

FOR SALE

7 COMMERCIAL ACRES - PRIME I-94 LOCATION



KEATS AVE N & HUDSON BLVD N LAKE ELMO, MN

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PROPERTY HIGHLIGHTS

- Exceptional access along I-94, with traffic counts exceeding 105,000 vehicles per day, offering strong exposure for commercial users
- Surrounded by rapidly expanding residential development, with 1,200+ new housing units approved and/or under construction in the immediate area
- Proximity to major regional retailers and amenities, including Woodbury Lakes, Tamarack Village, Walmart, Super Target, and Sam's Club
- Strong, upper income demographics in the surrounding communities of Lake Elmo and Woodbury, supporting high-demand commercial uses
- Adjacent established commercial activity, including a Kwik Trip, Lakewood Crossing retail center, The Gardner School, and Tesla Service Center



PROPERTY INFORMATION

PID:	3402921440009
Acres:	6.89
Zoning:	Commercial
Future Use:	Commercial
2025 Taxes:	\$26,590

Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	5,610	44,163	122,704
Households	2,450	17,196	46,579
Average HH Income	\$158,831	\$163,395	\$153,446
Daytime Population	3,652	22,276	52,688

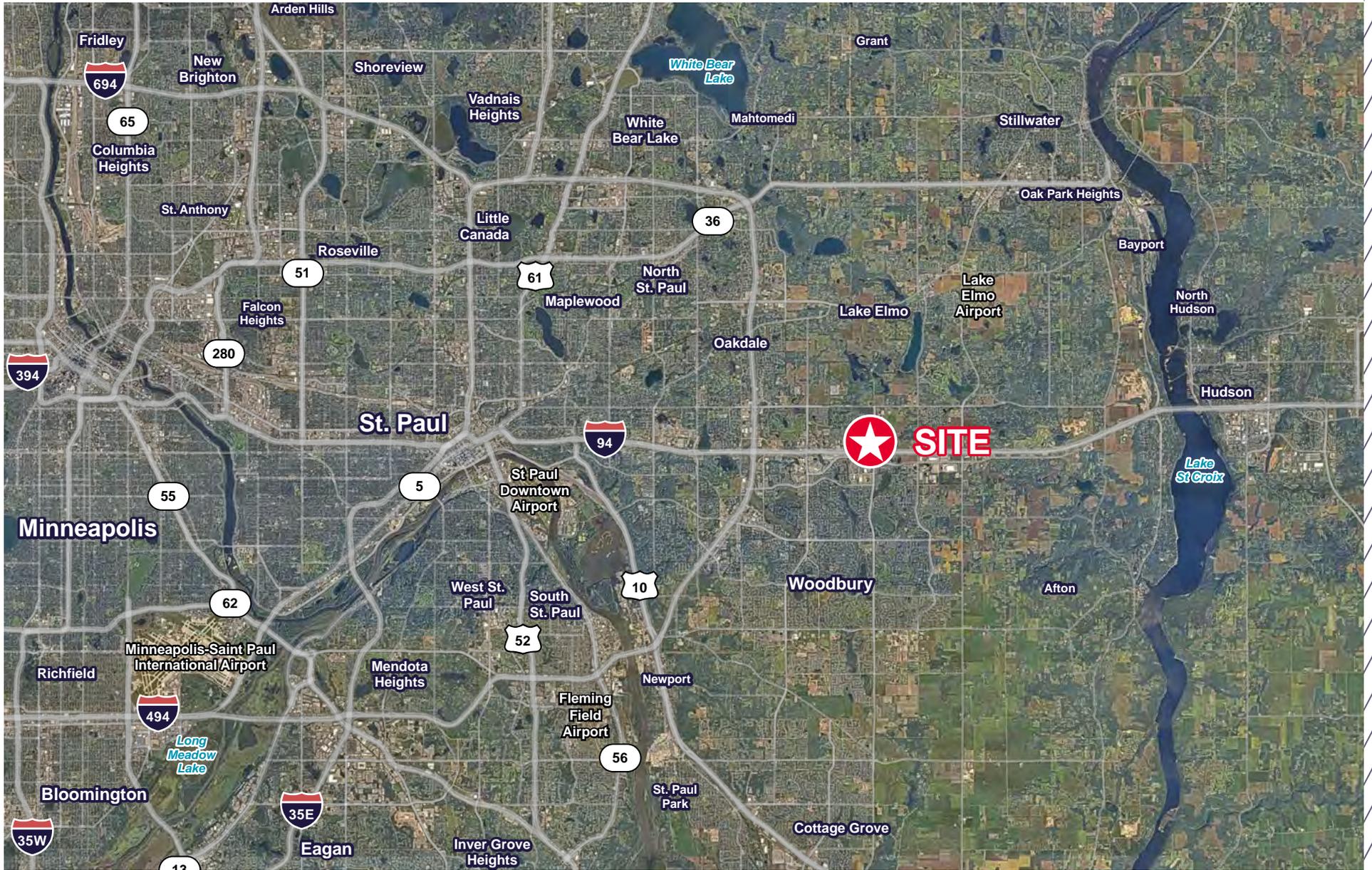
AERIAL VIEW



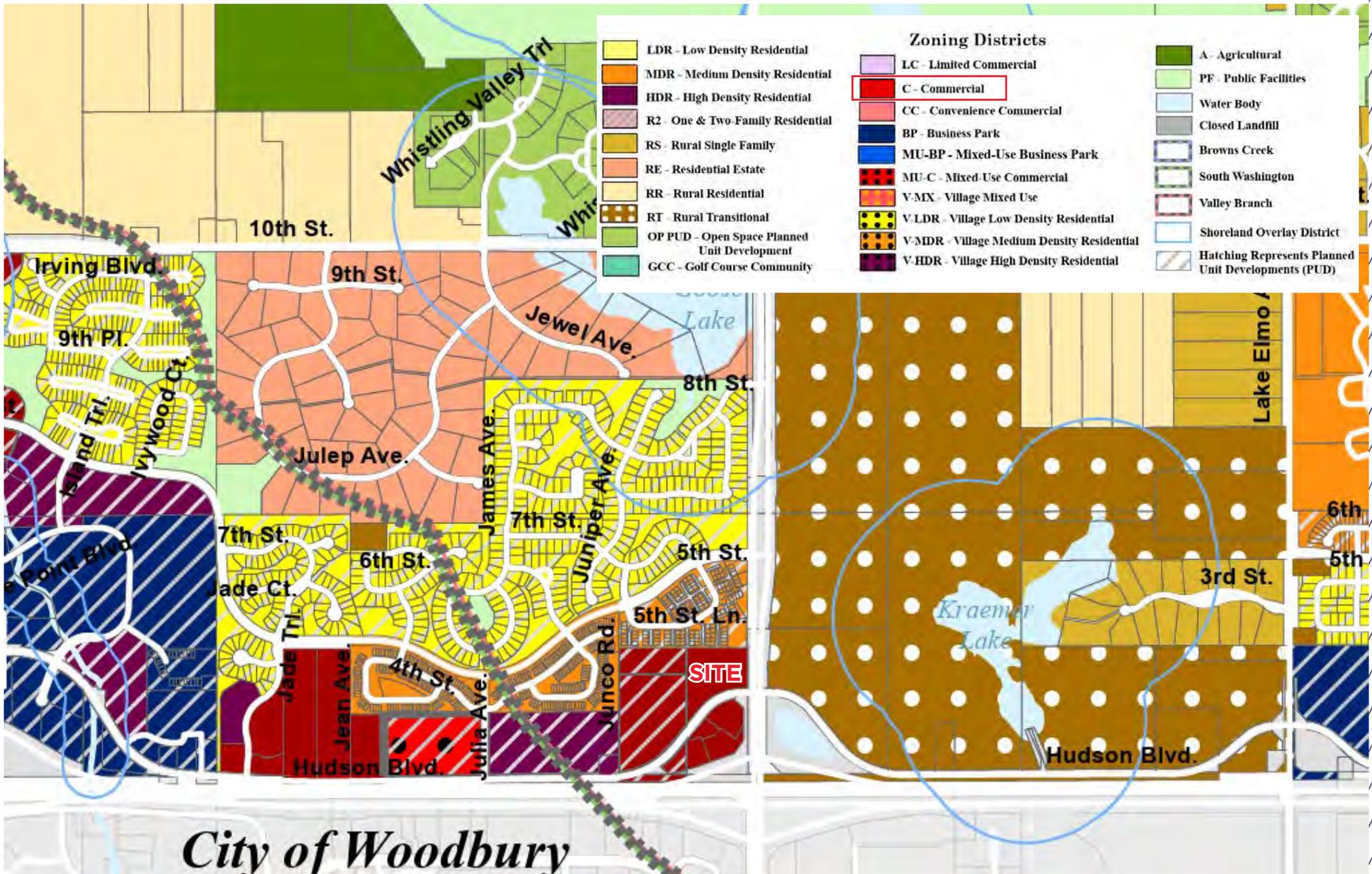
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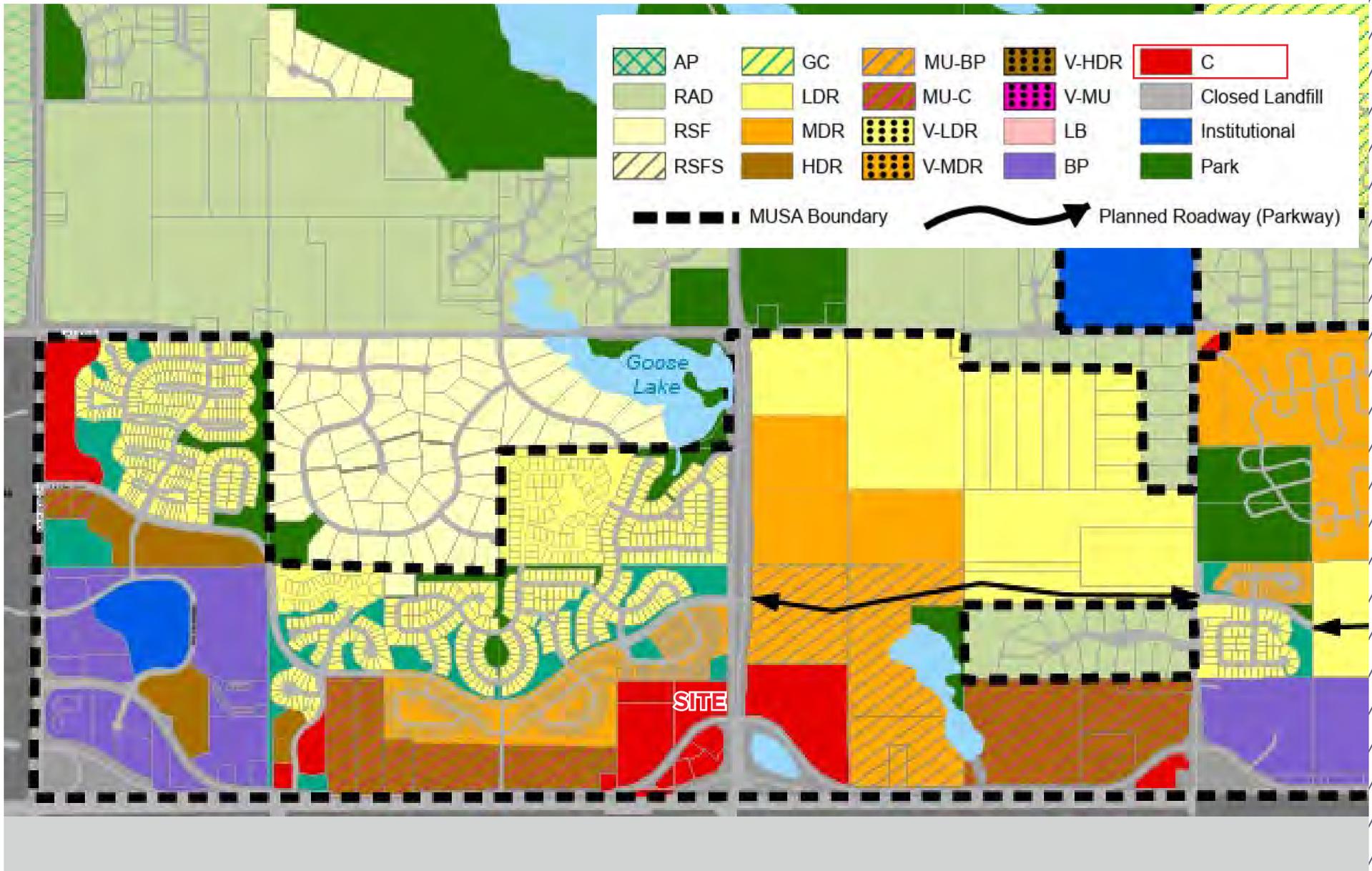


Settlers Ridge Pkwy

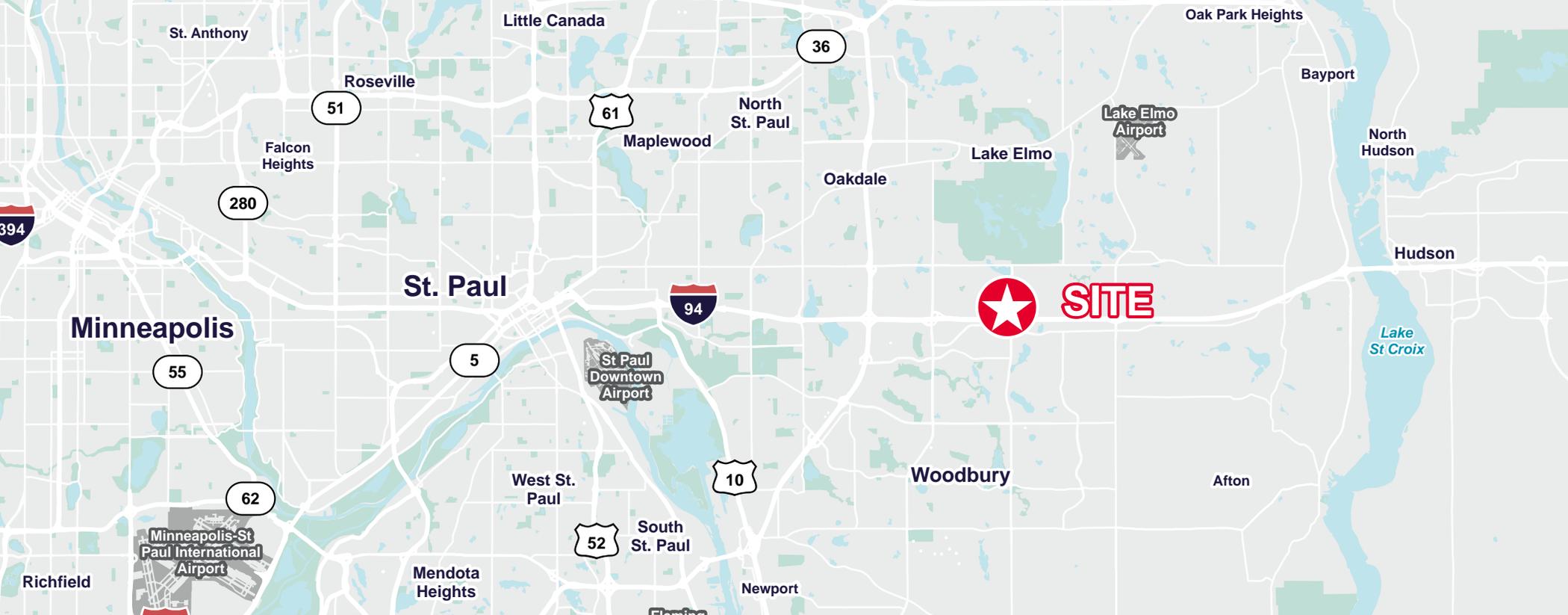


PROPERTY AERIAL





LAND USE MAP



CONTACT INFORMATION

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