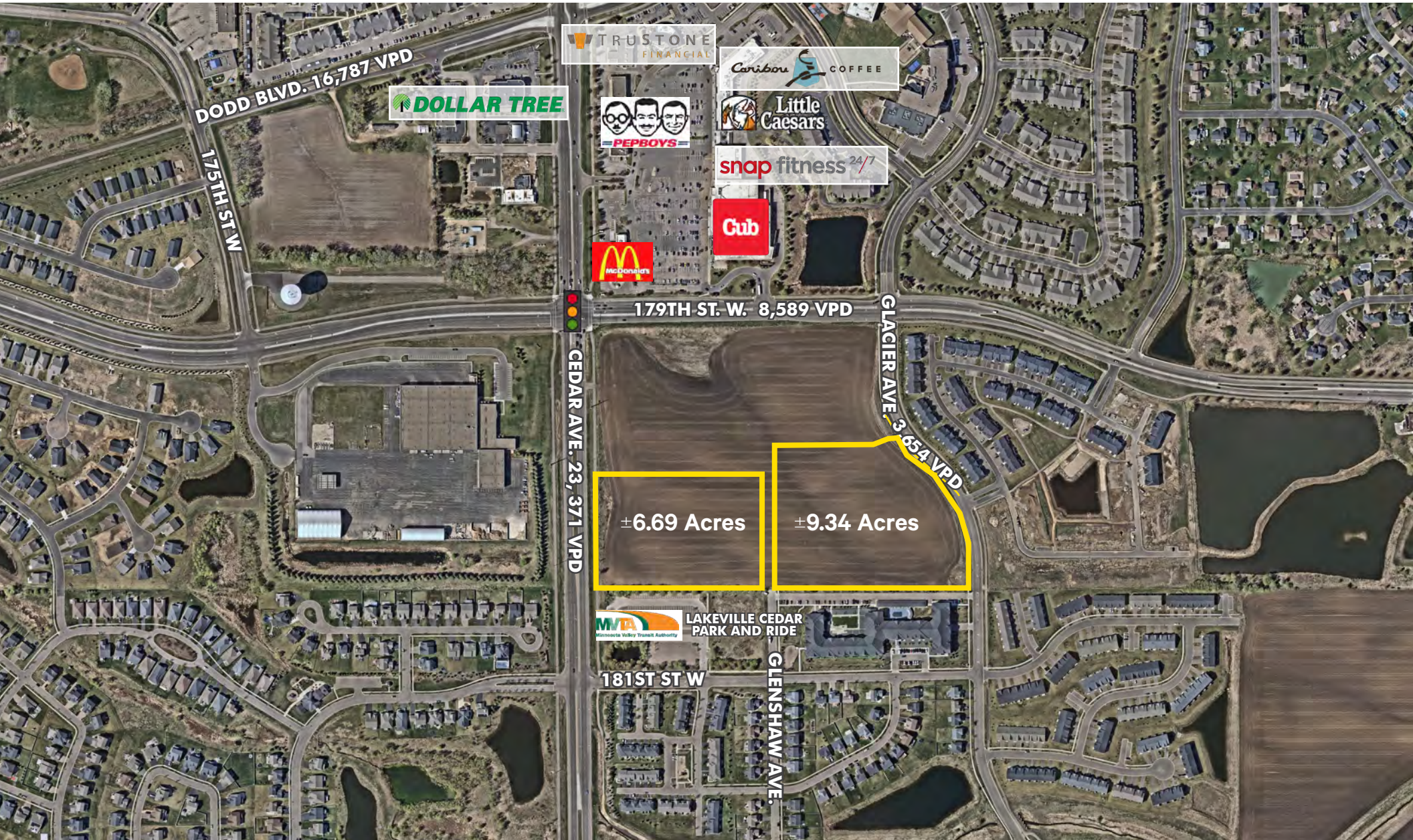


# Mixed -Use, Retail and Residential Land in Lakeville

±16.03 Acres (Divisible)

SEQ of 179th and Cedar Ave.  
Lakeville, MN 55044





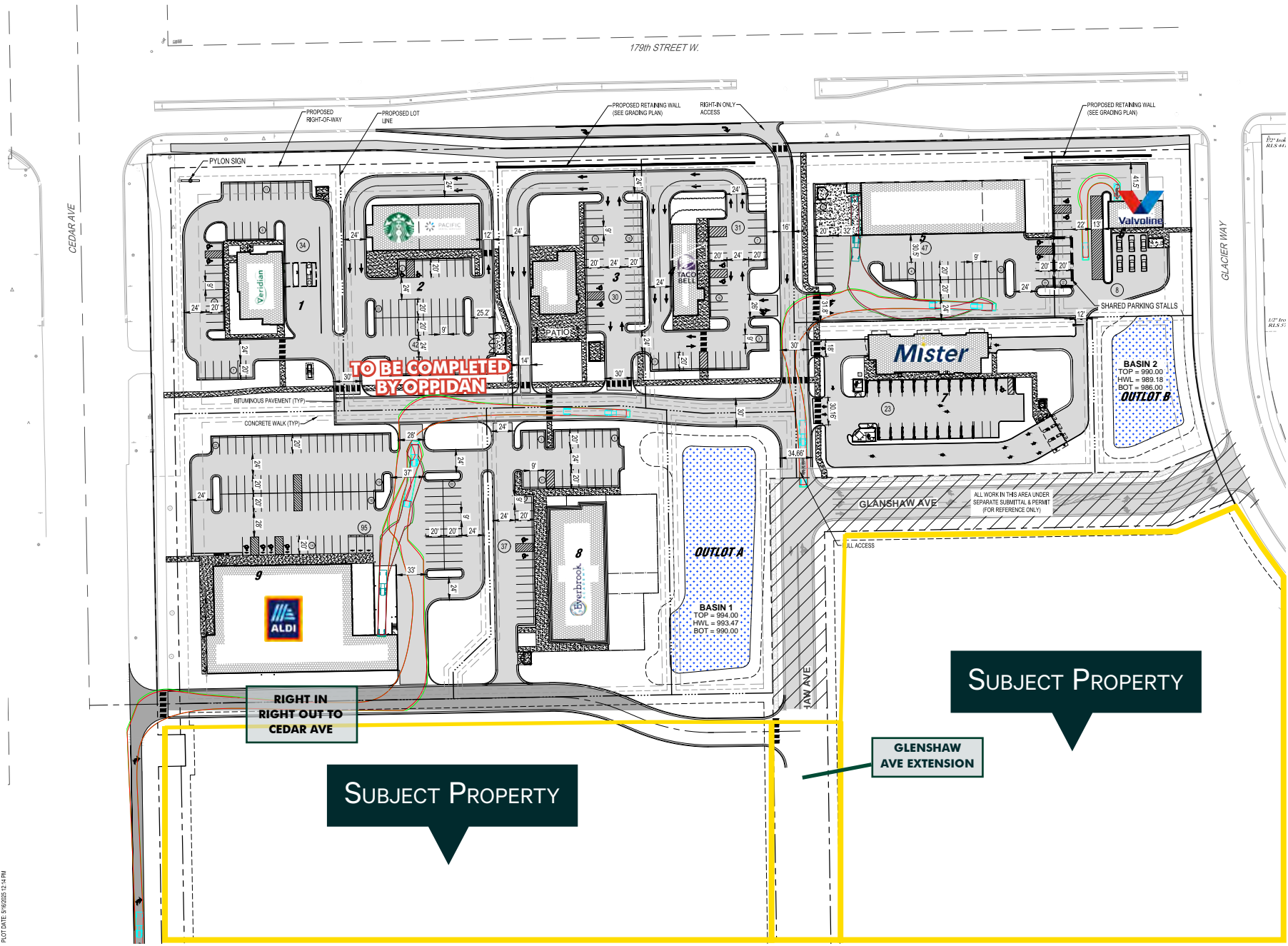
## Property Highlights

- Frontage onto Cedar Ave. and Glacier Way
- Utilities to site and site access via Cedar Ave, Glenshaw and Glacier Ave
- Zoned for M-2 Mixed-Use Cedar Corridor District
- Future Land Use Corridor Mixed Use
- Lakeville Area Schools ISD 194
- Close proximity to schools and parks
- Adjacent to Park N Ride
- Larger parcel will be split up with Glenshaw Ave. extension
- Near new City of Lakeville 100 acre Grand Prairie Park
- 2,500 new housing units within 2 miles
- Glacier Ave and 179th Ave extensions recently completed
- Buyer will be responsible for pro rata share of Glenshaw Ave construction
- Right In/Out to Cedar Ave to be available with Oppidan retail project

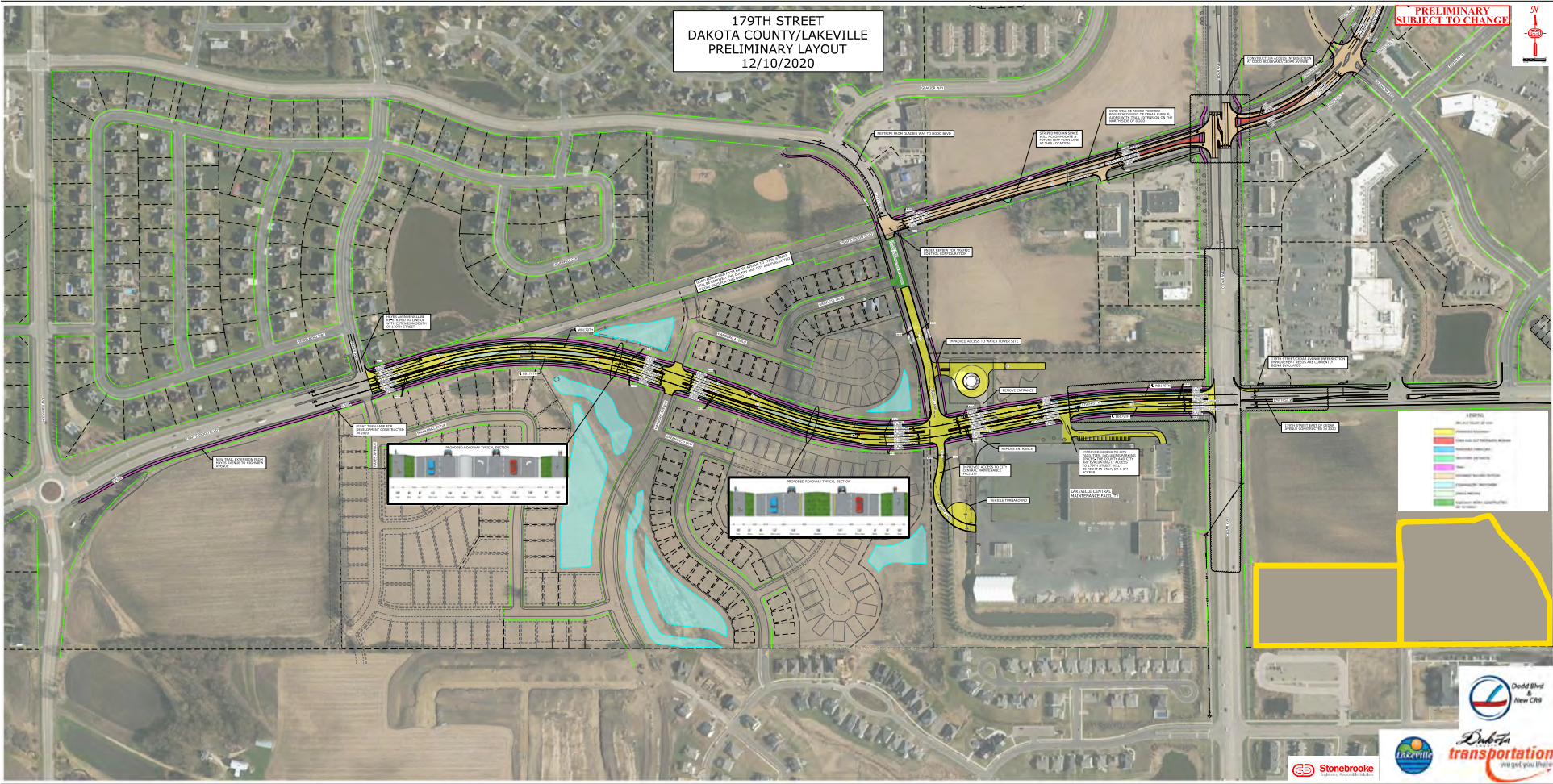
Address	PID	Zoning	Future Land Use	Acres	Taxes
SEQ of 179th and Cedar Ave	22-01000-51-014 (portion of)	M-2 District	Mixed-Use	±19.69	\$1,789,200

Traffic Counts	
Cedar Ave	23,371 VPD
Dodd Blvd	16,787 VPD
Glacier Way	3,654 VPD
179th Ave	8,589 VPD

# Concept Plan



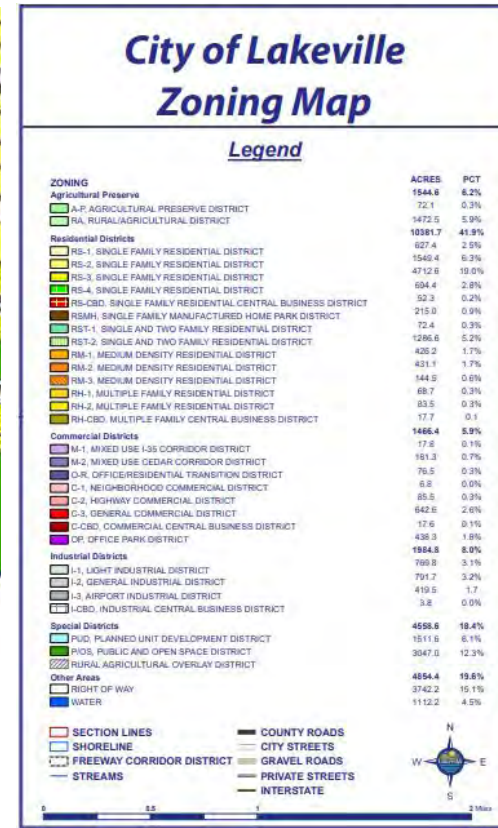
# Dodd Rd & 179th St Corridor Extension - Completed



# Area Map



# Zoning Map



## M-2 MIXED USE CEDAR CORRIDOR DISTRICT

The purpose of the M-2 District is to provide for development of commercial and high density residential uses that enhance and contribute to the City's identity within the Cedar Avenue corridor guided by the Comprehensive Plan for Corridor Mixed Uses that will utilize and support transit services. (Ord. 1031, 6-1-2020)

### Permitted Uses

In addition to other uses specifically identified elsewhere in this title, the following are permitted uses in a M-2 district:

- Bank, savings and loan, savings credit unions and other financial institutions.
- Banquet facilities.
- Commercial recreation, indoor.
- Governmental and public utility buildings and structures; city of Lakeville only.

- Hotels.
- Instructional classes.
- Offices, general and medical.
- Private clubs or lodges serving food and beverages with on-sale liquor.
- Public garages and parking lots.
- Restaurants, general with on-sale liquor.
- Retail businesses.
- Service businesses, on and off site.
- Fitness centers and health clubs.
- Brew on premises.
- Brewpub. (Ord. 1031, 6-1-2020)

For additional information zoning for the City of Lakeville, select this [link](#).

# Future Zoning



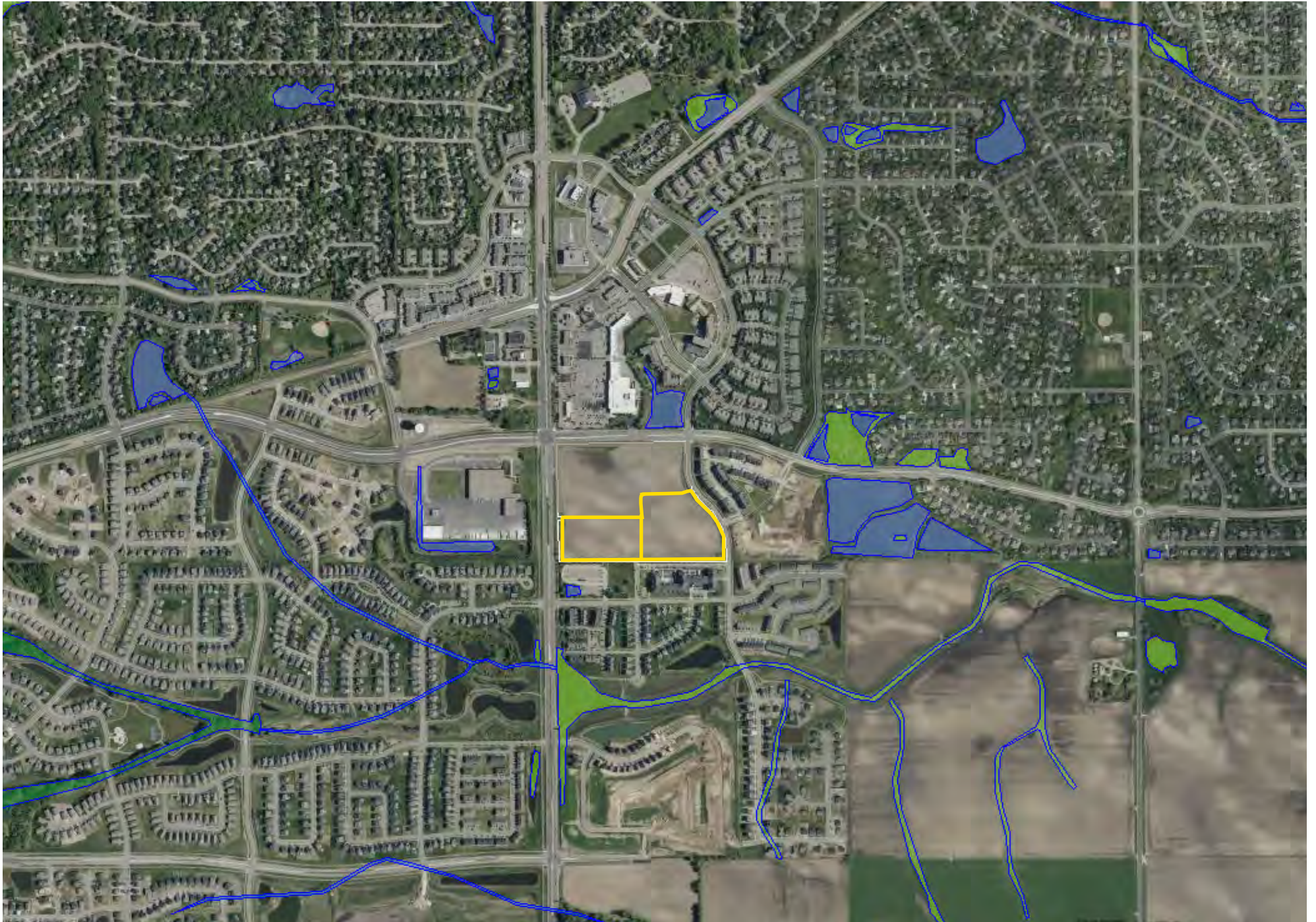
- Rural Density Residential (1.0 unit per 10 acres)
- Low Density Residential (0.1 to 3.0 units per acre)
- Low/Medium Density Residential (4.0 to 5.0 units per acre)
- Medium Density Residential (4.0 to 7.0 units per acre)
- Medium/High Density Residential (5.0 to 9.0 units per acre)
- High Density Residential (9.0 to 26.0 units per acre)
- Manufactured Housing (4.0 to 7.0 units per acre)
- Office/Residential Transition (9.0 to 26.0 units per acre)
- Corridor Mixed Use (26.0 to 45.0 units per acre)
- Commercial
- Office Park
- Warehouse/Light Industrial
- Airport
- Industrial
- Public and Quasi-Public
- Parks
- Restricted Development
- Water
- Cedar Corridor
- Agriculture Preserves
- Agriculture Preserves (Expiring in 2020)
- Transit Development Target Area

## CORRIDOR MIXED USE

The 2040 Land Use Plan establishes a new Corridor Mixed Use (CMU) designation to allow for development of high-density residential dwellings with a base density allowance of 26 to 40 dwelling units per acre, with the opportunity for up to 45 dwelling units per acre for senior housing, and commercial retail, service, and office uses in standalone or mixed-use buildings. The form of development within areas guided for CMU uses should be compact, oriented towards the streetscape and providing for non-vehicular access and circulation. It is estimated that residential uses will comprise up to 40 percent of the areas guided for CMU land use.

For additional information on the City of Lakeville 2040 Comprehensive plan, select this [link](#).

# Wetlands Map



# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	10,996	82,227	172,639
2029 Population - Five Year Projection	11,668	86,694	178,278
2020 Population - Census	8,369	75,390	162,617
2010 Population - Census	6,970	60,756	140,062
2020-2024 Annual Population Growth Rate	5.34%	1.67%	1.15%
2024-2029 Annual Population Growth Rate	1.19%	1.06%	0.64%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	3,969	28,532	62,433
2029 Households - Five Year Projection	4,272	30,417	65,075
2020 Households - Census	2,819	25,671	58,100
2010 Households - Census	2,283	20,653	50,001
2020-2024 Compound Annual Household Growth Rate	6.73%	2.03%	1.38%
2024-2029 Annual Household Growth Rate	1.48%	1.29%	0.83%
2024 Average Household Size	2.77	2.87	2.75
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$140,885	\$149,584	\$143,653
2029 Average Household Income	\$151,936	\$163,686	\$156,594
2024 Median Household Income	\$118,990	\$122,579	\$114,561
2029 Median Household Income	\$130,603	\$139,194	\$127,654
2024 Per Capita Income	\$51,250	\$51,902	\$52,037
2029 Per Capita Income	\$56,066	\$57,462	\$57,251
<b>HOUSING UNITS</b>			
<b>2024 Housing Units</b>	<b>4,169</b>	<b>29,464</b>	<b>64,400</b>
2024 Vacant Housing Units	200 4.8%	932 3.2%	1,967 3.1%
2024 Occupied Housing Units	3,969 95.2%	28,532 96.8%	62,433 96.9%
2024 Owner Occupied Housing Units	3,246 77.9%	23,199 78.7%	49,389 76.7%
2024 Renter Occupied Housing Units	723 17.3%	5,333 18.1%	13,044 20.3%
<b>EDUCATION</b>			
<b>2024 Population 25 and Over</b>	<b>7,261</b>	<b>53,679</b>	<b>115,460</b>
HS and Associates Degrees	3,184 43.9%	25,511 47.5%	55,647 48.2%
Bachelor's Degree or Higher	3,835 52.8%	26,604 49.6%	56,309 48.8%
<b>PLACE OF WORK</b>			
2024 Businesses	121	1,228	3,654
2024 Employees	1,147	16,977	50,476



2024 population  
3 mile radius

**82,227**



2024 housing units  
3 mile radius

**28,532**



2024 average  
household income  
3 mile radius

**\$149,584**



2024 employees  
3 mile radius

**16,977**

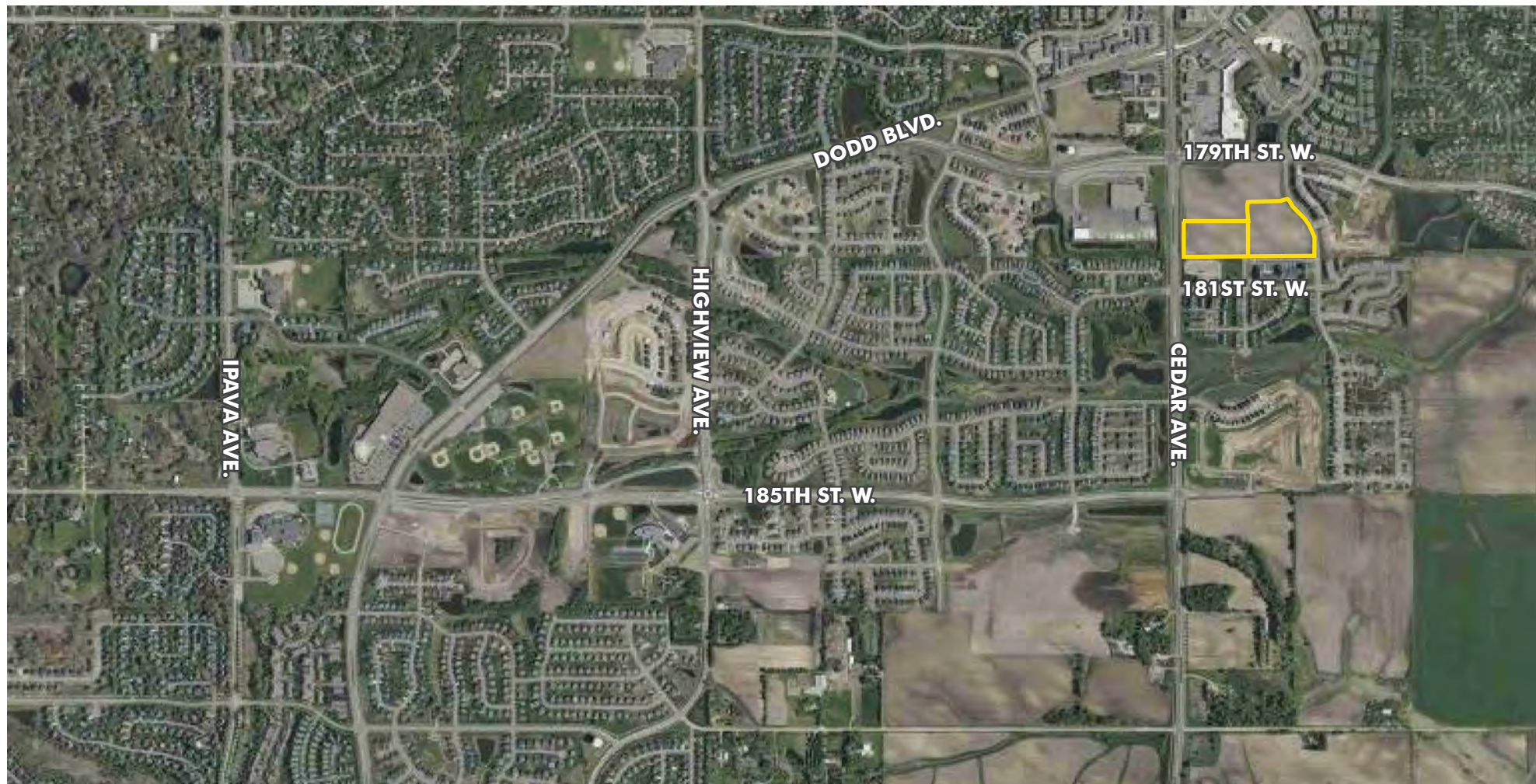


2024 businesses  
3 mile radius

**1,228**

Cedar Ave. and 179th St. W.  
Lakeville, MN 55044

For Sale



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