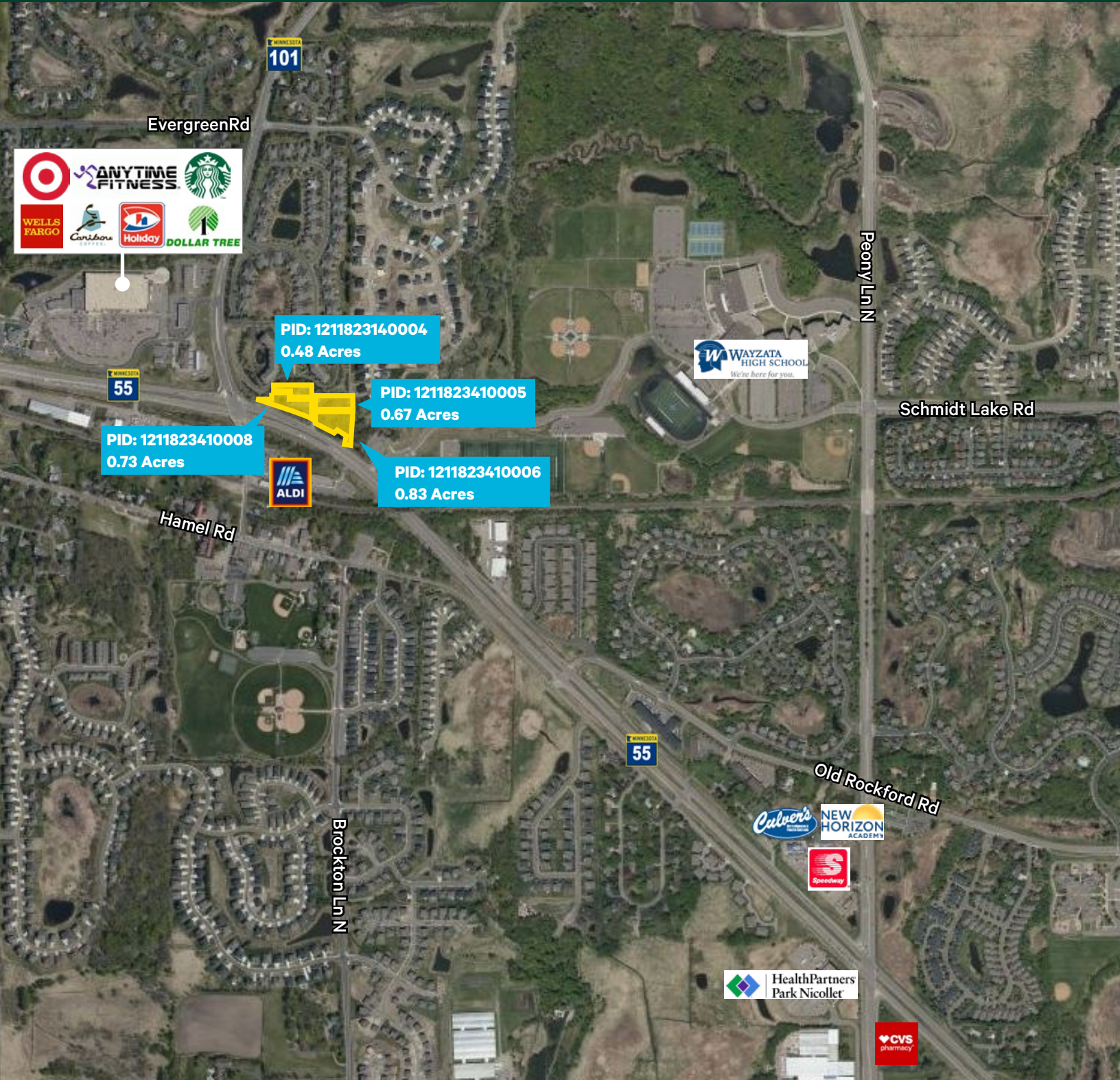


High-Density Residential Land

±2.71 Acres

42 Highway 55 | Medina, MN 55340
62 Highway 55 | Medina, MN 55340
72 Highway 55 | Medina, MN 55340



PID: 1211823140004
0.48 Acres

PID: 1211823410005
0.67 Acres

PID: 1211823410008
0.73 Acres

PID: 1211823410006
0.83 Acres

42 Highway 55 | Medina, MN 55340

62 Highway 55 | Medina, MN 55340

72 Highway 55 | Medina, MN 55340

For Sale



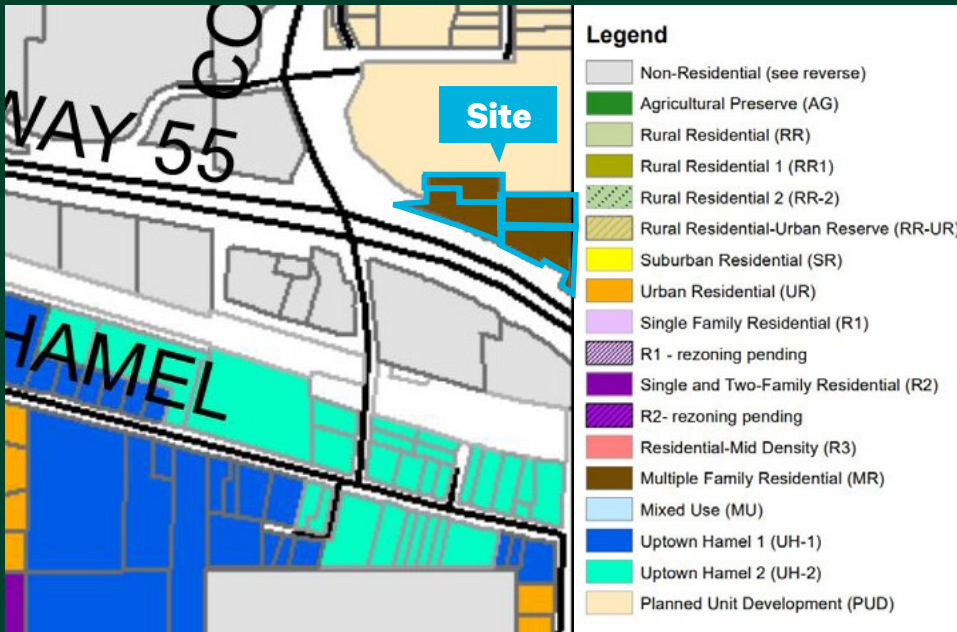
Property Highlights

- Access will be through access road on north side of property via Hwy 101
- Frontage onto Highway 55 and Hwy 101
- Ideal location for senior housing, market rate apartments, co-op housing
- Zoned for Residential - Multiple Family (R4)
- Guided for High Density Residential (HDR)
- Wayzata ISD #284

Traffic Counts	
Hwy 55	34,809VPD
MN 101	10,300 VPD

#	PID	Address	Acres	2022 Taxes
1	12-118-23-14-0004	62 Highway 55	0.48	\$2,721.38
2	12-118-23-41-0008	72 Highway 55	0.73	\$2,785.98
3	12-118-23-41-0005	42 Highway 55	0.67	\$5,686.40
4	12-118-23-41-0006		0.83	\$154.90

Zoning



Residential Multiple Family - MR - R4

Purpose

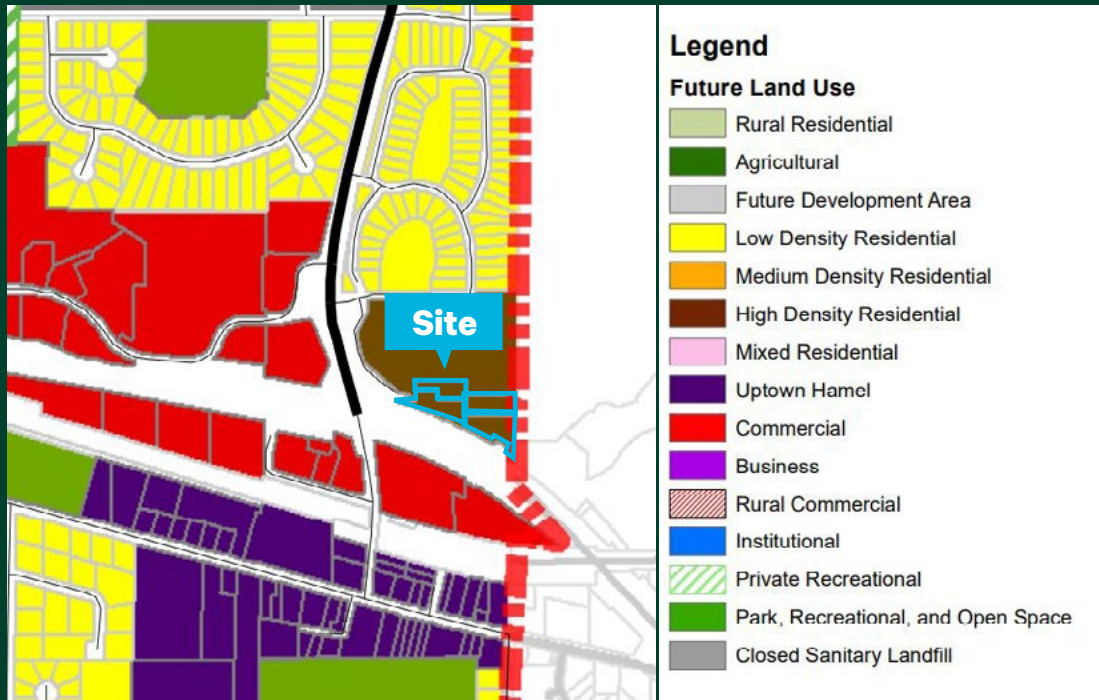
The purpose of the Residential Multiple Family (R4) district is to provide a zoning district for a mix of townhome and multi-family residential development, designed in a way to protect the natural environment, to be well buffered from adjacent lower density land uses and to implement the objectives of the High Density Residential land use in the city's Comprehensive Plan.

Permitted uses

The following shall be permitted uses within the R4 district, subject to applicable provisions of the city code:

1. Townhouse Dwellings, provided no structure contains more than twelve dwelling units
2. Multiple Family Structures, provided that a development with one or more structures containing more than 20 dwelling units shall install a buffer yard with an opacity at least 0.1 greater than the district requirements described by Section 828.31.
3. Parks and Open Space
4. Essential services

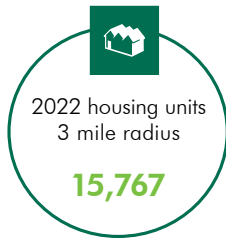
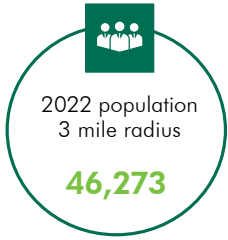
Future Land Use



High Density Residential (HDR)

High Density Residential (HDR) identifies residential land uses developed between 12.0 and 15.0 units per acre that are served, or are intended to be served, by urban services. The primary uses will include town homes, apartment buildings and condominiums which should incorporate some open space or an active park.

Demographics



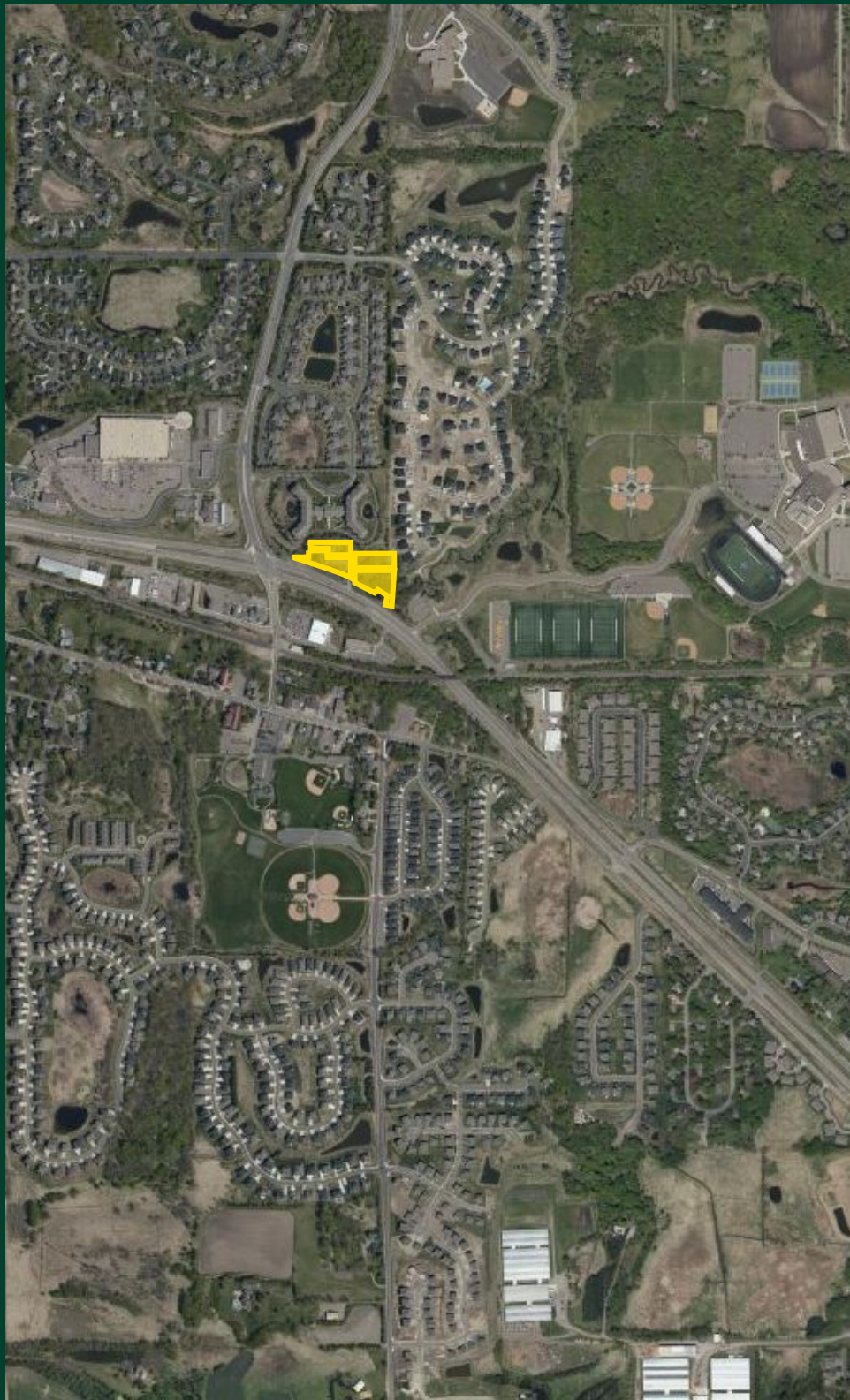
	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Population - Current Year Estimate	6,427	46,273	111,246
2027 Population - Five Year Projection	6,519	47,439	112,575
2010 Population - Census	2,879	30,479	90,612
2000 Population - Census	1,800	20,925	77,276
2022-2027 Annual Population Growth Rate	0.28%	0.50%	0.24%
HOUSEHOLDS			
2022 Households - Current Year Estimate	2,099	15,250	40,858
2027 Households - Five Year Projection	2,119	15,555	41,152
2010 Households - Census	1,044	10,905	34,366
2000 Households - Census	566	6,881	27,568
2022-2027 Annual Household Growth Rate	0.19%	0.40%	0.14%
2022 Average Household Size	3.06	3.02	2.71
HOUSEHOLD INCOME			
2022 Average Household Income	\$219,817	\$200,761	\$182,100
2027 Average Household Income	\$276,212	\$241,395	\$211,933
2022 Median Household Income	\$176,060	\$158,852	\$137,673
2027 Median Household Income	\$200,001	\$188,072	\$160,861
2022 Per Capita Income	\$72,653	\$66,383	\$66,854
2027 Per Capita Income	\$90,653	\$79,411	\$77,441
HOUSING UNITS			
2022 Housing Units	2,221	15,767	42,317
2022 Vacant Housing Units	122 5.5%	517 3.3%	1,459 3.4%
2022 Occupied Housing Units	2,099 94.5%	15,250 96.7%	40,858 96.6%
2022 Owner Occupied Housing Units	1,898 85.5%	13,266 84.1%	34,001 80.3%
2022 Renter Occupied Housing Units	201 9.0%	1,984 12.6%	6,857 16.2%
EDUCATION			
2022 Population 25 and Over	4,488	31,350	77,079
HS and Associates Degrees	1,281 28.5%	8,699 27.7%	25,752 33.4%
Bachelor's Degree or Higher	3,144 70.1%	22,286 71.1%	50,293 65.2%
PLACE OF WORK			
2022 Businesses	171	894	3,411
2022 Employees	2,591	13,254	57,724

42 Highway 55 | Medina, MN 55340

62 Highway 55 | Medina, MN 55340

72 Highway 55 | Medina, MN 55340

For Sale



Contact Us

Brian Pankratz

Senior Vice President

952 924 4665

brian.pankratz@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE