

For Sale - 123 acres (divisible)

**CBRE**

# Headwaters Business Park

## 123-Acre Development Site

Office, Medical, Industrial, Data Center,  
Commercial Opportunity

State Highway 61 and Headwaters Parkway  
Forest Lake, MN 55025



### **A City and Site with Vision . . . Ready For You**

This site is ideal for a development into a business park allowing a variety of uses. All utilities including Power, Water and Sewer and multiple fiber providers, are all available to the site and ready for a project.

### **Contact Us**

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# Property Detail

For Sale

Address	State Highway 61 and Headwaters Parkway Forest Lake, MN 55025
County	Washington County
Lot Area	123 Acres Total (2 parcels are divisible)
PID #	Parcel #1: 117.42 acres - PID # 29-032-21-23-0002 Parcel #2: 5.43 acres - PID # 29-032-21-24-0001
Zoning	BP – Business Park – City open to a variety of uses
Utilities	Delivered to site
Power Capacity	Immediate capacity of 2.5 MW with up to 200MW available via redundant providers and separate grids
Power Sources	100% Renewable/Battery Storage Options Available
Electrical Cost	\$0.0517 to \$0.0617 kWh
Fiber Providers	Zayo, CenturyLink, Arvig, Comcast, Midcontinent, Consolidated Communications
Access / Transportation	1.75 miles to Highway 35W 34 miles to Minneapolis/St. Paul International Airport, Adjacent to Forest Lake Airport
Price per Acre	Negotiable

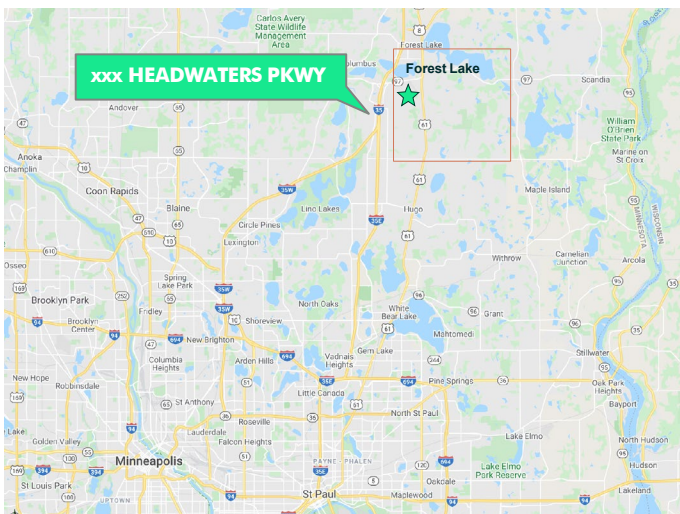
Partnerships:

[www.mntechcorridor.com](http://www.mntechcorridor.com)

Technology / Data Center development supported by County and City governments with collaboration from other supporting utility partners through Minnesota Technology Corridor - <http://www.mntechcorridor.com>



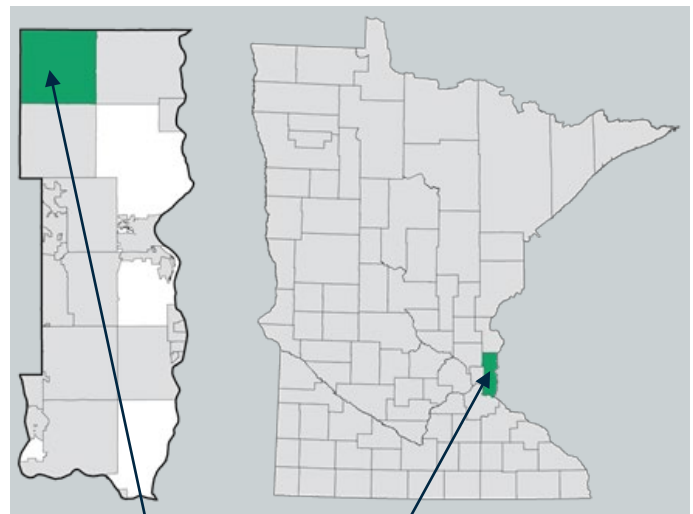
## MINNEAPOLIS – METRO AREA MAP



[www.headwaterstechpark.com](http://www.headwaterstechpark.com)



## CITY/COUNTY LOCATION

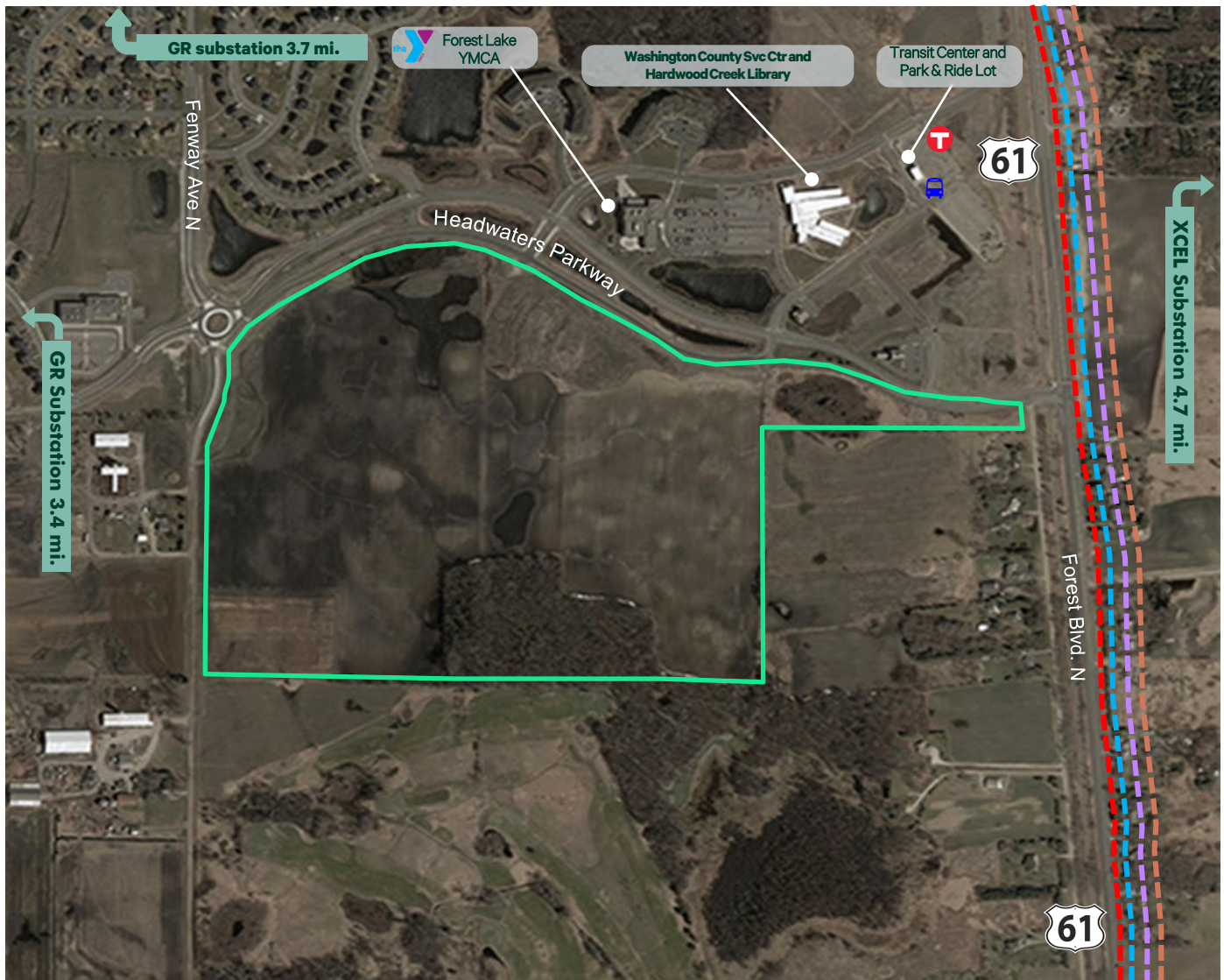


Forest Lake, MN

Washington County, MN



## Headwaters Business Park 123-Acre Development Site



### Nearby Service Providers (Broadband / Cable):

- = Arvig
- = Aurora Fiber Optic Networks
- = Consolidated Communications
- = Zayo Metro

Substation distance from parcel

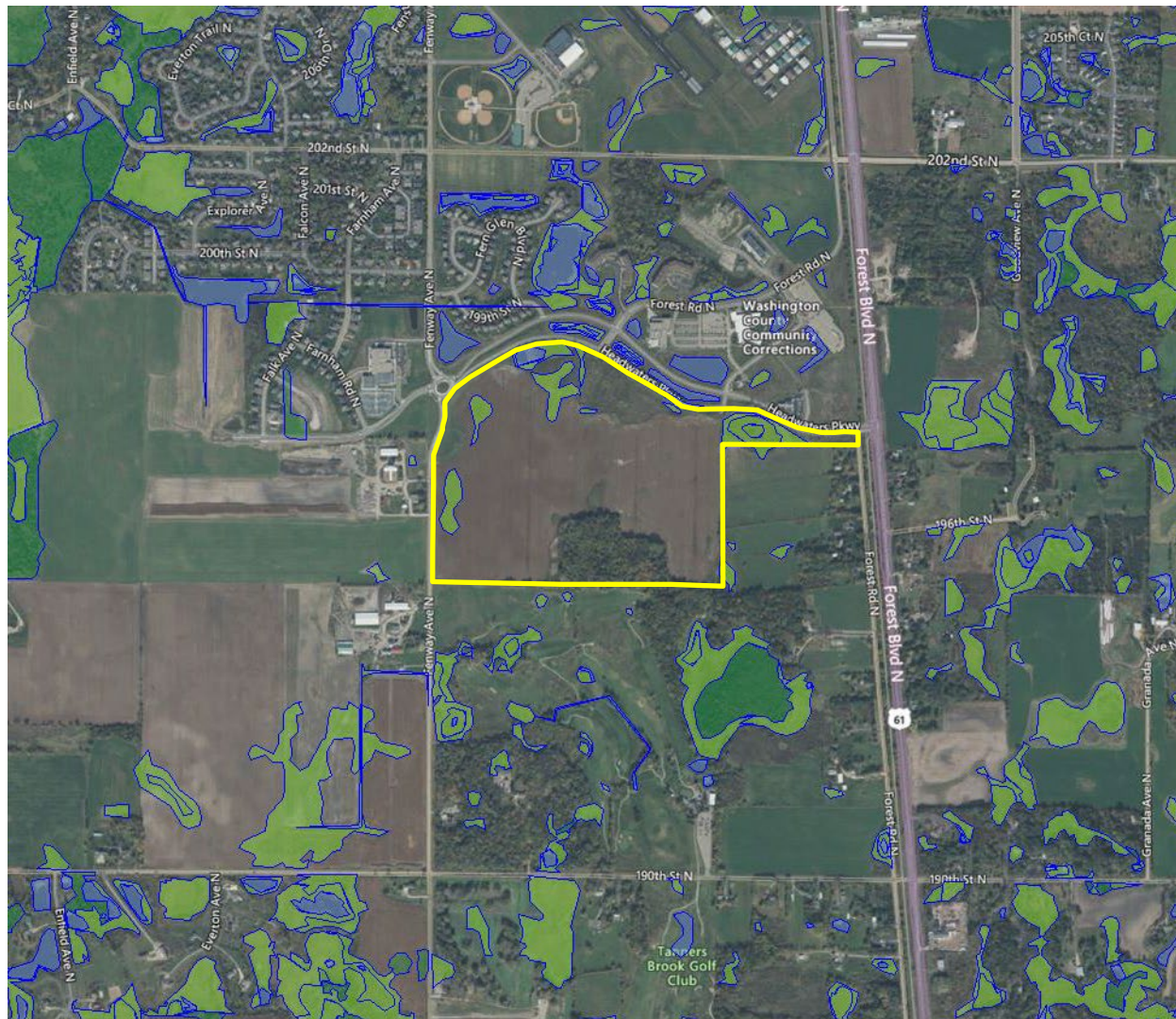


# Area Amenities Map





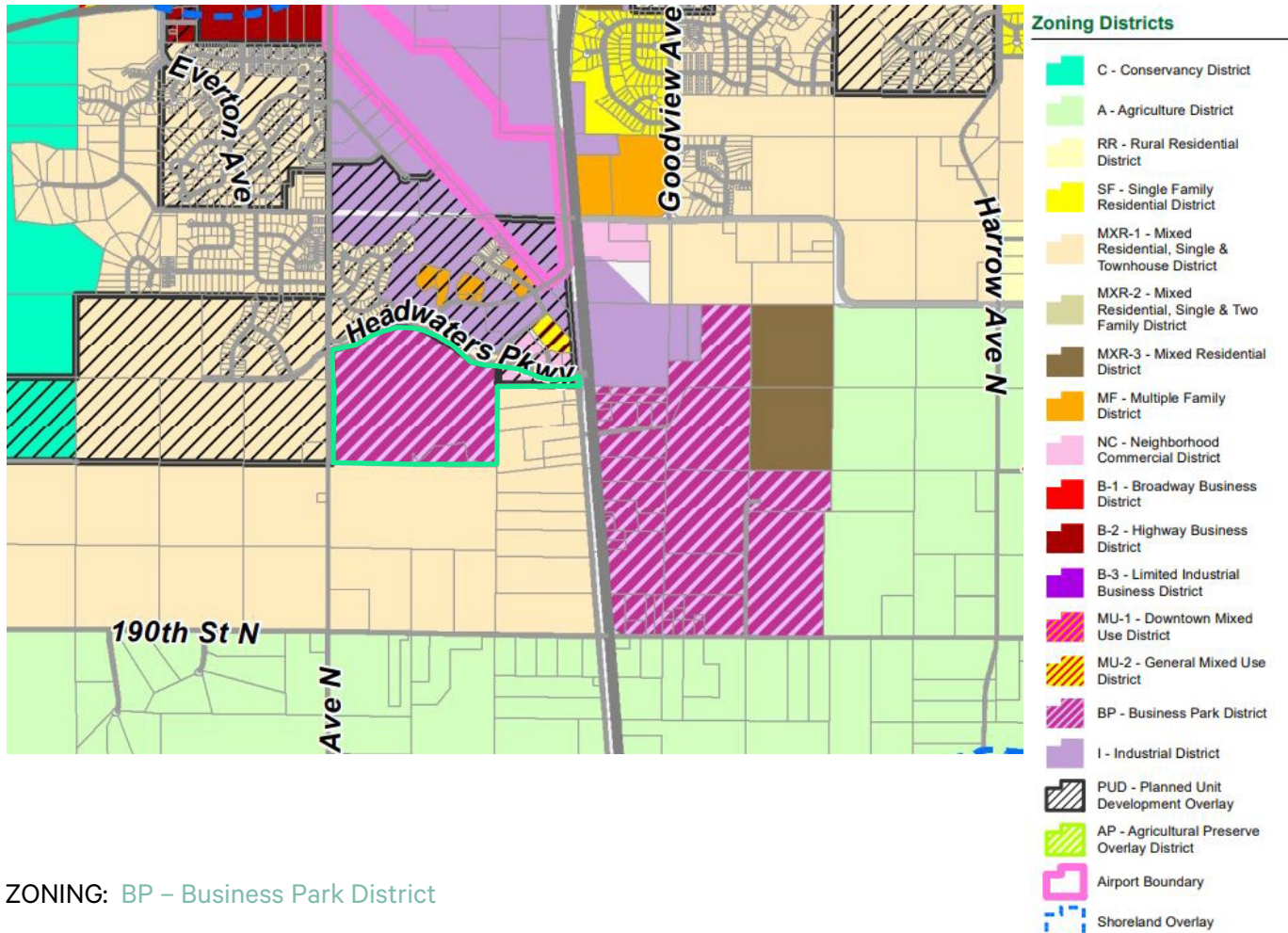
# Wetlands Map



## Wetlands Ty

- Riverine
- Other
- Lake
- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Estuarine and Marine Deepwater
- Forested/Shrub Riparian
- Herbaceous Riparian
- Non-Wetland Riparian
- Riparian Emergent
- Riparian Forested
- Riparian Scrub-Shrub

# Zoning Map



## ZONING: BP – Business Park District

### PURPOSE

**153.333:** The purpose of the Business Park (BP) District is to:

- 1) Reserve larger areas for multi-use buildings, offices, wholesale showrooms, light manufacturing, research and development, training, limited retail uses, and uses accessory to conducting business within a coordinated, well-defined campus environment;
- 2) Protect business from incompatible and unrelated land uses intruding into the work environment;
- 3) Create an area to provide opportunities for higher technology business and other industries that may benefit from the accommodation of both office and light industrial uses on-site with internal and external amenities to benefit employees;
- 4) Provide for accessible business park opportunities near major highways and future transit corridors;
- 5) Preserve and utilize natural environmental features for office sites that are located next to or overlook public open space and trail uses, woodlands, and wetlands.

### DESIGN CHARACTER

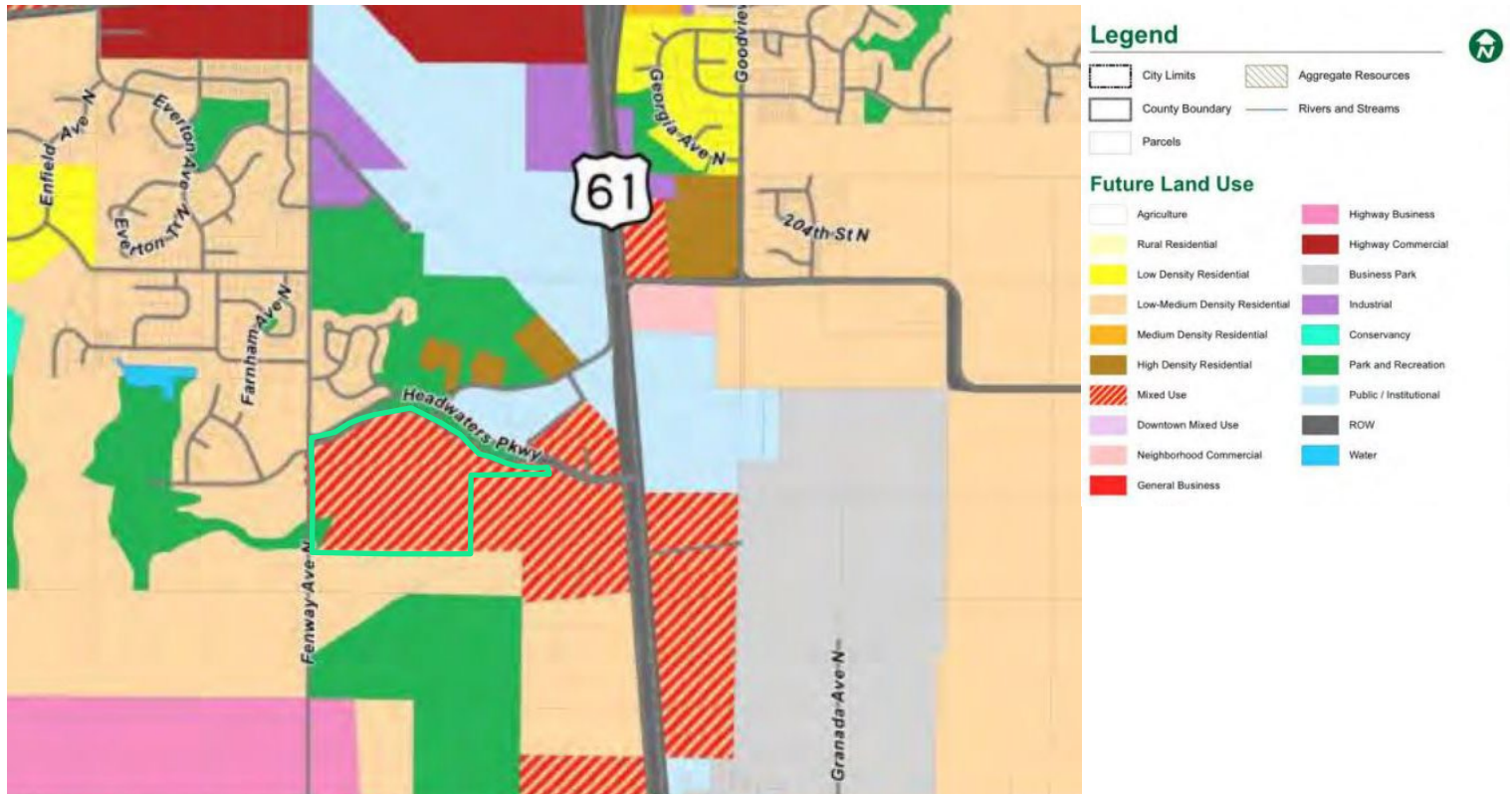
Development in this district shall establish and maintain high standards of site design, spatial relationships, proportions, building architecture, and landscape design that will create a high quality environment attractive to major employers. The design character of this district will be characterized by a high level of design, site amenities such as trails or open space, storm water management, and other modern techniques used to create a high-end office and industrial park.

**Permitted Uses.** Subject to the applicable provisions of this chapter, the following are permitted uses in the BP District:

- 1) Offices
- 2) Agricultural uses and operation as allowed in the AG Zoning District, in existence as of January 1, 2009;
- 3) Cafeterias not open to the general public;
- 4) Coffee shops, cafeterias, medical facilities, and athletic/fitness facilities if located within the principal structure;
- 5) Government offices/facilities;
- 6) Technical, vocational, business and college/university satellite facilities/schools;
- 7) Travel agencies;
- 8) Research and development;
- 9) Data processing;
- 10) Wholesale showroom;
- 11) Warehousing used in conjunction with offices or manufacturing facilities;
- 12) Retail sales, incidental to manufacturing of products produced on the site not to exceed 25% of the gross square footage of the first floor;
- 13) Telecommuting center;
- 14) Commercial printing;
- 15) Manufacturing;
- 16) Higher technology business uses including, but not limited to: the manufacturing, or assembly, of medical devices and equipment, telecommunications equipment, pharmaceuticals, computer or electronic products and software, aeronautical equipment or components;
- 17) Public utilities and essential government services;
- 18) Recreation, public;
- 19) Medical facility within principal building;
- 20) Athletic/fitness facility within principal building;
- 21) Other uses similar to those permitted in this section as determined by the Planning Commission and the City Council;
- 22) Brewery;
- 23) Micro distillery;
- 24) Taproom.









# Future Land Use Map



## FUTURE LAND USE: Mixed Use

The purpose of this category is to provide areas for compact, walkable, mixed use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in these areas. This district permits a range of retail, office, service, and multi-family residential uses with residential densities between 10 to 15 units per acre. The Mixed Use districts requires a 50% residential development minimum, with the remaining percentage available to permitted commercial, retail, and service uses.

# Demographics Report

 POPULATION	1 MILE	3 MILES	5 MILES
2022 Population - Current Year Estimate	1,675	14,589	32,341
2027 Population - Five Year Projection	1,757	15,303	34,032
2020 Population - Census	1,662	14,215	31,220
2010 Population - Census	1,085	12,135	27,765
2020-2022 Annual Population Growth Rate	0.35%	1.16%	1.58%
2022-2027 Annual Population Growth Rate	0.96%	0.96%	1.02%
 HOUSEHOLDS			
2022 Households - Current Year Estimate	584	5,751	12,656
2027 Households - Five Year Projection	615	6,047	13,359
2010 Households - Census	351	4,703	10,571
2020 Households - Census	576 90.9%	5,606 95.1%	12,218 95.6%
2020-2022 Compound Annual Household Growth Rate	0.61%	1.14%	1.58%
2022-2027 Annual Household Growth Rate	1.04%	1.01%	1.09%
2022 Average Household Size	2.87	2.53	2.54
 HOUSEHOLD INCOME			
2022 Average Household Income	\$124,877	\$105,399	\$118,229
2027 Average Household Income	\$148,276	\$123,380	\$138,116
2022 Median Household Income	\$102,215	\$84,986	\$96,983
2027 Median Household Income	\$114,104	\$101,800	\$109,195
2022 Per Capita Income	\$45,574	\$41,239	\$45,888
2027 Per Capita Income	\$54,203	\$48,386	\$53,706
 HOUSING UNITS			
2022 Housing Units	646	6,077	13,291
2022 Vacant Housing Units	62 9.6%	326 5.4%	635 4.8%
2022 Occupied Housing Units	584 90.4%	5,752 94.7%	12,656 95.2%
2022 Owner Occupied Housing Units	482 74.6%	4,094 67.4%	9,990 75.2%
2022 Renter Occupied Housing Units	102 15.8%	1,658 27.3%	2,666 20.1%
 EDUCATION			
2022 Population 25 and Over	1,061	9,746	21,788
HS and Associates Degrees	683 64.4%	6,223 63.9%	13,390 61.5%
Bachelor's Degree or Higher	352 33.2%	3,063 31.4%	7,549 34.6%
 PLACE OF WORK			
2022 Businesses	23	558	1,065
2022 Employees	523	6,960	12,849





CITY INFO / DEMOGRAPHICS

City of Forest Lake Information:

Located in Washington County, Minnesota, Forest Lake is approximately 30 miles from Minneapolis.

Located in the northeast corner of 7-county Twin Cites Metro area, the City has approximately 20,000 residents and predicts adding 2,700 jobs in the next 25 years.

Demographics			
Population 2022	1-Mile: 1,675	3-Mile: 14,589	10-Mile: 115,659
Total Households	1-Mile: 584	3-Mile: 5,751	10-Mile: 41,848
Average HH Income	1-Mile: \$124,877	3-Mile: \$105,399	10-Mile: \$139,456



IN PLACE INCENTIVES

INCENTIVES	
Data Center Sales Tax Incentives	Companies that build data or network operation centers of at least 25,000 square feet and invest \$30 million qualify for sales tax exemptions for 20 years on computers and servers, cooling and energy equipment, energy use and software, and they pay no personal property tax ever. Companies have 48 months to complete the project.
Minnesota Job Creation Fund	The fund provides up to \$1 million in grants to approved businesses after specified job creation and capital investment goals are achieved. Minimum requirements: 10 jobs created and \$500,000 capital investment. Actual job creation and capital investment rebates are based on project parameters.
Angel Tax Credit	Businesses headquartered in Minnesota with fewer than 25 employees and engaged in the research or development of qualifying high-technology can qualify for up to \$1 million in angel tax credits.

Contact Us

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