

BTS - Ground Lease - Land Sale
xxx Lawndale Ln N
Maple Grove, MN 55311
Available



SITE

UPLAND
REAL ESTATE GROUP, INC.

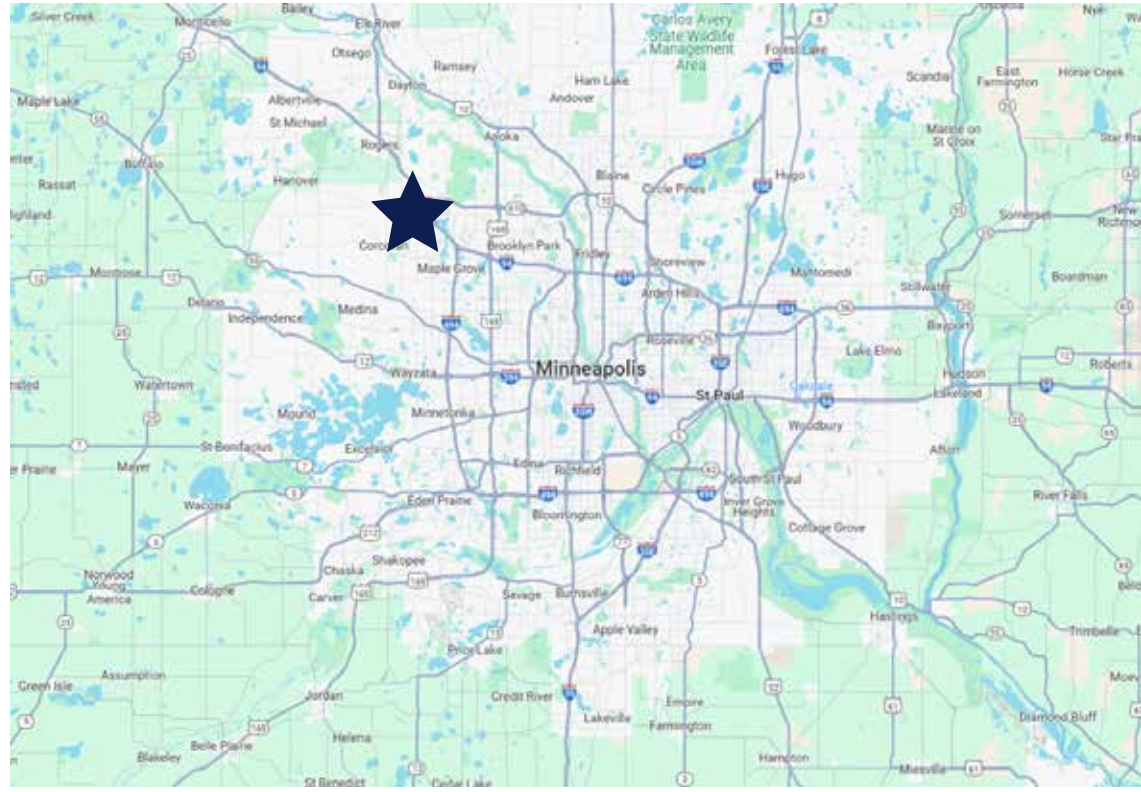
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Properties & People Unite!*



Chad Sturm
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ADDRESS	xxx Lawndale Ln N.
CITY, STATE	Maple Grove, MN 55311
BUILDING SIZE	Up to 9,000 SF
LOT SIZE	2.10 Acres
SALE RATE	\$18.00 PSF Net
EST. CAM/TAX FULLY ASSESSED)	\$12.00 PSF
YEAR BUILT	2026/2027
COUNTY	Hennepin
PARKING	66 Stalls
ZONING	PUD



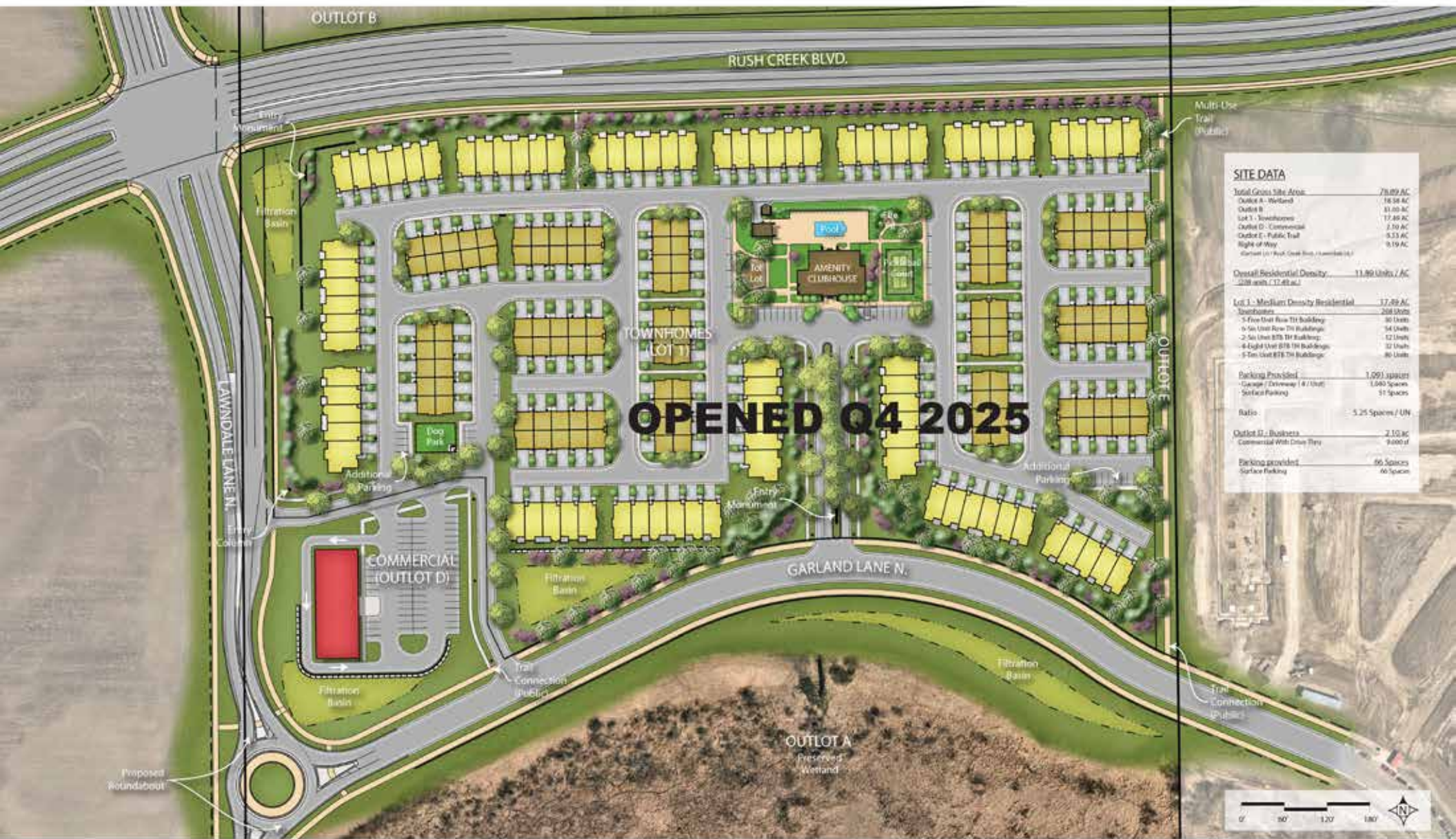
HIGHLIGHTS

- Directly adjacent to the Norheim Townhomes (\$58M investment; 208 townhomes) and The Edison at Maple Grove (248 units), providing immediate access to a massive built-in customer base.
- Available via Sale, Build-to-Suit (BTS), or Ground Lease to accommodate diverse development strategies.
- Strategically positioned near Rush Creek Blvd, offering seamless access to the newly constructed on-ramps for Hwy 610 and I-94.
- Located within a high-growth corridor recently rezoned for development by the Metropolitan Council, signaling a surge in both residential and commercial expansion.

GROWTH FACTORS		
Apartment Name	Year Built	Units
Life Time Living	2026/2027	400 Units
Caliper Apartments	2025	161 Units
Olinia-Arbor Lakes (55+)	2025	124 Units
Summerwell Maple Grove	2025	202 Townhomes
Norheim Townhomes	2025	155 Townhomes
The Edison at Maple Grove	2024	Unknown
Elm Creek Commons	2024	208 Units
Terra Residences	2023	Unknown
Rush Hollow Development	2023-2025	536 Residential Homes
Evanswood Development	2023-2025	381 Residential Homes

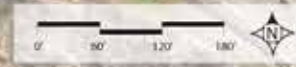


ILLUSTRATIVE NEIGHBORHOOD PLAN



SITE DATA

Total Gross Site Area	78.02 AC
Outlot A - Wetland	18.58 AC
Outlot B	43.00 AC
Lot 1 - Townhomes	17.46 AC
Outlot D - Commercial	2.50 AC
Outlot E - Public Trail Right of Way	0.53 AC
Outlot F - Public Trail Right of Way	9.19 AC
Outlot G - Public Trail Right of Way	0.00 AC
Overall Residential Density	11.89 Units / AC (208 units / 17.46 ac)
Lot 1 - Medium Density Residential	37.89 AC
3 Townhomes	208 Units
5 Five Unit Row TH Building	30 Units
6 Six Unit Row TH Building	54 Units
2 Six Unit BTH TH Building	12 Units
4 Eight Unit BTH TH Building	32 Units
5 Ten Unit BTH TH Building	50 Units
Parking Provided	1,093 Spaces
Garage / Driveway (4 / Unit)	1,080 Spaces
Surface Parking	51 Spaces
Ratio	5.25 Spaces / UN
Outlot D - Business Commercial With Drive Thru	2,100 sq ft
Parking provided	66 Spaces
Surface Parking	66 Spaces







SITE

Norheim Townhomes
208-Townhomes
40-Acres

Future Development
Hwy 610 Connection

The Edison at Maple Grove
248-Units

Lawndale Lane

Garland Lane



Warehouse Project, Pulte housing development advance in Maple Grove ([MSP Business Journal](#)) 7/1/2025

Maple Grove Planning Commission support two major development projects. RJ Ryan Construction plan 134,160 SF industrial building near Arbor Lakes. Pulte Homes proposes 76 single-family homes along Brockton Lane North. The single-family homes will range from 2,300 SF to 3,200 SF and will sit on a larger than average plot of land per home.



BioMADE will build \$132M manufacturing plant in Maple Grove ([MSP Business Journal](#)) 4/29/2025

BioMADE purchased the 122,000-square-foot building, located at 7500 Meridian Circle N., for \$16.5 million last week from an entity connected with Wayzata-based Onward Investors, according to a certificate of real estate value filed with the Minnesota Department of Revenue.



Maple Grove OKs elementary school in development hotspot ([Finance & Commerce](#)) 11/19/2024

Osseo Area Schools proposed the school, which will be at the northwest corner of the intersection of Arbor Ridge Parkway North and 101st Avenue/Steig Road, according to planning documents. The 139,000-square-foot school will serve 1,100 pre-kindergarten to fifth grade students at capacity



Maple Grove Strikes land exchange deal with Life Time ([Finance & Commerce](#)) 11/13/2024

Maple Grove will buy the land, about 17.5 acres, near the Minnesota Health Village at the intersection of Interstate 94 and Highway 610 and then exchange the deed for Life Time's 70,000 square-foot building at 12601 82nd Ave. N. that adjoins the Maple Grove Community Center.



Aerial of the signalized intersection by the townhomes



Aerial of the townhome and apartment construction



Norheim Townhomes
208-Townhomes
40-Acres

Future Development
Hwy 610 Connection

SITE

Lawndale Lane

The Edison at Maple Grove
18 Units
UPLAND
REAL ESTATE GROUP, INC.

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