

2.50 ACRES / 108,900 SF
FOR SALE

CONFIDENTIAL LISTING



MULTI-FAMILY DEVELOPMENT SITE

BROOKLYN CENTER, MINNESOTA

NED RUKAVINA
Executive Director
+1 952 820 8738
Ned.Rukavina@cushwake.com

KIM MEYER
Senior Director
+1 952 893 8887
Kim.Meyer@cushwake.com



5825 XERXES AVE N, BROOKLYN CENTER, MN

PROPERTY INFORMATION

PID #: 03.118.21.14.0026

Gross Acres/SF: 2.50 Acres / 108,900 SF

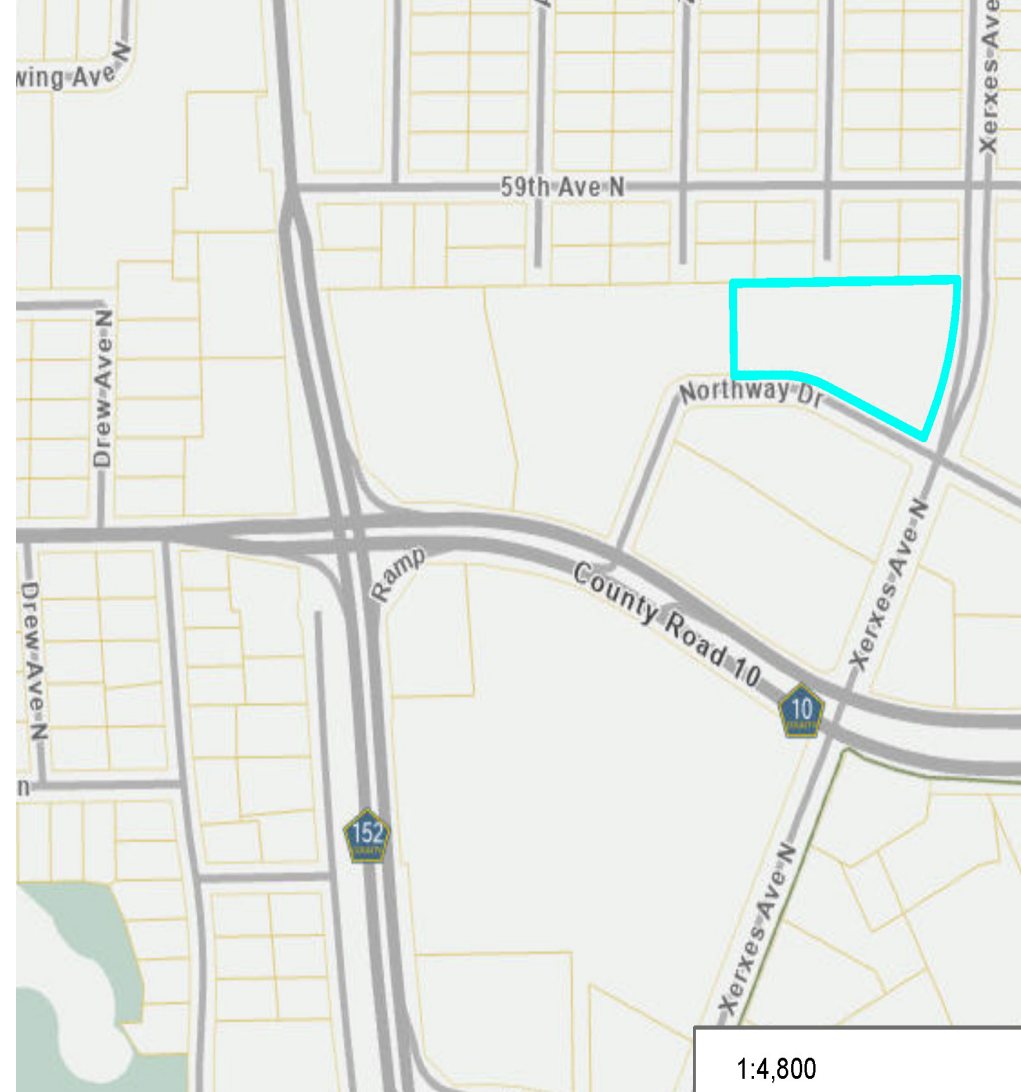
Total Tax: \$43,136.14

Zoning: Transit Oriented Development (TOD)

2040 Land Use: Multi-Family

Property Highlights

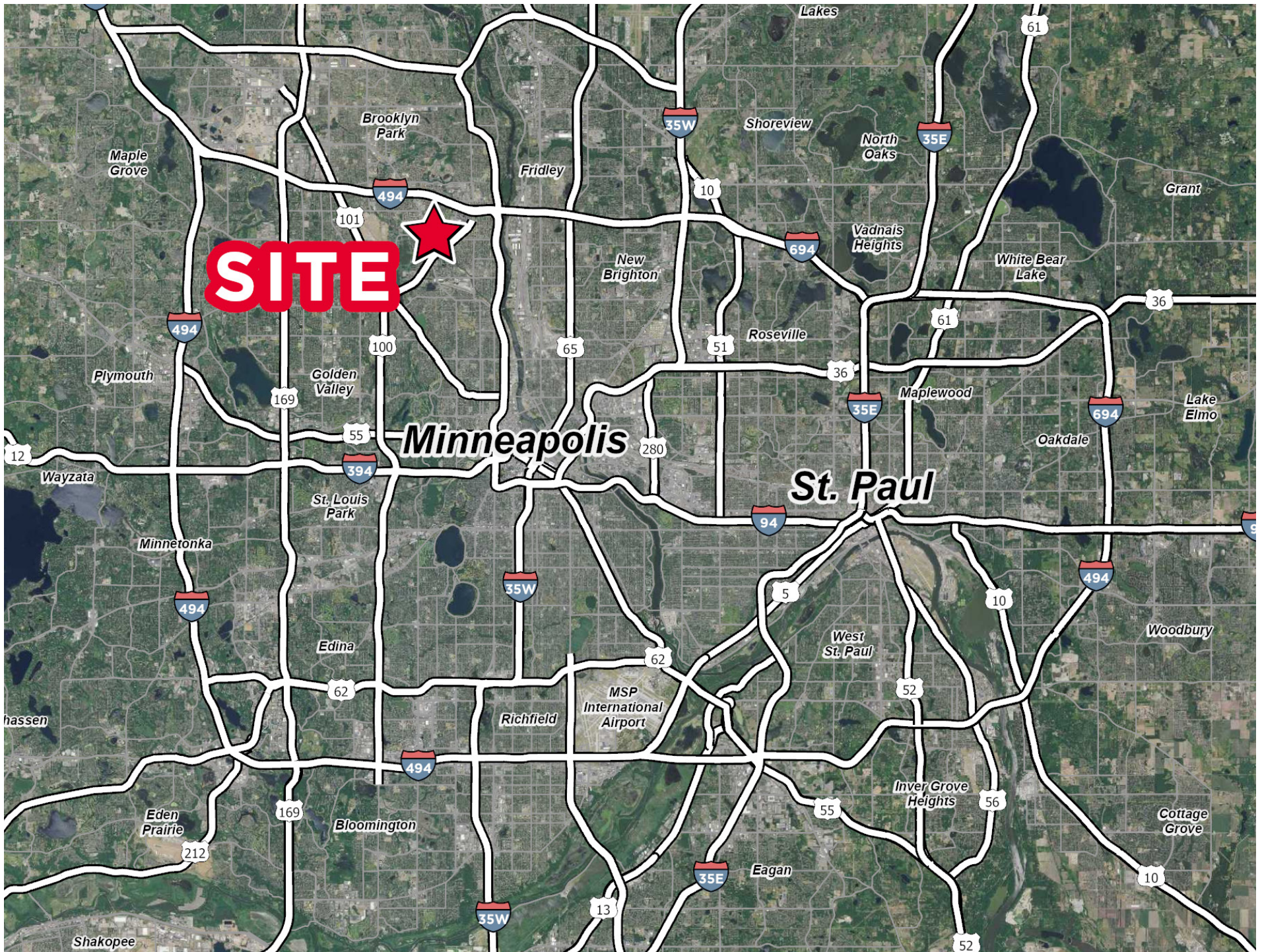
- Site is located across from Shingle Creek Crossing, which is a 65 acre shopping district anchored by Empire Foods, Burlington, LA Fitness, TJ Maxx and Five Below
- The Brooklyn Center Transit Center serves both the C Line and D Line and is located at 2900 County Road 10
- Proposed new development which includes 750 units of housing, commercial and art center on Bass Lake Road & Shingle Creek Parkway



Demographics (2024)

	1 Mile	3 Miles	5 Miles
Population	12,410	117,752	307,164
Households	4,216	42,879	114,781
Average HH Income	\$74,625	\$80,654	\$87,998
Daytime Population	6,236	32,908	128,621

5825 XERXES AVE N, BROOKLYN CENTER, MN



PROPERTY AERIAL



PROPERTY AERIAL



ZONING MAP

Legend



City Boundaries



Shoreland Areas

Mississippi River Corridor Critical Area (MRCCA) Districts

District Description (District Code)



River Neighborhood District (CA-RN)



Separated from River District (CA-SR)

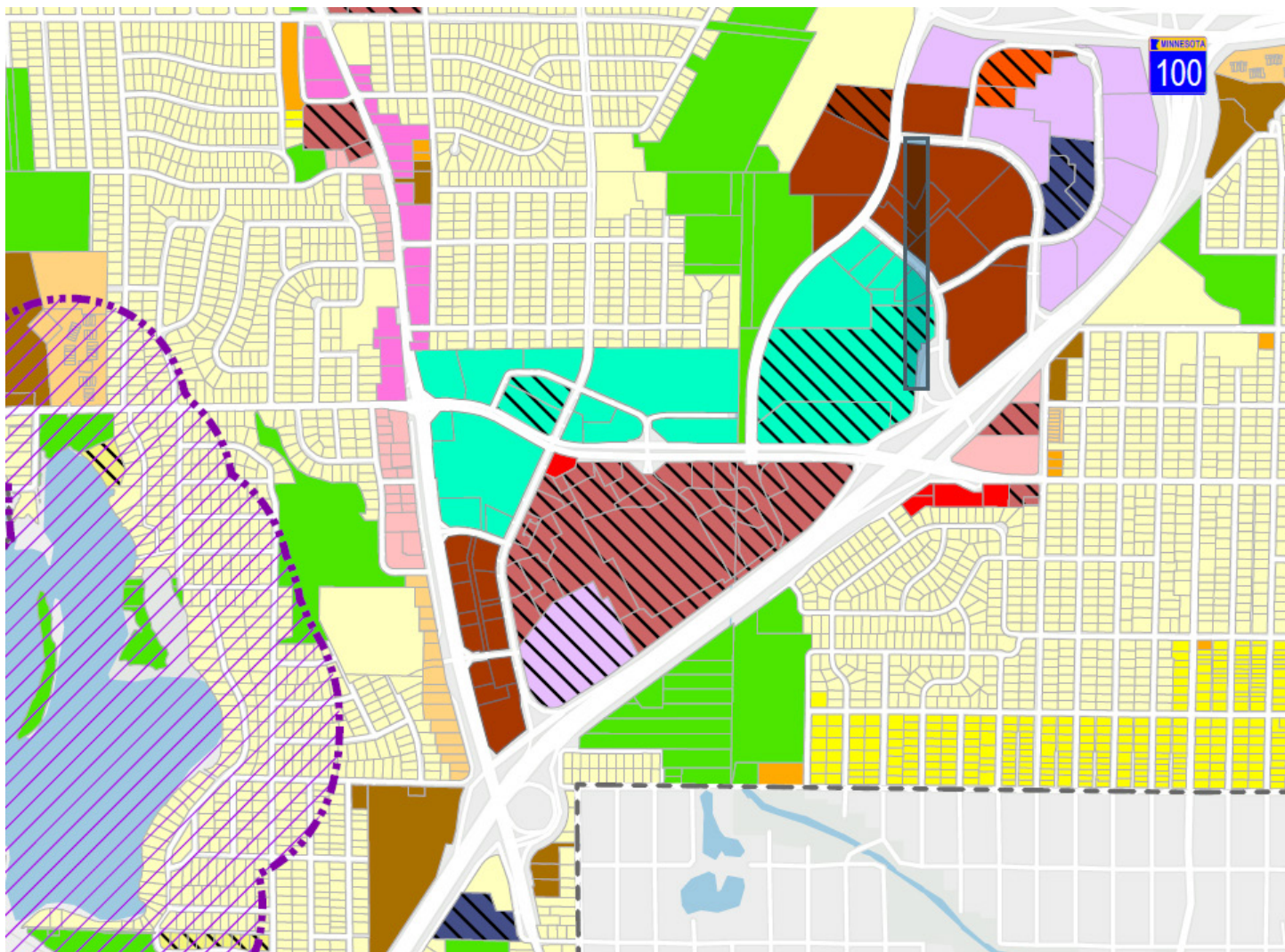


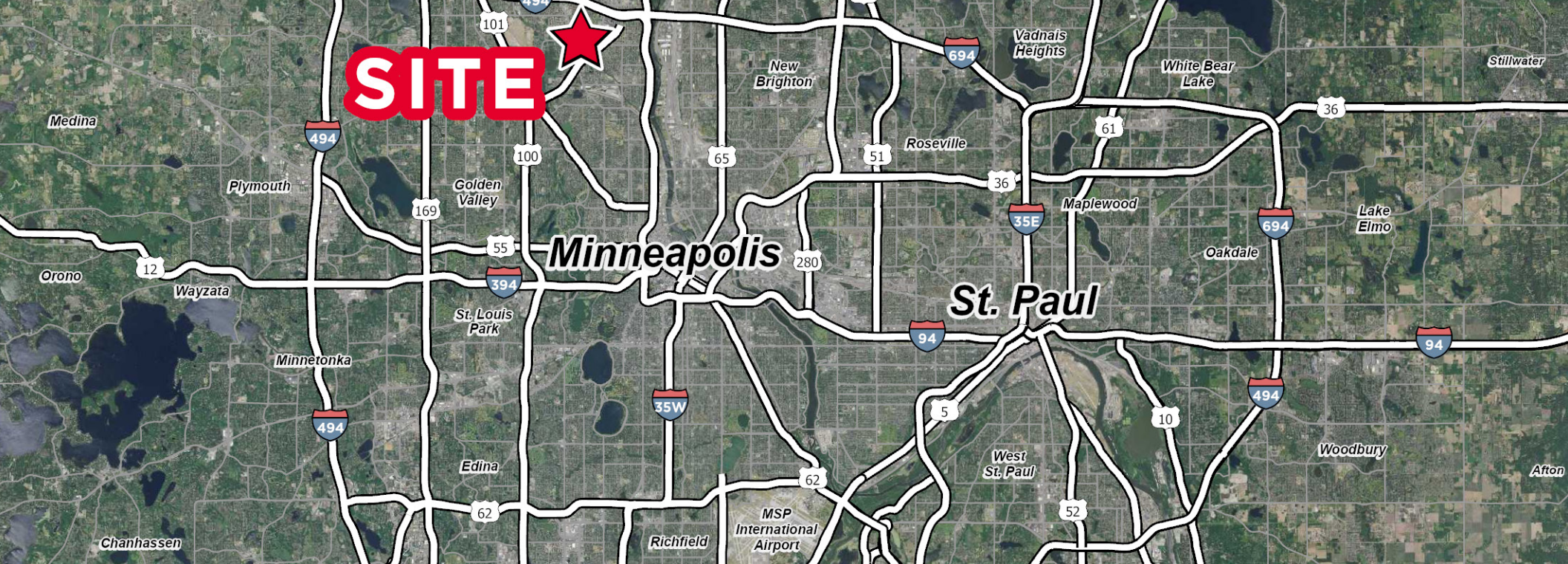
Water

Zoning Districts

-  R1 : Low Density Residential
-  R2 : Medium Low Density Residential
-  R3 : Medium Density Residential
-  R4 : Medium High Density Residential
-  R5 : High Density Residential
-  MX-N1 : Neighborhood Mixed-Use
-  MX-N2 : Neighborhood Mixed-Use
-  MX-B : Business Mixed Use
-  I : General Industrial
-  MX-C : Commercial Mixed-Use
-  C : Commerce - Service/Office
-  TOD : Transit Oriented Development

-  O : Public Open Space
-  PUD/C1 : Planned Unit Development/Commercial 1
-  PUD/C2 : Planned Unit Development/Commercial 2
-  PUD/C1A : Planned Unit Development/Office-Service
-  PUD/I1 : Planned Unit Development/Industrial 1
-  PUD/R1 : Planned Unit Development/Residential 1
-  PUD/R3 : Planned Unit Development/Residential 3
-  PUD/MX-C : Planned Unit Development/Commercial Mixed-Use
-  PUD/MX-B : Planned Unit Development/Business Mixed Use
-  PUDMIXED : Planned Unit Development/Mixed
-  PUD/TOD : Planned Unit Development/Transit Oriented Development





CONTACT INFORMATION

NED RUKAVINA

Executive Director

+1 952 820 8738

Ned.Rukavina@cushwake.com

KIM MEYER

Senior Director

+1 952 893 8887

Kim.Meyer@cushwake.com

3500 American Blvd W Suite 200
Minneapolis, MN 55431
cushmanwakefield.com

