



6400 TRACY

EDINA IN-FILL DEVELOPMENT OPPORTUNITY | 8.29 ACRES

CBRE

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THE OFFERING

6400 Tracy offers a rare “once in a lifetime” development opportunity within the City of Edina. The sites size, location and access to the Nine Mile Creek path make it a great opportunity for residential development.

PROPERTY OVERVIEW

PID	0511621240011
Acreage	+/- 8.29 acres
Building SF	11,500 SF
Year Built	1971
School District	Edina Public School District #273
Zoning	R-1, Single-Dwelling Unit
Future Land Use	Institutional

INVESTMENT HIGHLIGHTS

- » Infill redevelopment or reuse opportunity in City of Edina.
- » Rare opportunity for new subdivision within Edina
- » Nearby amenities include parks, schools, and adjacent Nine Mile Creek trail access
- » Immediate access to Hwy 62 and close proximity to Hwy 100 & Hwy 169
- » Potential uses include town homes, single family, villas, daycare, religious uses, and schools.



ZONING DETAIL



EDINA HIGH SCHOOL &
VALLEY VIEW MIDDLE SCHOOL

Nine Mile
Regional Trail

Tracy Ave

62

62

ZONING SUMMARY

Zoning Description	Property is currently zoned to accommodate single-family, churches, and daycare
Permitted Uses	Single-family dwellings, publicly owned parks, golf courses, and athletic facilities
Conditional Uses	Religious, schools, parking, daycare
Not Permitted	Attached housing, retail, office

SINGLE-FAMILY HOUSING BASED ON 75' WIDE LOT*

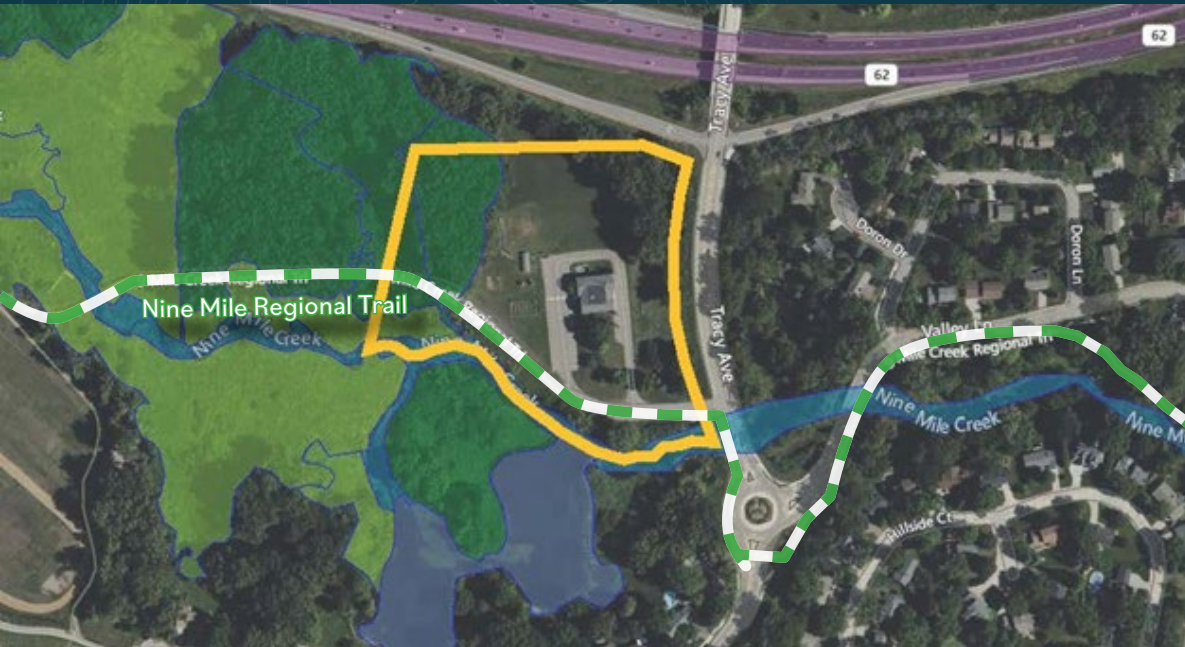
Lot Minimum	9000 SF
Lot Width	75 feet
Lot Depth	120 feet
Maximum Lot Coverage	30%
Front Street Setback	30 feet
Rear Yard Setback	25 feet
Maximum Height	2 1/2 story

*Smaller lots will have different setback requirements



CITY OF EDINA PRO ZONING CODE

WETLANDS MAP



NEARBY AMENITIES

- » Edina High School
- » Valley View Middle School
- » Edina Fire Department, Station 1
- » Nine Mile Creek & Trail
- » Countryside Park
- » Bredesen Park
- » Braemar Golf Course
- » Fairview Hospital
- » Southdale Shopping Center
- » France Avenue retail corridor including Southdale and the Galleria Shopping Malls

NINE MILE CREEK REGIONAL TRAIL - 15 MILE PAVED BIKE PATH

Completed in 2018, the Nine Mile Creek Regional Trail is a 15-mile trail that travels through Hopkins, Minnetonka, Edina and Richfield. The trail features more than two miles of boardwalks, through wetlands and natural areas surrounding Nine Mile Creek. This multi-use trail is open to bikers, pedestrians and skaters year-round.

PREMIER EDINA LOCATION





DEMOGRAPHICS

Edina is one of the best places to live in Minnesota and was given an A+ rating by Niche.com for its excellent public schools, safety, health & fitness and many other categories. Edina offers a large variety of dining and entertainment, parks and recreation, retail and ease of access.

1-MILE FROM SITE

\$253,892 AVG. HH INCOME

\$683,077 AVG. HOME VALUE

3-MILES FROM SITE

\$168,557 AVG. HH INCOME

\$655,439 AVG. HOME VALUE

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Confidentiality Agreement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

Disclaimer

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