

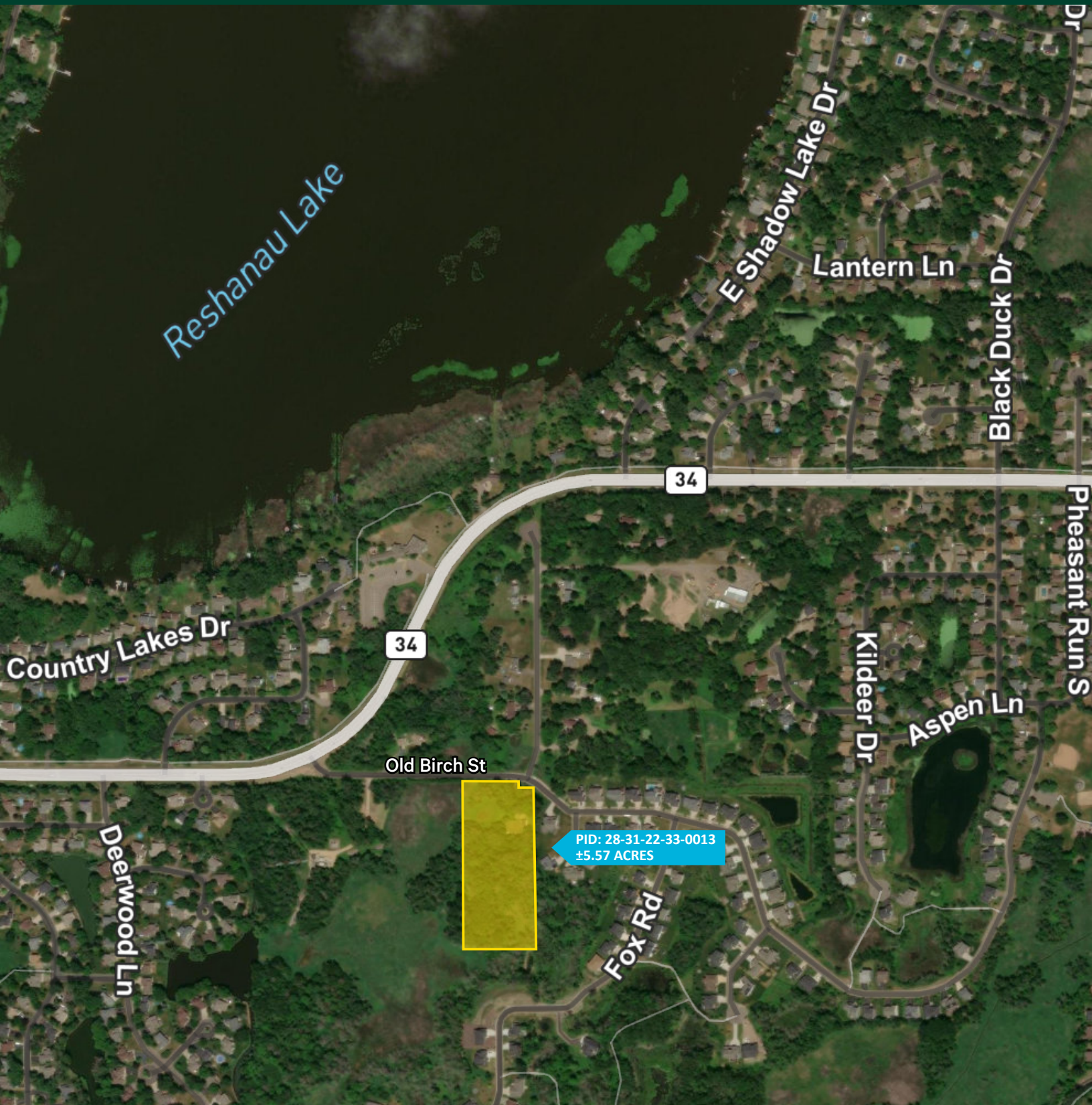
Land | For Sale - \$79,000/Acre

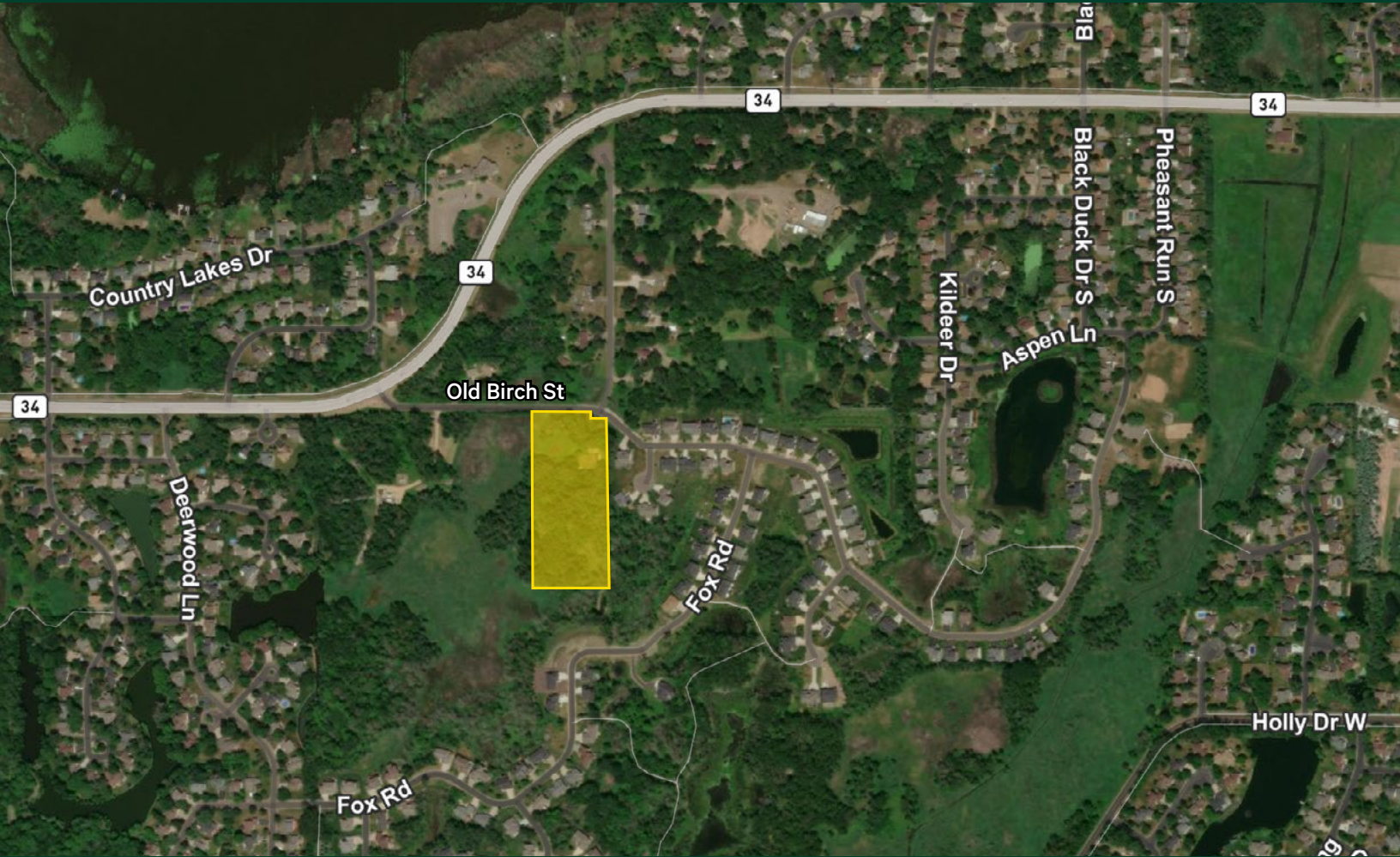
CBRE

Residential Land

±5.57 Acres

876 Old Birch St
Lino Lakes, MN 55014





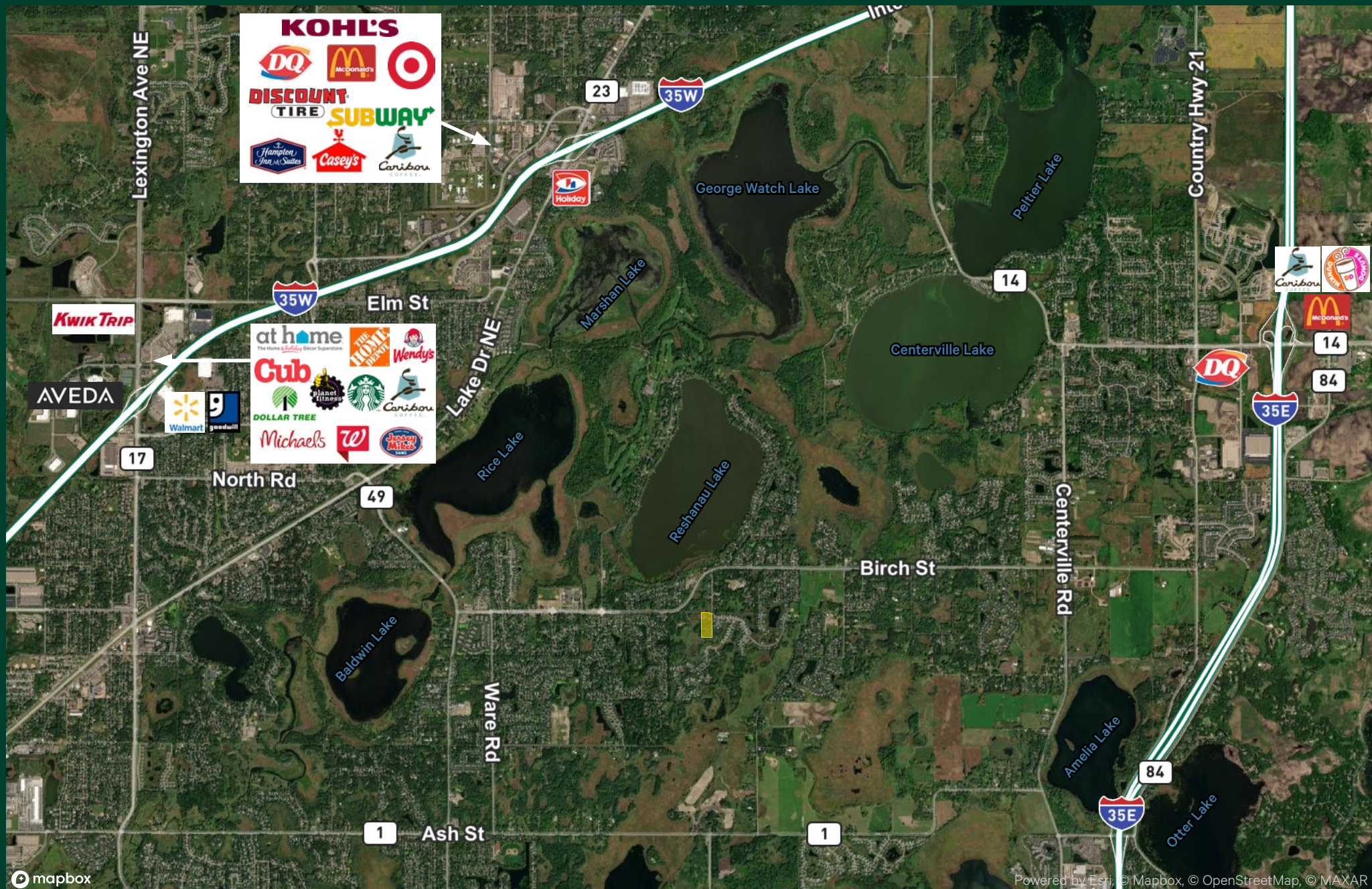
Property Highlights

- Great site for small residential development of villas, single family, duplexes
- Great location in Lino Lakes near schools, retail, parks
- Close proximity to I-35W and I-35E
- Centennial School District

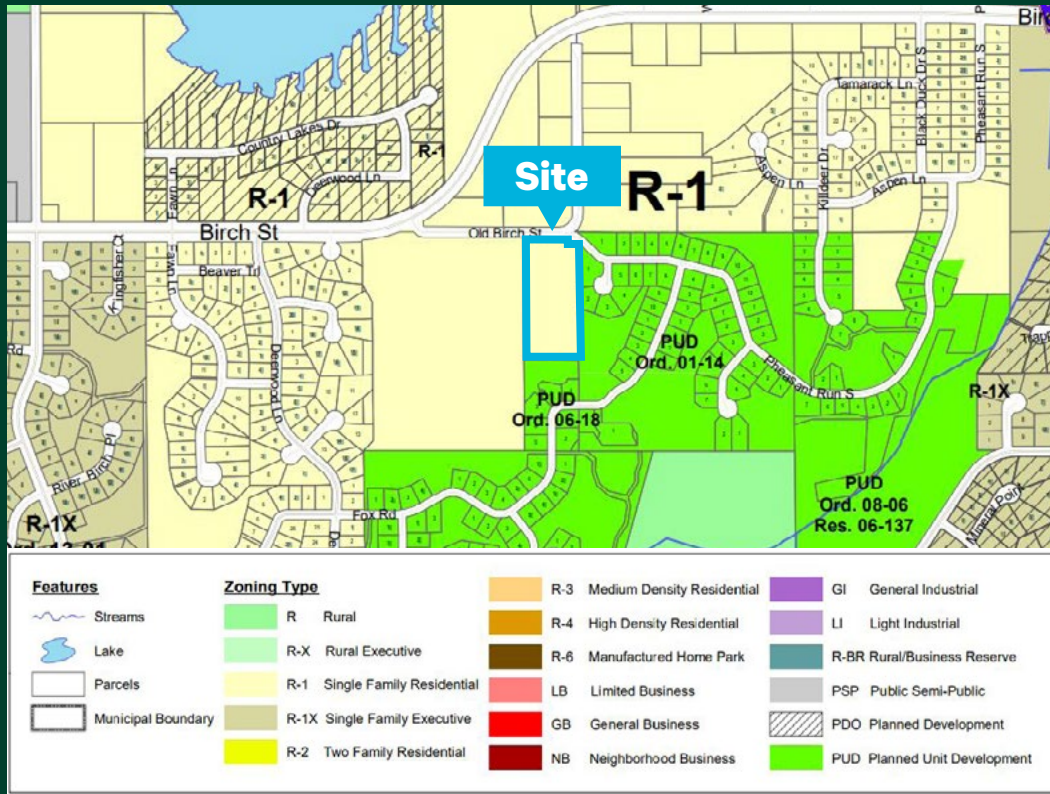
| Traffic Counts | |
|----------------|------------|
| Birch St/34 | 11,300 VPD |
| Deerwod Ln | 737 VPD |
| Fox Rd | 416 VPD |

| PID | Zoning | Future Land Use | Acres | 2022 Taxes |
|------------------|-------------------------------|-------------------------|-------|------------|
| 28-31-22-33-0013 | R-1-Single Family Residential | Low Density Residential | ±5.57 | \$3,619 |

Area Map



Zoning



R-1 - Single Family Residential District:

Purpose. This district is intended to provide a residential atmosphere for those persons desiring a single family neighborhood with a suburban density. This district is intended for development of single family detached homes on lots served with public sanitary sewer and water. Land to be zoned R-1 shall be served with public sanitary sewer and water; shall be in a Low Density Residential land use category according to the comprehensive plan; and development density shall be consistent with that land use category.

Permitted Uses. In the R-1 District, no building or land shall be used and no building shall be erected, converted or structurally altered unless otherwise provided herein, except for one or more of the following uses:

- Day care facilities serving fourteen (14) or fewer persons.
- Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City.
- Public parks.
- Single family detached dwellings.
- State licensed residential care facility serving six (6) or fewer persons.
- Community Gardens operated by the city

Accessory and Conditional Uses

Lino Lakes 2040 Land Use Plan



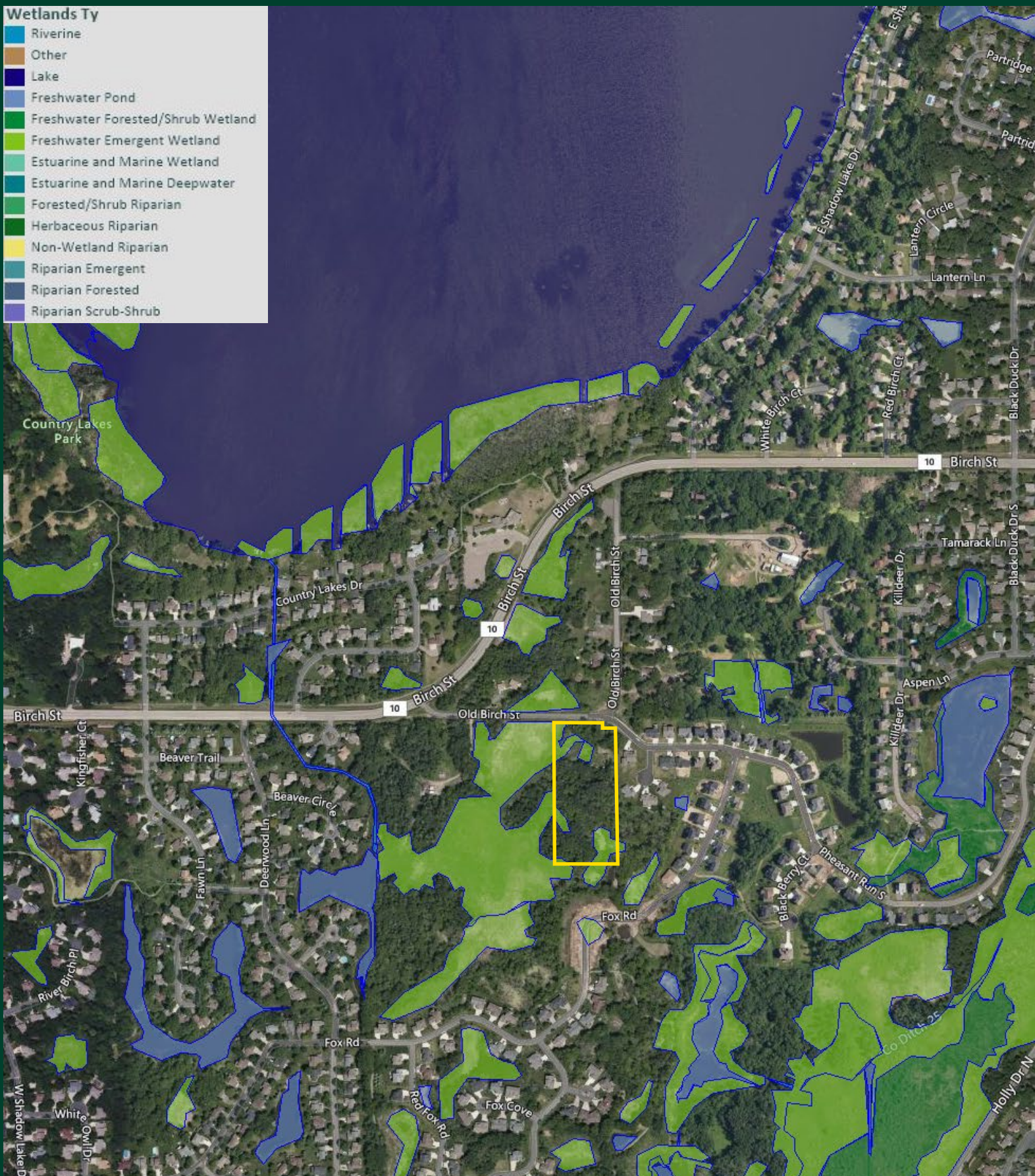
Low Density Residential:

The city's predominant future residential land use is low density residential. The 2040 Land Use Plan identifies 3,689 acres of low density residential, or 27.7% of the total land area (net of wetlands and water bodies). This land use category provides for housing at densities of 1.6 to 3.0 units per net acre that is served by municipal sewer and water service. Efforts were made to locate these areas to avoid conflict with more intense land uses, including commercial and industrial areas, high density housing, and high traffic volume roadways. Low impact development will be required in accordance with the Resource Management Plan in environmentally sensitive areas within the Low Density Residential designation.

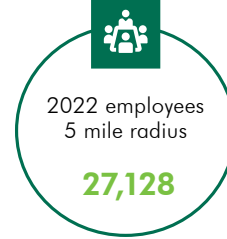
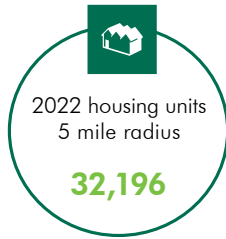
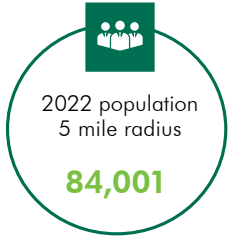
Wetlands Map

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 |



Demographics



| | 1 MILE | 3 MILES | 5 MILES |
|---|--------------|---------------|---------------|
| POPULATION | | | |
| 2022 Population - Current Year Estimate | 3,750 | 27,308 | 84,001 |
| 2027 Population - Five Year Projection | 3,766 | 27,202 | 85,603 |
| 2010 Population - Census | 3,692 | 25,640 | 73,807 |
| 2000 Population - Census | 3,196 | 24,181 | 65,869 |
| 2022-2027 Annual Population Growth Rate | 0.09% | -0.08% | 0.38% |
| HOUSEHOLDS | | | |
| 2022 Households - Current Year Estimate | 1,250 | 10,118 | 30,961 |
| 2027 Households - Five Year Projection | 1,258 | 10,078 | 31,511 |
| 2010 Households - Census | 1,131 | 9,260 | 27,029 |
| 2000 Households - Census | 902 | 7,984 | 22,330 |
| 2022-2027 Annual Household Growth Rate | 0.13% | -0.08% | 0.35% |
| 2022 Average Household Size | 3.00 | 2.67 | 2.66 |
| HOUSEHOLD INCOME | | | |
| 2022 Average Household Income | \$181,704 | \$157,027 | \$146,041 |
| 2027 Average Household Income | \$197,947 | \$174,637 | \$164,322 |
| 2022 Median Household Income | \$139,758 | \$116,274 | \$109,777 |
| 2027 Median Household Income | \$152,431 | \$128,209 | \$120,062 |
| 2022 Per Capita Income | \$61,027 | \$57,627 | \$53,952 |
| 2027 Per Capita Income | \$66,650 | \$64,144 | \$60,610 |
| HOUSING UNITS | | | |
| 2022 Housing Units | 1,275 | 10,338 | 32,196 |
| 2022 Vacant Housing Units | 25 2.0% | 220 2.1% | 1,235 3.8% |
| 2022 Occupied Housing Units | 1,250 98.0% | 10,119 97.9% | 30,960 96.2% |
| 2022 Owner Occupied Housing Units | 1,171 91.8% | 8,991 87.0% | 26,879 83.5% |
| 2022 Renter Occupied Housing Units | 79 6.2% | 1,128 10.9% | 4,081 12.7% |
| EDUCATION | | | |
| 2022 Population 25 and Over | 2,507 | 19,176 | 59,386 |
| HS and Associates Degrees | 1,066 42.5% | 8,790 45.8% | 29,003 48.8% |
| Bachelor's Degree or Higher | 1,428 57.0% | 9,955 51.9% | 28,558 48.1% |
| PLACE OF WORK | | | |
| 2022 Businesses | 24 | 404 | 1,937 |
| 2022 Employees | 113 | 5,144 | 27,128 |

876 Old Birch St
Lino Lakes, MN 55014

For Sale



Contact Us

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