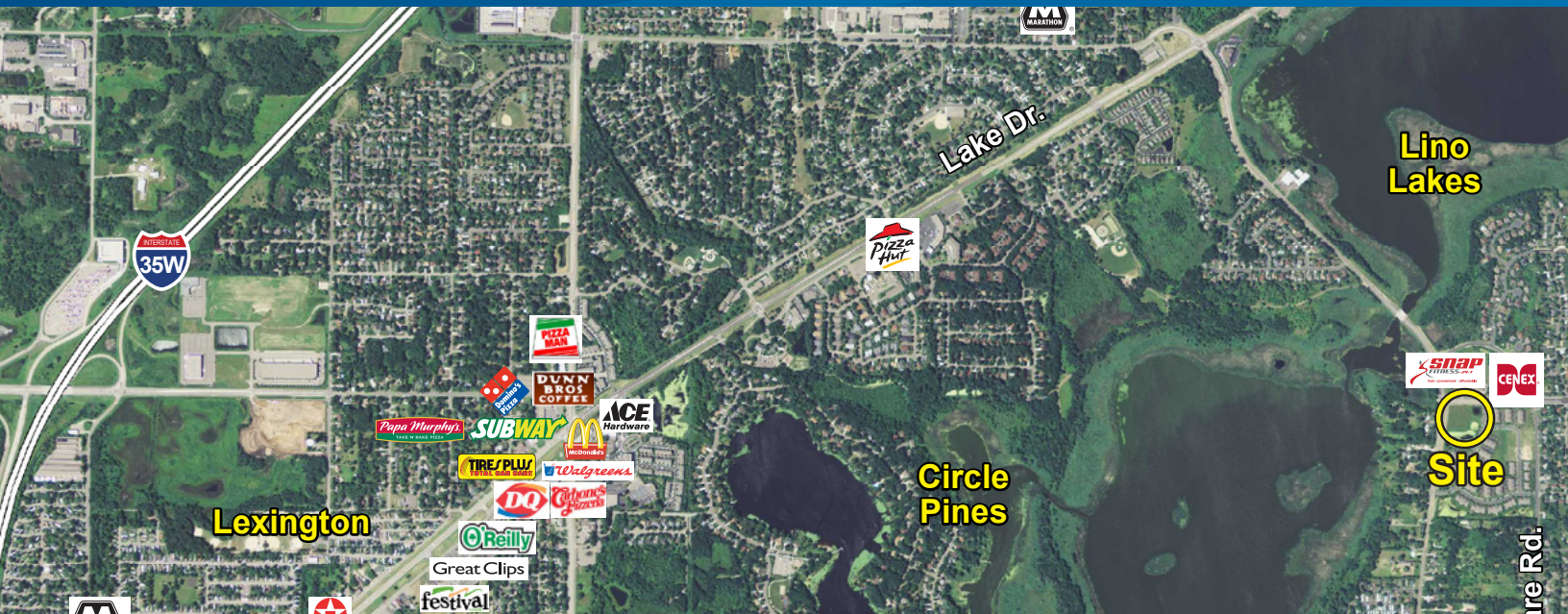


LAND FOR SALE

6499 Lakota Trail

LINO LAKES, MINNESOTA

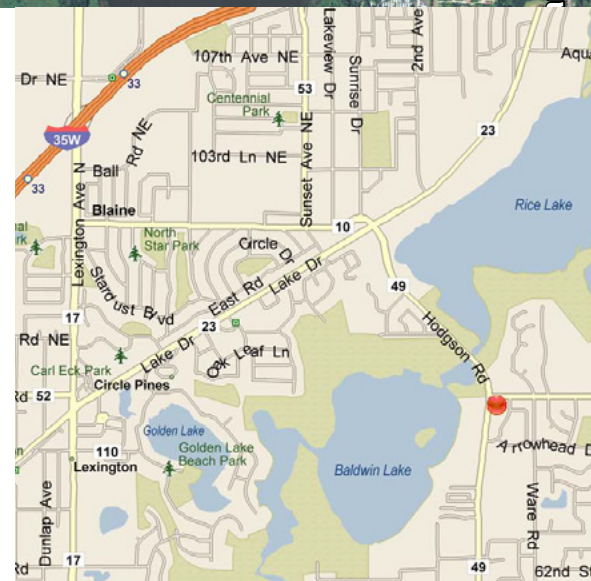


Property Amenities

- › Located in the SE quadrant of Hodgson Road and Birch Street
- › \$6.88 per square foot or \$550,000
- › 1.84 acres or 79,982 square feet available fully improved pad ready
- › Main access to the site is at Hodgson Rd and Lakota Trail
- › Access at Lakota Trail and Birch Street is right-in-right out only
- › Zoned NB Neighborhood Business
- › Utilities available at the site
- › Phase I Assessment by Braun 7/29/04
- › Geotechnical Report by Braun 7/18/02
- › Survey complete 20xx
- › Easy access to I-35W via Hodgson Road to Lake Drive
- › Preliminary pad site work has been completed

Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	4,127	43,740	75,090
Average Household Income	\$83,489	\$80,829	\$82,037
Median Household Income	\$77,684	\$70,536	\$71,294



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