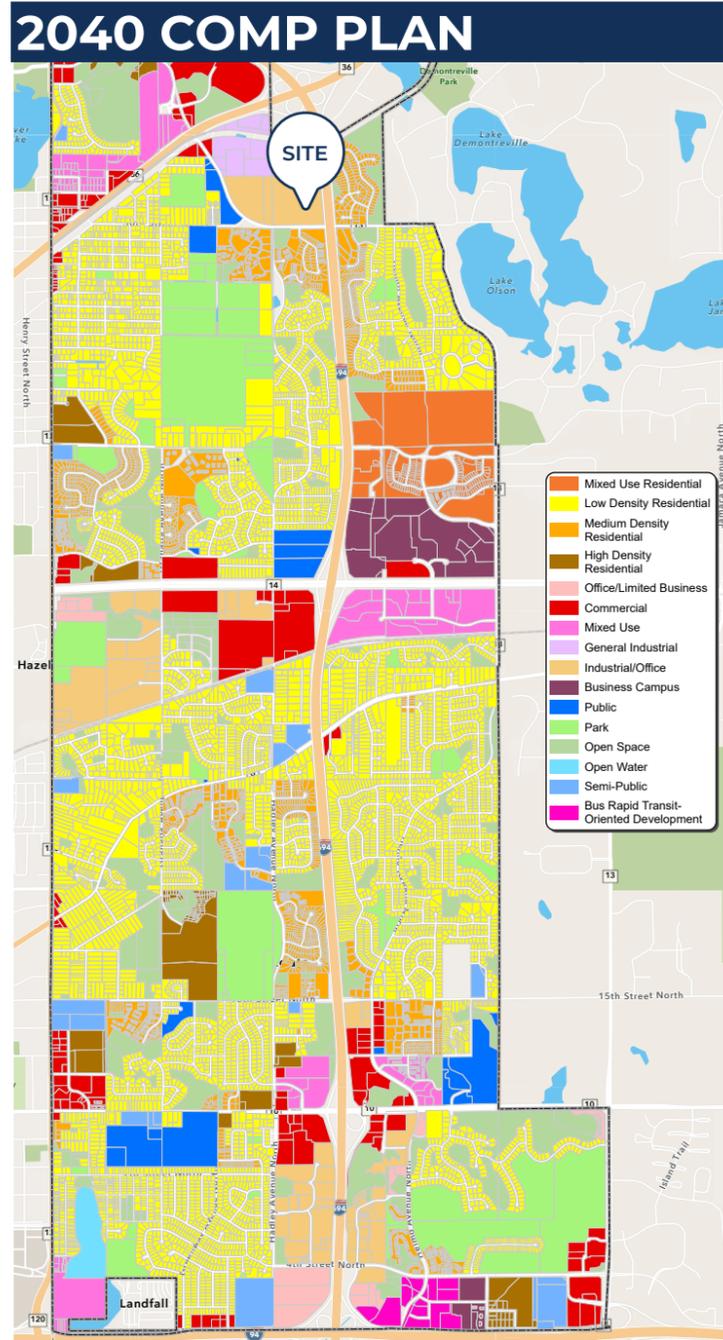
Semi Parking: 97 Stalls



Zoning



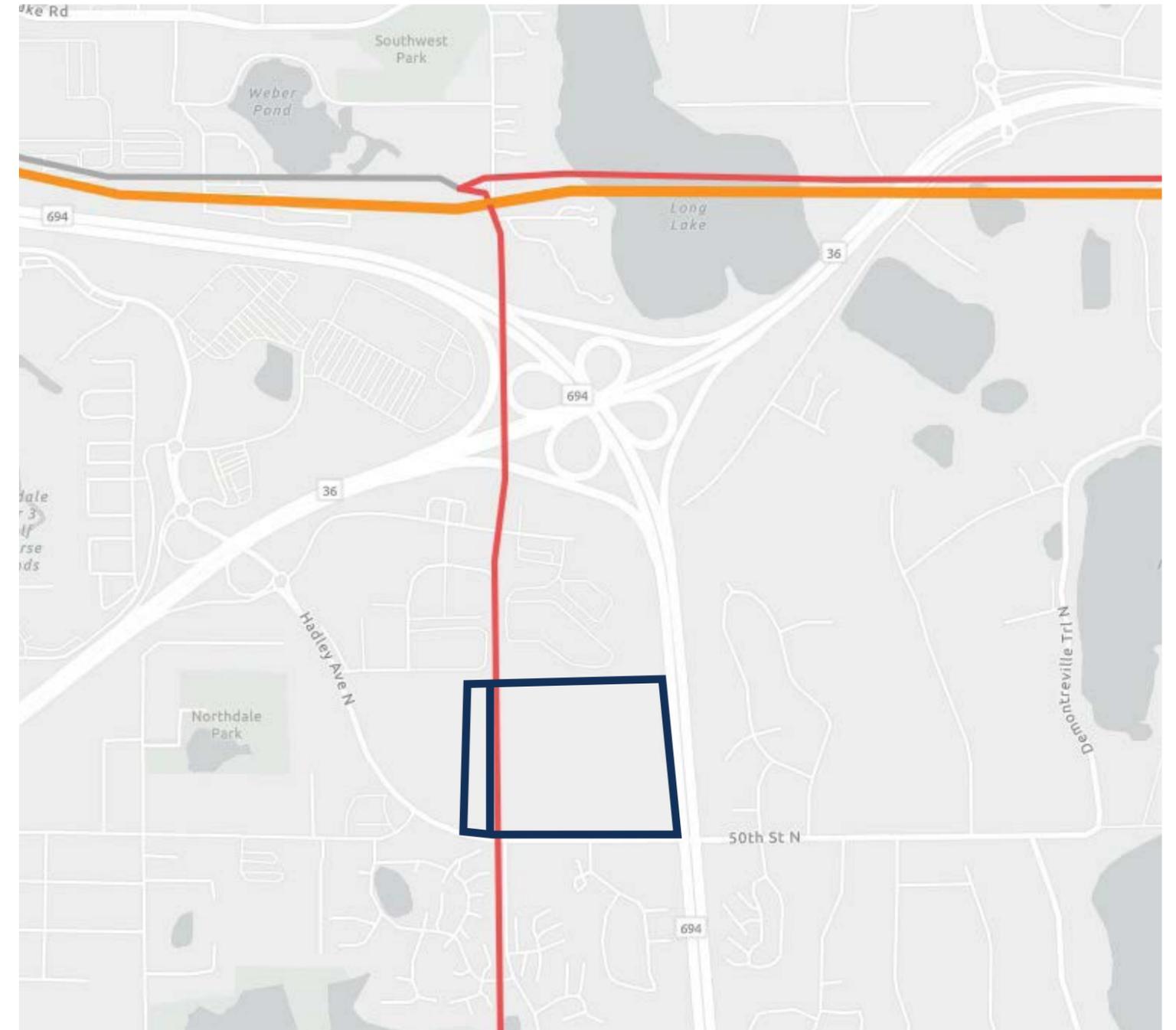
R5 - High Density Housing



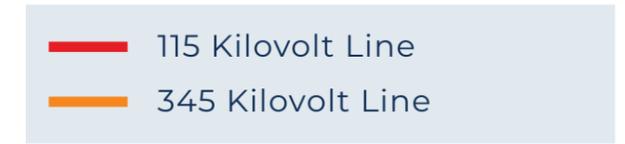
Industrial / Office

Light manufacturing; office; research centers; hotels and conference centers; office-show-rooms; restaurants; indoor recreation; self-storage facilities

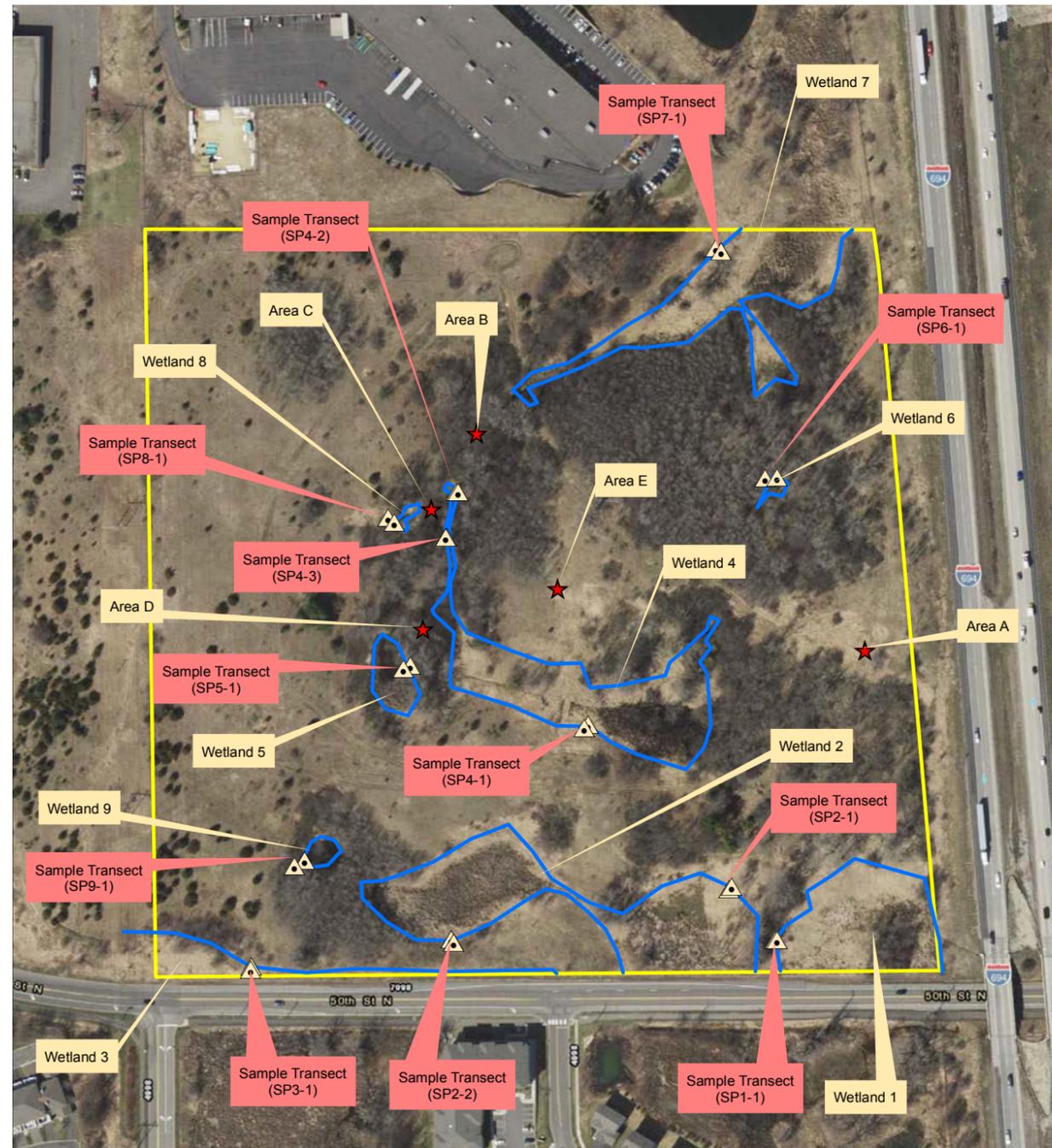
Energy Infrastructure



Electrical Power: Xcel Energy



Wetland Delineation Map



- Legend**
- Project Boundary
 - Wetland Boundary
 - Sample Transect
 - Non-wetland Area



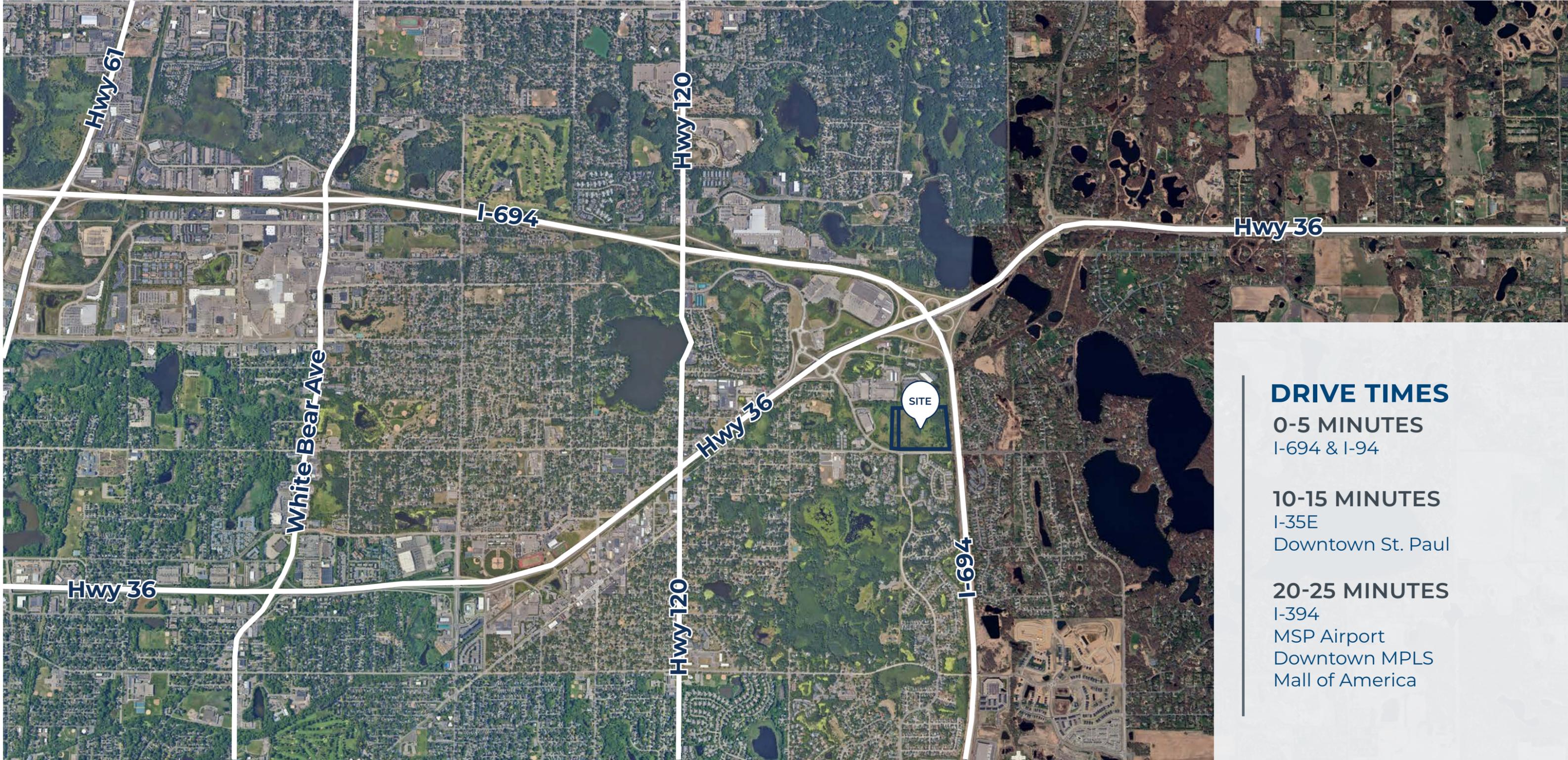
Topography Map



Countless Amenities



Highway Access



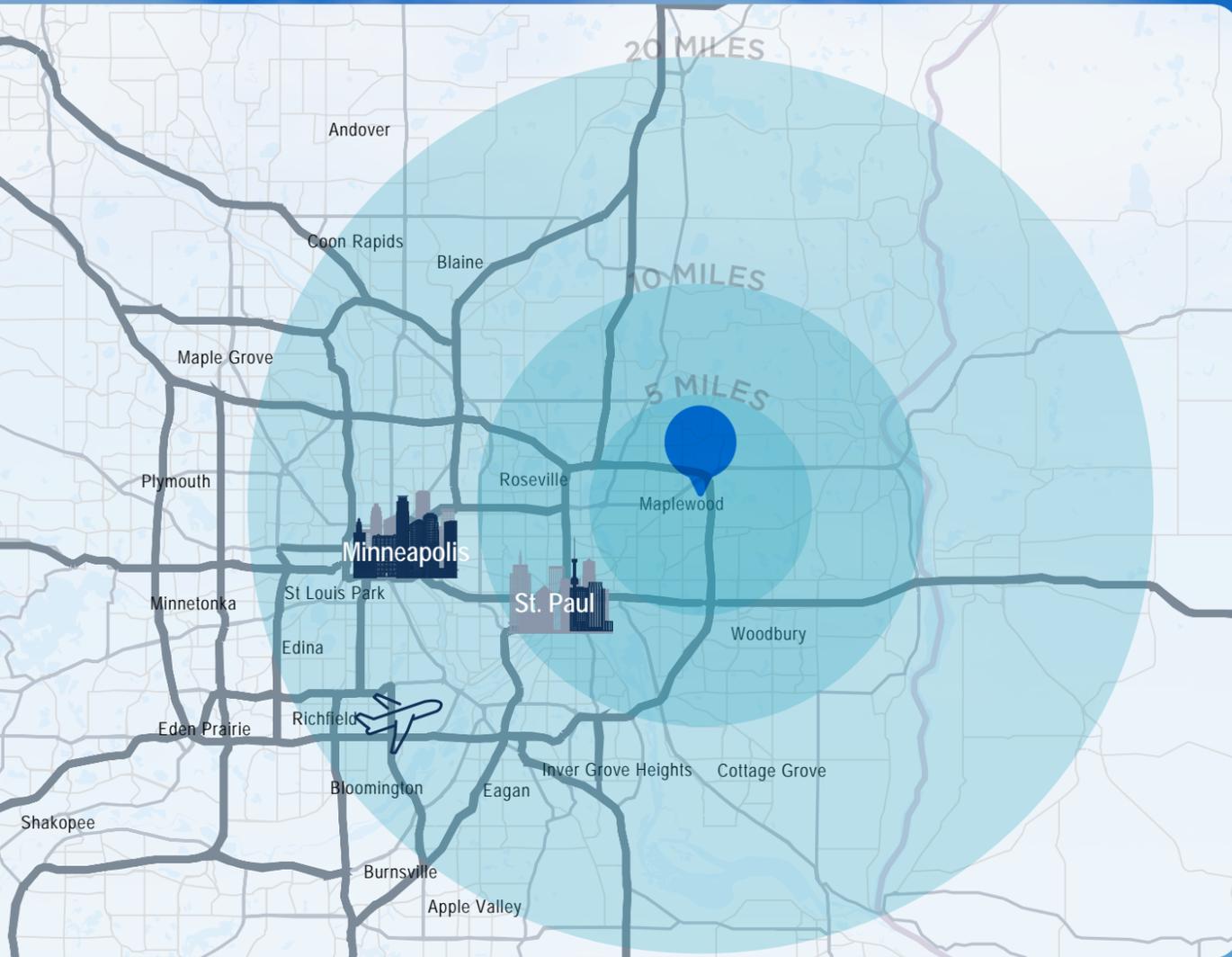
DRIVE TIMES

0-5 MINUTES
I-694 & I-94

10-15 MINUTES
I-35E
Downtown St. Paul

20-25 MINUTES
I-394
MSP Airport
Downtown MPLS
Mall of America

DEMOGRAPHICS



MARKET PROFILE


581K
POPULATION


12%
POPULATION CHANGE


221K
HOUSEHOLDS


2.6
AVERAGE HOUSEHOLD SIZE

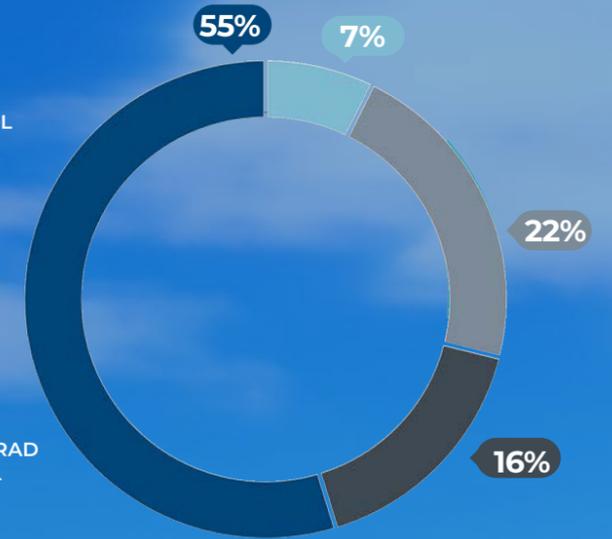
EDUCATION

7% NO HIGH SCHOOL DIPLOMA

22% HIGH SCHOOL GRADUATE

16% SOME COLLEGE

55% BACHELOR'S / GRAD / PROFESSIONAL DEGREE



EMPLOYMENT

WHITE COLLAR

OTHER

BLUE COLLAR



INCOME

 **\$86,624** MEDIAN HOUSEHOLD INCOME

 **\$46,382** PER CAPITA INCOME

OAKDALE HOUSING PROFILE


2,273
MULTI-FAMILY UNITS


280
UNITS ADDED SINCE 2016


841
UNITS UNDER CONSTRUCTION





For More Information:

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