

# OLINDA TRAIL

## APARTMENT COMPLEX PROJECT



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The Olinda Trail Complex is a joint venture between Minnesota-based companies Blackhoof Development and Land Logic, Inc., both of Cloquet, and Dynamic Homes of Detroit Lakes. Land Logic is the project's general contractor.

An innovative development consisting of 84-units, Olinda Trail is conveniently located a mile from downtown Lindstrom, Minnesota in Chisago County. The development sits on 15 acres uniquely entwined with wetlands. Careful planning included establishing walking trails that would enable residents to enjoy the scenery while preserving the wetlands.

Other innovative design techniques included the use of Tire Derived Aggregate (TDA) for backfill and storm water storage made from waste tires. TDA allows free draining with over 50% void space, is a third of the weight of stone or sand backfill, acts as an insulator, and is installed at a lower cost to the developer.

Ranging in size from 457 to 1,100 square feet, Olinda Trail offers residents studio, 1- and 2-bedroom floor plans with in-unit laundry, granite counter tops, luxury vinyl plank/carpet flooring, secured entry system, and 64 detached garages, with future plans for an exercise room and community room. The units are competitively priced at \$877-\$1,452 a month.



Land Logic, Inc. is a construction firm with expert experience in storm water management using Tire Derived Aggregates, as well as modular construction. By integrating with their sister companies, Land Logic is able to provide the opportunity for risk reduction, from project conception and finance, to permitting and construction, as well as leasing and management.

Blackhoof Development, with its combined 25 years of design, construction, development and management experience, focuses on the delivery of real estate investments centered around the efficiency of modular construction.

David Chmielweski, CEO of Blackhoof Development said, “We believe in quality modular construction, also known as system-built, for multiple reasons. Our tenants benefit from nicely appointed apartments at a reasonable price and our investors benefit from less risk during construction with a faster lease up timeframe. Plus, communities benefit from the affordably priced housing, which provides population stability and housing options for residents, as well as a local long-term tax base benefit.”

Dynamic Homes has been successfully building custom, quality system-built homes and multi-family complexes throughout the Upper Midwest since 1970. Paul Okeson, CEO of Dynamic Homes said, “Olinda Trail represented a great opportunity to partner with Land Logic and Blackhoof to produce high quality, affordably priced housing with an innovative design for residents of Lindstrom, Minnesota. At the same time, it meant creating jobs and sustaining plant productivity at our manufacturing facility. Since the Lindstrom community fully supported this development effort, it was definitely a win-win project.”

The project broke ground on May 5, 2021, and is expected to be substantially complete by December 31, 2021, with residents able to move in early 2022.

