



TRANSWESTERN

REAL ESTATE
SERVICES

SITE

KEATS AVE N

HUDSON BLVD N

12

INTERSTATE
94

ETHAN
ALLEN

pet
suites
STAY & PLAY

DULUTH
TRADING
CO.

Schneiderman's
FURNITURE

slumberland
FURNITURE

WELLS
FARGO

10
TOP TEN
LIQUORS

WENDY'S

WOODBURY DR

WOODBURY
COMMONS

Walmart

Kwik
TRIP
STORES

MATTRESS
FIRM

LAND FOR SALE

9840 Hudson Blvd N, Lake Elmo, MN 55042

SITE SUMMARY

OVERVIEW

LOCATION: 9840 Hudson Blvd N
Lake Elmo, MN 55042

LAND SIZE: 7.18 AC

ZONING: C - Commercial District (PUD)

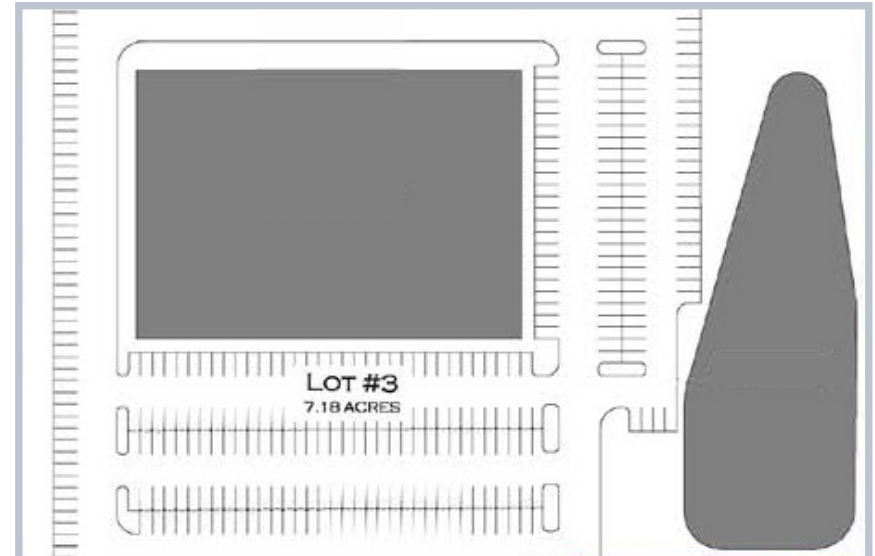
FOR SALE

SALE PRICE: \$3,753,129

2025 TAXES: \$36,376.00

HIGHLIGHTS

- 7.18-acre commercial lot in high-growth area
- Zoning allows for flexible development options
- Delivered ready-to-build, including:
 - Rough grading complete/construction ready
 - Retention ponding complete
 - Utilities available at the property



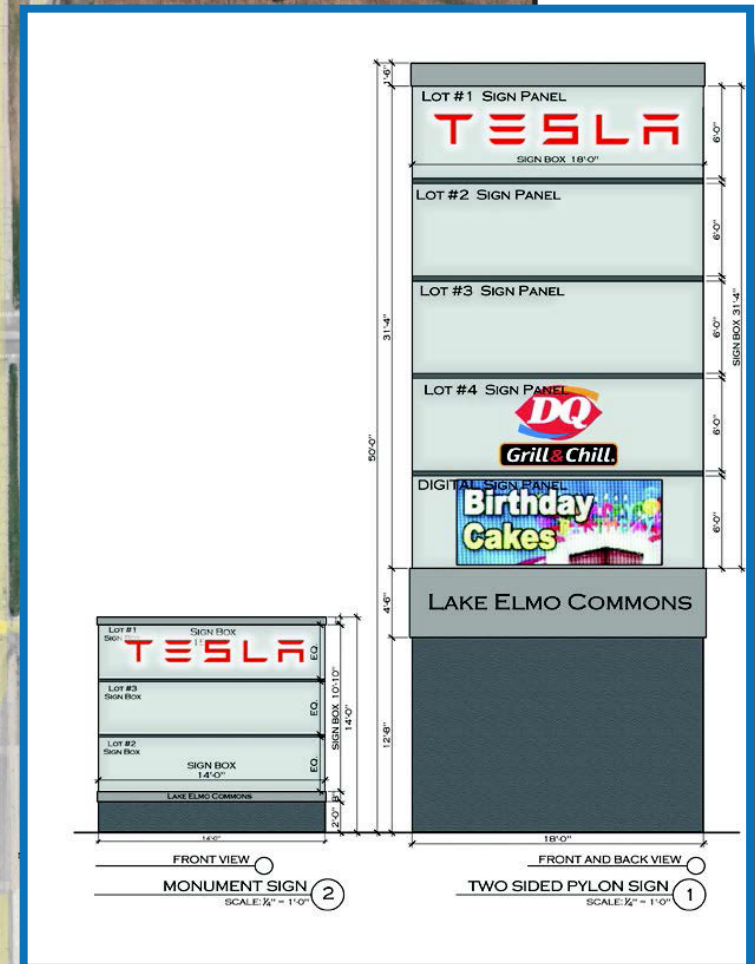
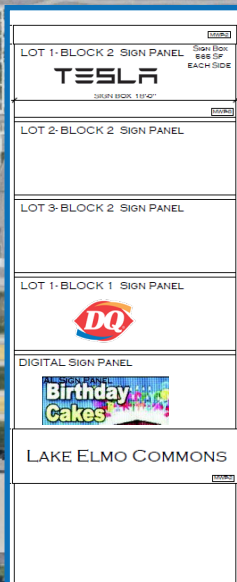
DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	4,849	41,205	115,665
DAYTIME POPULATION	5,366	42,282	111,566
MEDIAN HH INCOME	\$175,150	\$173,982	\$163,037

AREA TENANTS



SITE PLANS



SITE AERIAL

