

Lake Elmo Ave N & I-94, Lake Elmo, MN



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I-94 MIXED-USE LAND

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Property Highlights

- **Allowed Uses:** Senior, Multi-Family, Commercial (Medium density is under contract)
- Sewer and water in the street
- Unique mixed-use development opportunity in Lake Elmo
- Visibility and easy access to I-94, over 89,000 vehicles per day

Property Information

Address	Lake Elmo Ave N & Hudson Blvd N Lake Elmo, MN	
Total Acres	57.54 Deeded Acres	
Total Tax	TBD	
Multi-Family	A - 5.24 acres	(108 units shown)
	B - 5.74 acres	(171 units shown)
	<i>*Lot sizes and unit count may change.</i>	
Commercial	C - 9.76 acres	
	D - 2.41 acres	
	<i>*Lot sizes may change.</i>	



Demographics (2022)

Demographics	1 Mile	3 Miles	5 Miles
Population	4,528	35,647	101,948
Households	1,909	13,202	37,576
Avg HH Income	\$137,559	\$158,911	\$149,621
Daytime Population	1,207	12,665	42,899

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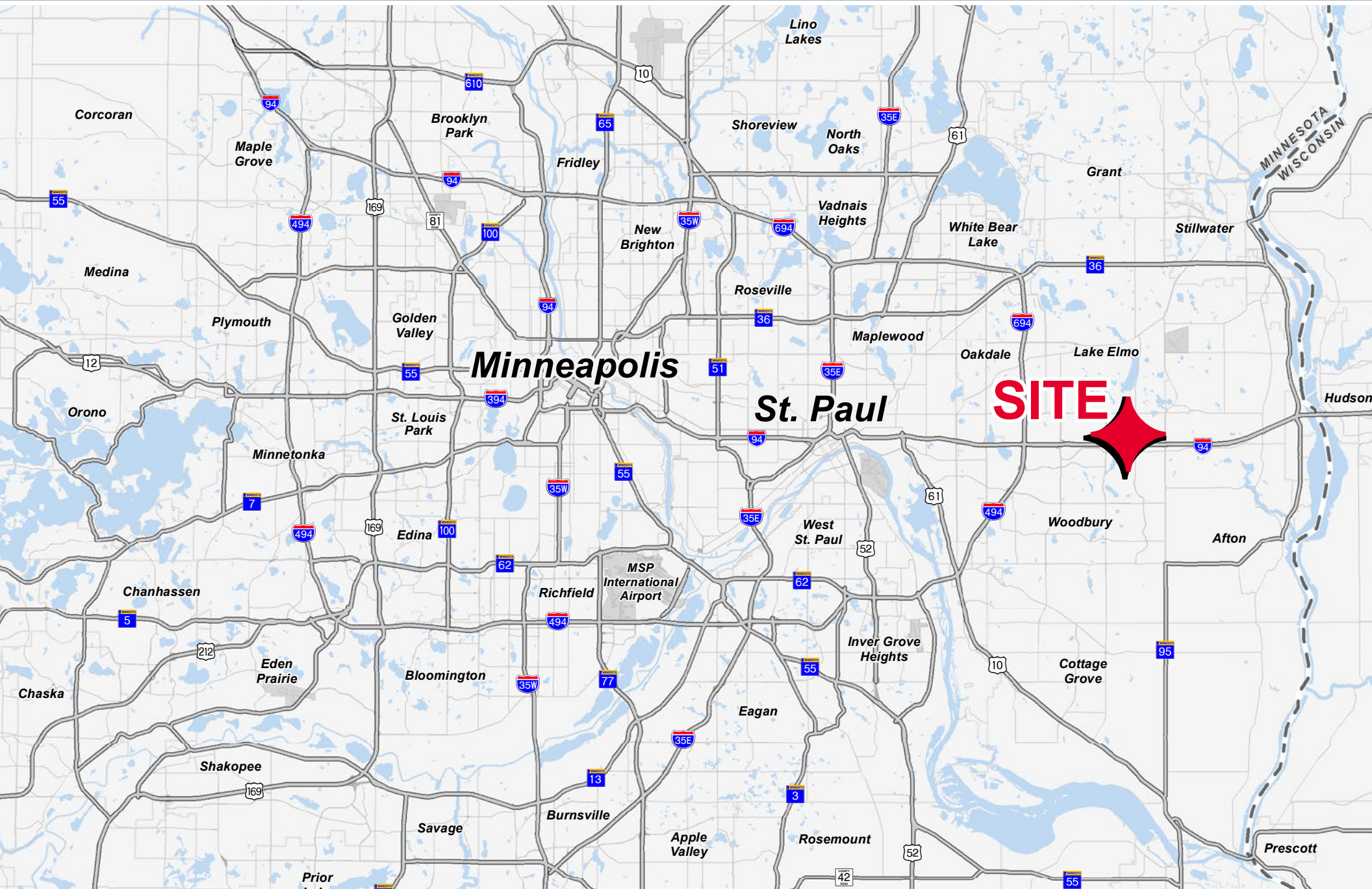
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Concept Plan

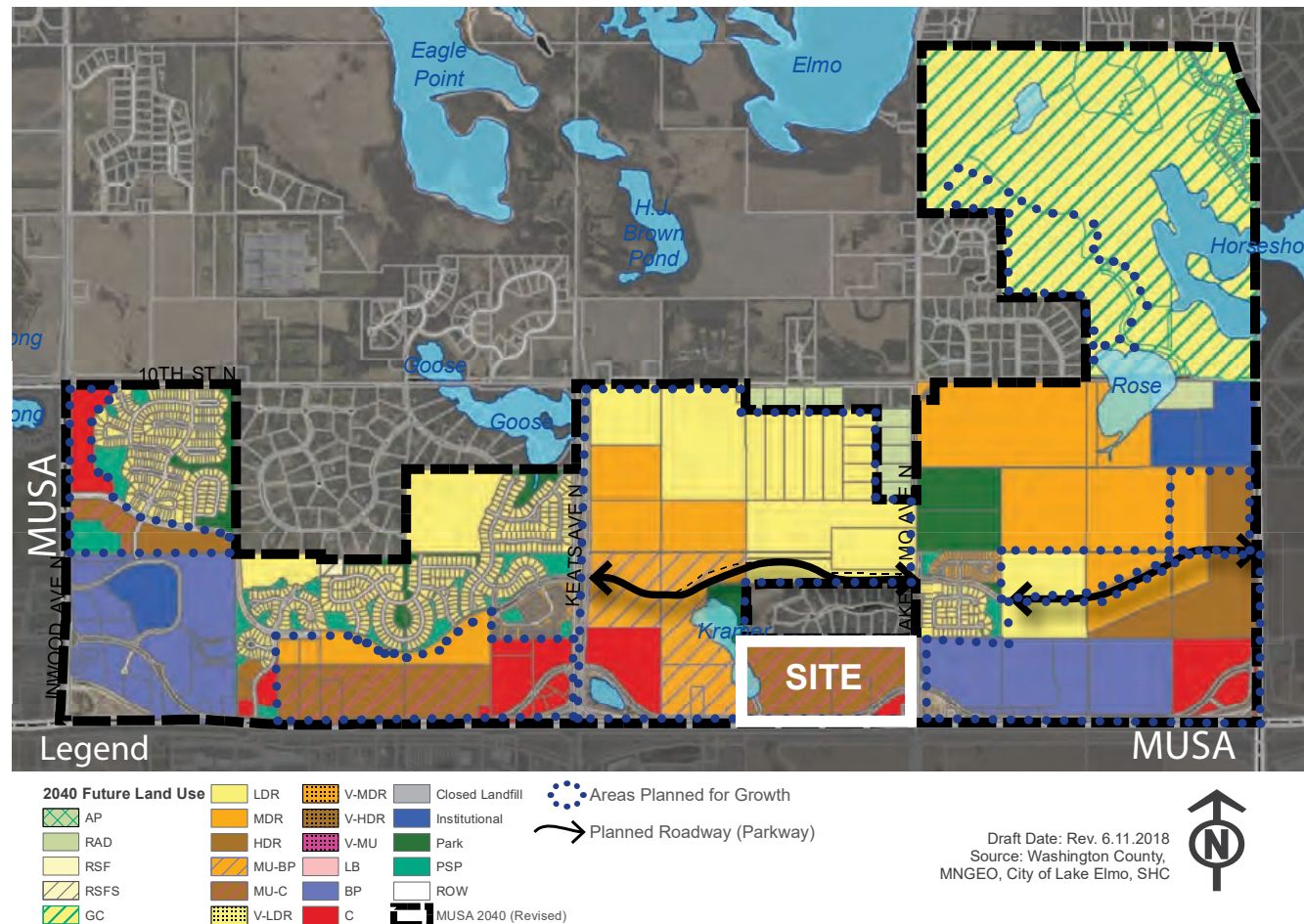


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2040 Land Use Plan

Map 3-4. Future Land Use – South Planning Area Planned Growth



LAND USE

City of Lake Elmo Comprehensive Plan 2040