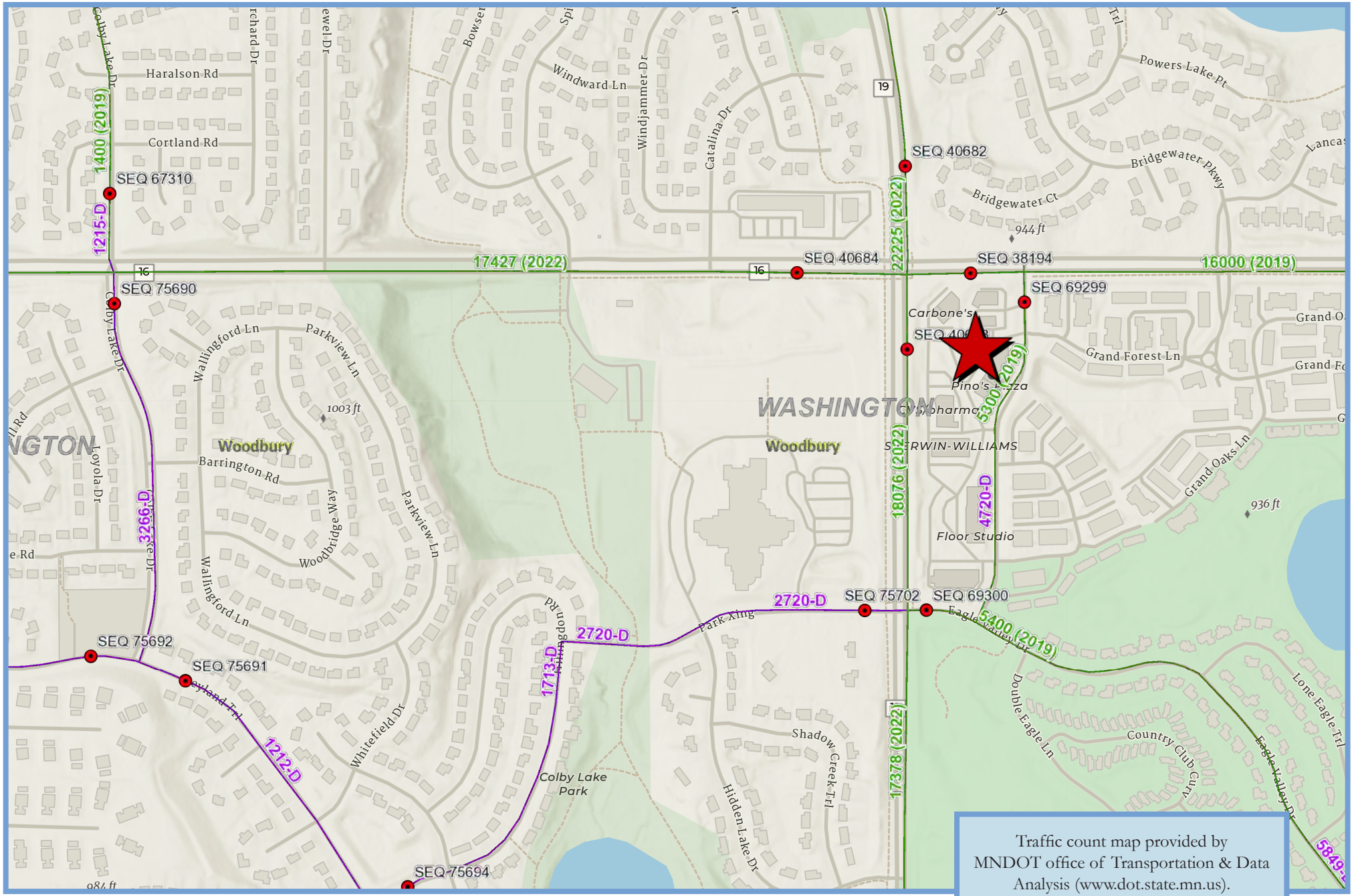
hj development

TRAFFIC COUNT INFORMATION | EAGLE VALLEY MARKETPLACE

Valley Creek Road & Eagle Creek Lane | Woodbury, MN 55129



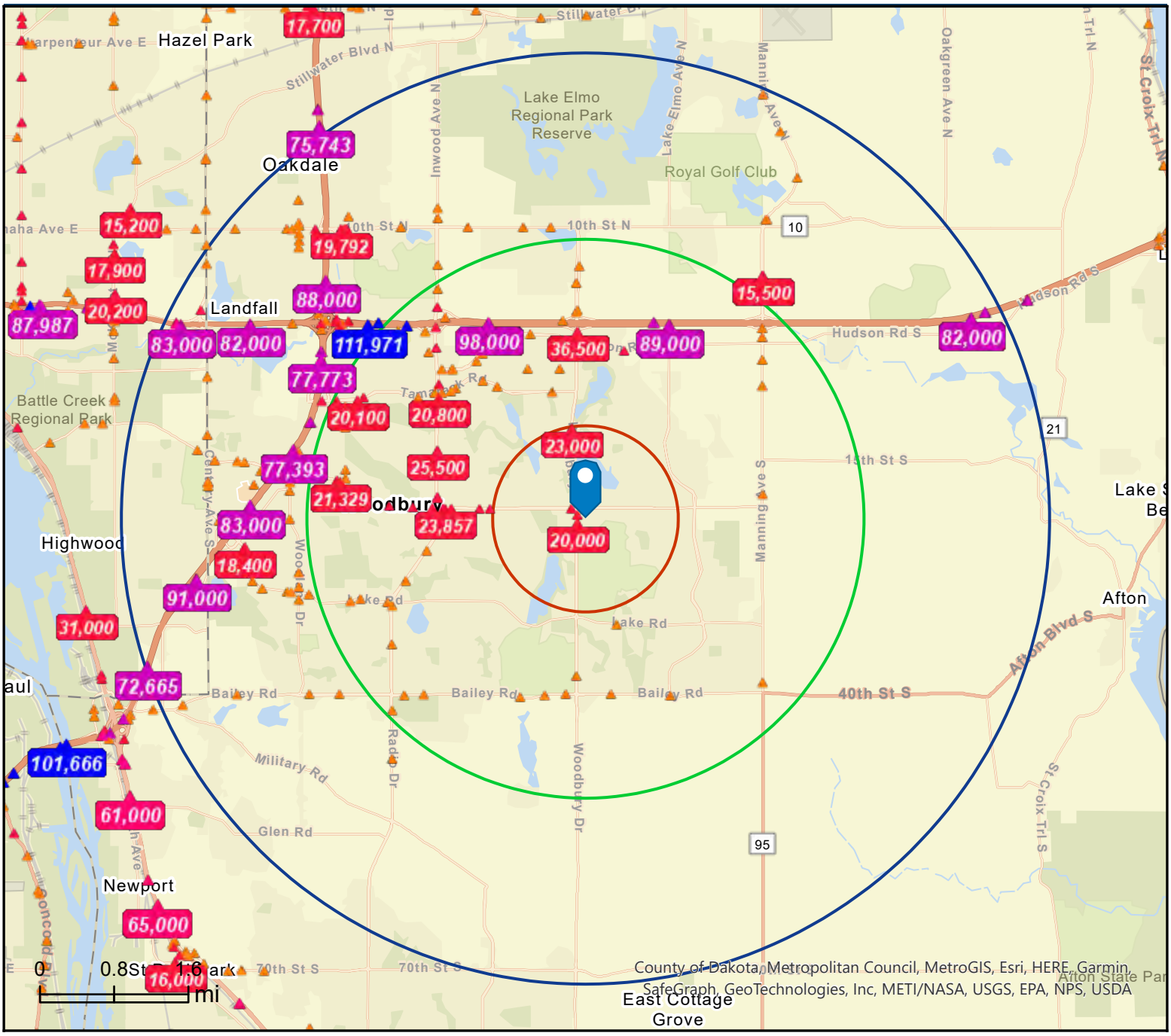
Traffic count map provided by MNDOT office of Transportation & Data Analysis (www.dot.state.mn.us).

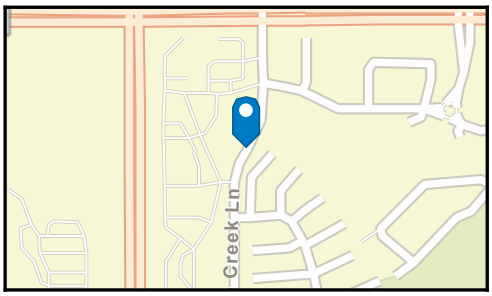
Brian Merz | bmerz@hjdevelopment.com | 952-476-9400 | hjdevelopment.com

Traffic Count Map

Eagle Valley Marketplace
2110 Eagle Creek Ln, Saint Paul, Minnesota, 55129
Rings: 1, 3, 5 mile radii

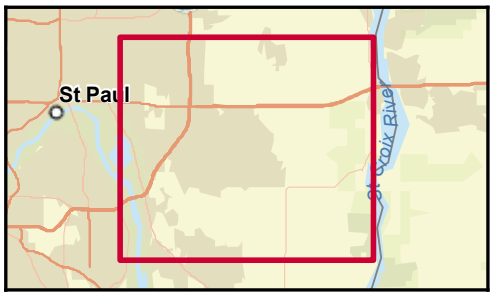
Prepared by HJ Development
Latitude: 44.91819
Longitude: -92.90143





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

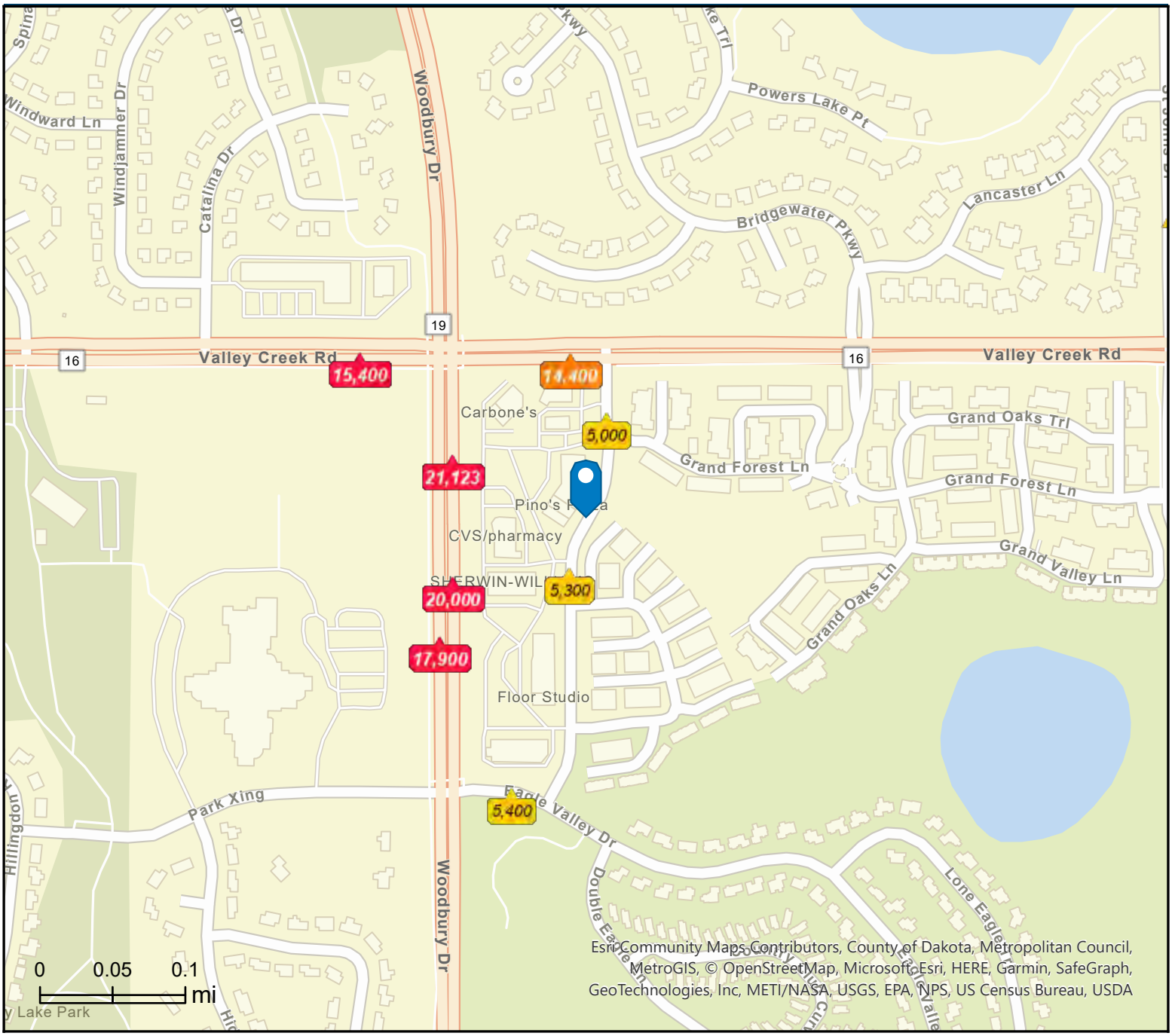
July 22, 2023

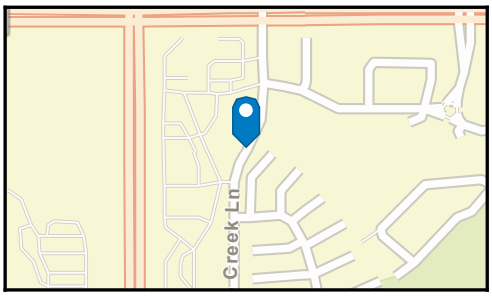
©2023 Esri

Traffic Count Map - Close Up

Eagle Valley Marketplace
2110 Eagle Creek Ln, Saint Paul, Minnesota, 55129
Rings: 1, 3, 5 mile radii

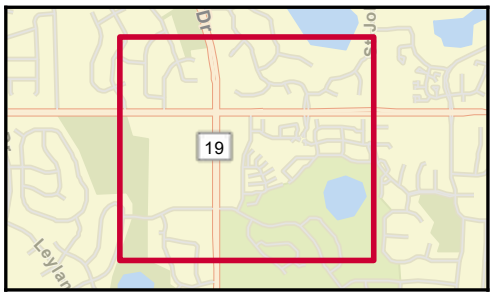
Prepared by HJ Development
Latitude: 44.91819
Longitude: -92.90143





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

July 22, 2023

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Traffic Count Profile

Eagle Valley Marketplace
2110 Eagle Creek Ln, Saint Paul, Minnesota, 55129
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 44.91819
Longitude: -92.90143

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Eagle Creek La	Eagle Trace Ln (0.02 miles S)	2019	5,300
0.07	Eagle Valley Cmns	Eagle Creek Ln (0.02 miles S)	2015	5,000
0.10	Woodbury Drive	Valley Creek Rd (0.06 miles S)	2021	21,123
0.10	Woodbury Dr	Eagle Trace Ln (0.08 miles E)	2019	20,000
0.11	Valley Creek Rd	Eagle Valley Cmns (0.03 miles E)	2015	14,400
0.13	Woodbury Dr	Eagle Valley Dr (0.1 miles S)	2017	17,900
0.19	Valley Creek Rd	Woodbury Dr (0.05 miles E)	2014	15,400
0.19	Eagle Valley Rd	Eagle Creek Ln (0.03 miles E)	2019	5,400
0.45	St Johns Dr	Valley Creek Rd (0.08 miles S)	2015	1,800
0.57	Valley Creek Rd	Woodcrest Dr (0.09 miles E)	2011	4,800
0.73	Saint Johns Dr	Waterfront Dr (0.09 miles N)	2019	1,950
0.80	Woodbury Dr	Wynstone Dr (0.08 miles N)	2011	18,600
0.85	Colby Lake Dr	Colby Lk Ct (0.02 miles S)	2015	1,400
0.87	Fox Run Rd	Woodbury Dr (0.01 miles E)	2019	4,350
0.88	Valley Creek Rd	Woodcrest Dr (0.23 miles W)	2019	4,950
0.89	Colby Lake Dr	Thornhill Ln (0.03 miles NW)	2019	1,400
0.96	Conifer Pass	Conifer Pass (0.01 miles NW)	2019	910
0.98	Woodbury Dr	Sunrise Alcove (0.06 miles W)	2019	23,000
1.03	Valley Creek Rd	Lochaven Dr (0.05 miles E)	2019	20,400
1.06	Settlers Ridge Pkwy	Bentwater Ln (0.08 miles SW)	2019	4,250
1.06	Conifer Pass	(0.0 miles)	2015	1,000
1.07	Settlers Ridge Pkwy	Whitewater Dr (0.33 miles SE)	2015	2,500
1.11	Lake Rd	Richmond Pkwy (0.09 miles E)	2015	5,000
1.12	Brookview Rd	Briar Glen Ln (0.07 miles W)	2019	2,100
1.14	Interlachen Pkwy	Colby Lake Dr (0.03 miles E)	2015	2,500
1.14	Valley Creek Road	Spinaker Dr (0.02 miles NE)	2021	20,479
1.18	Lake Rd	Caswell Ln (0.03 miles E)	2019	9,300
1.22	Interlachen Pkwy	Duckwood Trl (0.03 miles S)	2015	3,400
1.26	Interlachen Pkwy	Quail Ridge Rd (0.01 miles SW)	2019	2,700
1.28	Interlachen Pkwy	Interlachen Bay (0.04 miles N)	2015	2,500

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2023 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2023 Kalibrate Technologies (Q2 2023).

July 22, 2023

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