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Local Statistics and Demographics



The NAI Welsh Research Department has been very busy gathering and interpreting demographic data. While traditionally used by retailers to understand where the growth areas are in order to pick good sites, demographic data can also be applied to the industrial and office real estate market. As commute times and land costs increase, and core counties burden commercial property owners with disproportionate taxes, sophisticated space users will trend towards outer ring locations. Outstate locations also offer JobZ, TIF and other incentives that core municipalities shy away from. NIMBY's (Not In My BackYard) are oftentimes opposed to industrial development and are usually more pro-active in core communities.

From 2000 – 2005, the greatest change in density of residents per square mile was New Market, MN. The population increased from 332 to 1490, and with only 0.6 miles of town, the density is 2,483 people per square mile, for an increase of 348%.

In Dakota County, Farmington led with a 46% population increase adding 5,658 residents, followed by Rosemount with 4,799 residents and a 33% increase, and then Lakeville with a 20% increase from 8,594 new residents. Other communities also experienced growth, albeit at a slower pace. Eagan added 3,152 residents and grew nearly 5%. Apple Valley added 3,461 residents, increasing their population by 7.6%. And Inver Grove Heights grew at nearly 12%, adding 3,444 residents.

The only communities of significant size in the South Metro that shrunk were South St. Paul and West St. Paul, losing -0.44% and -2.87% of their population. This decrease is due in part to redevelopment in both communities that has replaced housing with commercial development.

Clearly this growth has placed a burden on municipalities to provide schooling, infrastructure and services. Accordingly, Lakeville, Farmington, Rosemount and Apple Valley have all used moratorium powers in order to manage growth and ensure proper planning on remaining land. The Met Council has limited resources for providing sewer and water services, and many remaining parcels are not slated for MUSA access within the next 10 years, further increasing land values with those services.

Outside of the south metro, the following noteworthy communities grew/shrunk as follows:

Balsam Lake (the cabin)	8.0%
Bloomington	-1.0%
Chaska	28.8%
Edina	0.05%
Eden Prairie	11.1%
Forest Lake	155.7%
Hudson	19.6%
Maple Grove	16.0%
Minneapolis	1.3%
North Branch	27.2%
North Oaks	15.9%
Rogers	87.2%
St. Paul	0.08%
Wayzata	-3.4%
White Bear Lake	2.5%
Woodbury	16.4%

In simple summary, the core communities of the Twin Cities have experienced slower growth. Communities outside of the 494/694 loop had more available land, and lower pricing on land; thus, residential development has trended to those communities. As the residential trend continues outwards, commercial developers will follow the people and focus development efforts in those communities to take advantage of lower land prices, easy access to roadways and a growing labor pool.

**Thank you to the NAI Welsh research department. For a more detailed demographic information, please give me a call.*

QUOTES In honor of the democratic process that is voting, enjoy the following quotes:

My brother Bob doesn't want to be in government - he promised Dad he'd go straight.

John F. Kennedy (1917 – 1963)

Politicians are the same all over. They promise to build a bridge even where there is no river.

Nikita Khrushchev (1894 – 1971)

All the president is, is a glorified public relations man who spends his time flattering, kissing, and kicking people to get them to do what they are supposed to do anyway.

Harry S. Truman (1884 – 1972)

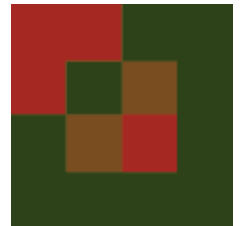


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Ted Carlson, ccim
 NAI Welsh
 7807 Creekridge Circle
 Minneapolis, MN 55439-2609



HIGHLIGHTED PROPERTIES



Waters I – For Lease
 Eagan, MN

- 91,595 sf building, 6.0/1,000 parking ratio
- Located at the entrance to the Waters Business Park
- Ample glassline, redundant power & fiber available
- Suites from 6,000 – 22,000 sf



Waters II – For Lease
 Eagan MN

- 51,845 sf building, at the corner of Hwy 55 & Hwy 149
- Dock and drive-in loading
- Professional image, 3,414 sf available
- Easy access to I-494, I-35E and MSP Int'l Airport



PENALTY BOX AWARD

Straight out of Idiotville
 Bloomington, IN

A Kaleb E. Spangler, 21, was badly hurt by fireworks in August when, according to his girlfriend, he decided to duct-tape a large “mortar-style” explosive onto a football helmet, put it on and light it, while riding with friends in a car. The mortar exploded, giving Kaleb a concussion and burning his scalp. According to a story in the Herald-Times of Bloomington, IN, alcohol was involved in Spangler’s decision. Thank goodness alcohol was involved, although coming from Indiana this story isn’t all that surprising.



30 YEARS OLD!

Surprise party & North Dakota

Well, I have crossed into the land of maturity – I am now 30 years old. I am struggling with the idea that I am now expected to behave responsibly! Steph threw an awesome surprise party for me at Tryg’s in Uptown. I was completely unaware of the event, partly because the party was in October due to my fall travel schedule. On my actual birthday, November 11th, we were in North Dakota hunting ducks and celebrated in the No Name Bar and Grill, a fine establishment with witty patrons and sharp tongued servers. Thank you to all of my friends and family who attended!

