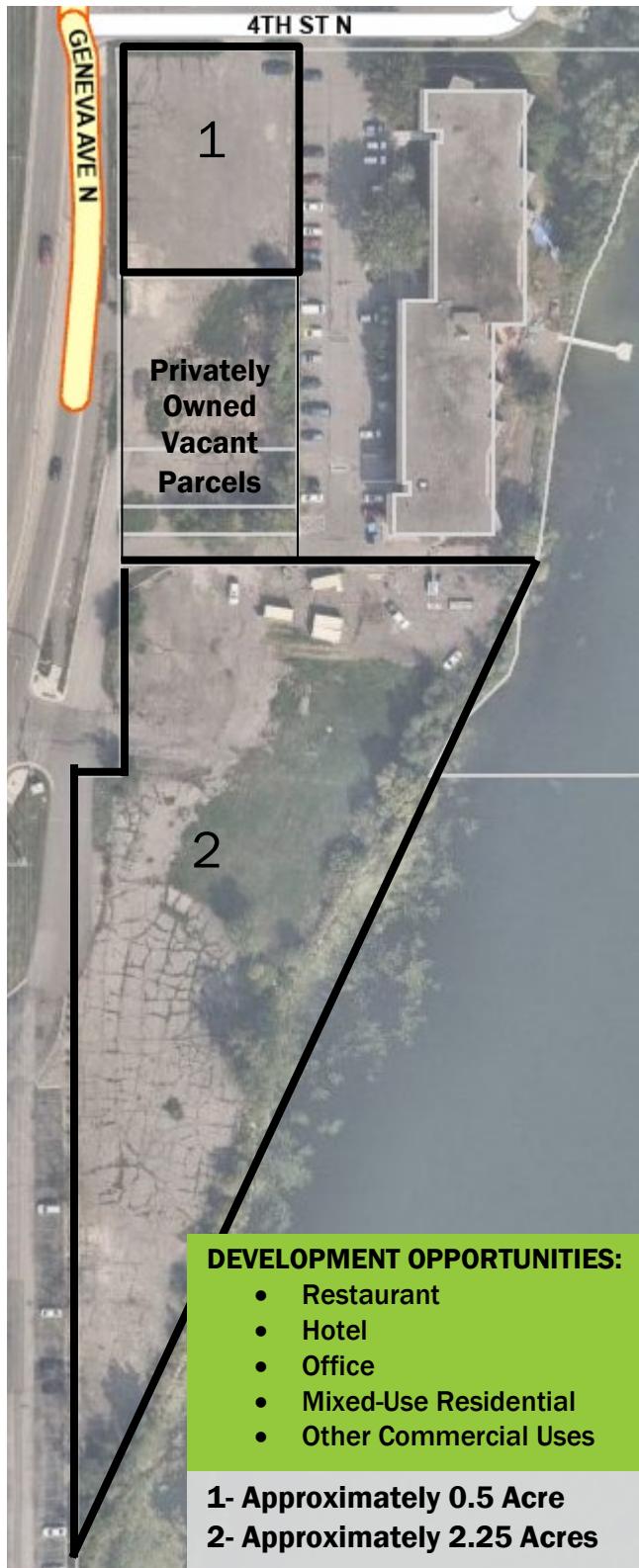


UNIQUE LAKEFRONT PROPERTY

Development Opportunity on Tanners Lake in Oakdale

253 Geneva Avenue North, Oakdale, MN 55128



PROPERTY HIGHLIGHTS

- 2.25 and 0.5 acre shovel-ready redevelopment parcels
- Owned by Oakdale Economic Development Authority (EDA), guided mixed-use
- Across from 3M Global Headquarters (10,000+ employees)
- Adjacent to Condo Building and Hotel
- Located in a Redevelopment TIF District
- Tanners Lake with gorgeous views and minimal shoreline setbacks
- Located along Gold Line Bus Rapid Transit (BRT) route and trail system opening 2025

LOCAL AMENITIES

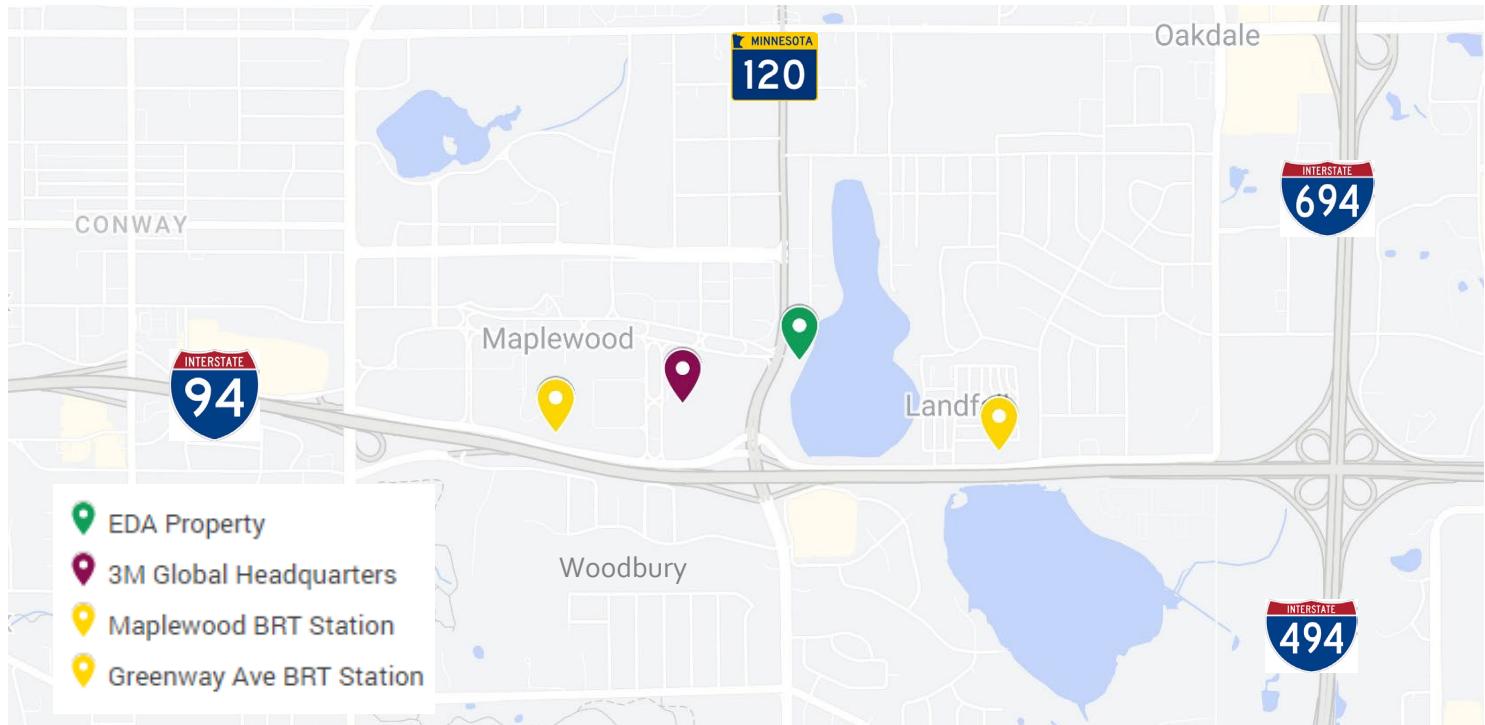
- 5 miles from downtown St. Paul
- 20 minutes to MSP International Airport
- 270,717 population (2021) within 5 mile radius, projected 281,926 in 2026
- MN Hwy 120 traffic count 18,600
- I-94 traffic count 82,000
- Bordered by Maplewood and Woodbury



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CITY OVERVIEW

The City of Oakdale is a vibrant and growing suburban community within Washington County, east of the Minneapolis-St. Paul metropolitan area. Oakdale is conveniently located along Interstates 94 and 694 and is known for its neighborhoods, community parks and a business-friendly environment. Over 625 businesses call Oakdale home.

QUICK FACTS

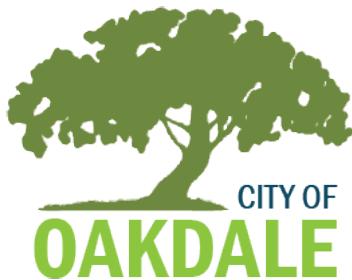
Population: 28,303

Households: 11,304

Square Miles: 10.94

Median home value: \$264,300

Median household income: \$72,511



CONTACT INFO

Andrew Gitzlaff

Community Development Director

651-730-2806

andrew@ci.oakdale.mn.us

RESOURCES AVAILABLE

- Additional City and County Demographics
- Previous development proposal site plans (Hotel, Office, Multi-Family, Restaurant)
- Alta Surveys (2008)
- Phase 1 Environmental Site Assessment (2008)
- Preliminary Geotechnical Report (2008)
- Utility Location Maps (Current)
- Traffic Count Maps from MnDOT
- Oakdale Business Resource Packet
- Free business consulting services and gap financing through MCDD Open to Business
- Size-Up your potential business with the new Washington County tool



Contact City Staff for This Info