

Land | For Sale \$475,000

**CBRE**

# Mixed-Use Land

5581 Shoreline Dr.  
Mound, MN 55364  
±0.25 acres



±0.25 acres

±0.25 acres | For Sale

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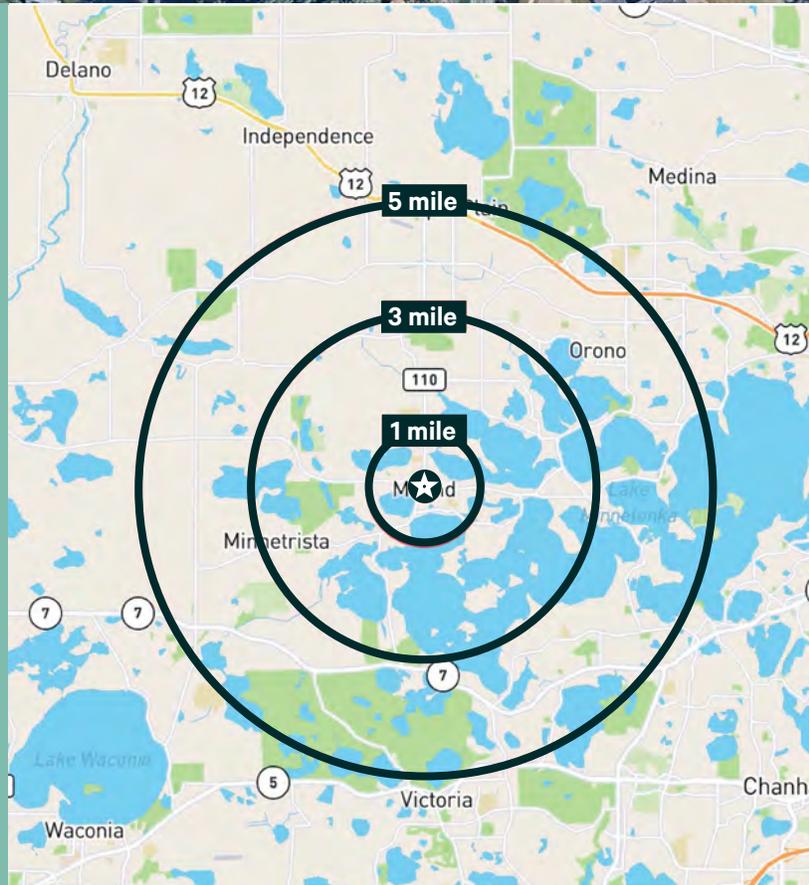


## PROPERTY HIGHLIGHTS

- Zoned Mixed-Use Downtown District (MU-D) and Guided for Mixed-Use which allows for housing of 8-15 units per acre
- Near Dakota Rail Trail, parks, Lake Minnetonka access, and schools
- Site has been cleared of trees and previous structure
- Potential to acquire adjacent City owned land
- Perfect location for small apartment or townhome development
- High income area with median income over \$180,000 in 3 mile area

### Property Information

PID 1311724330015	Acres	±0.25
	Zoning	Mixed Use Downtown District
	Future Zoning	Mixed Use
	Taxes	\$6,663.84



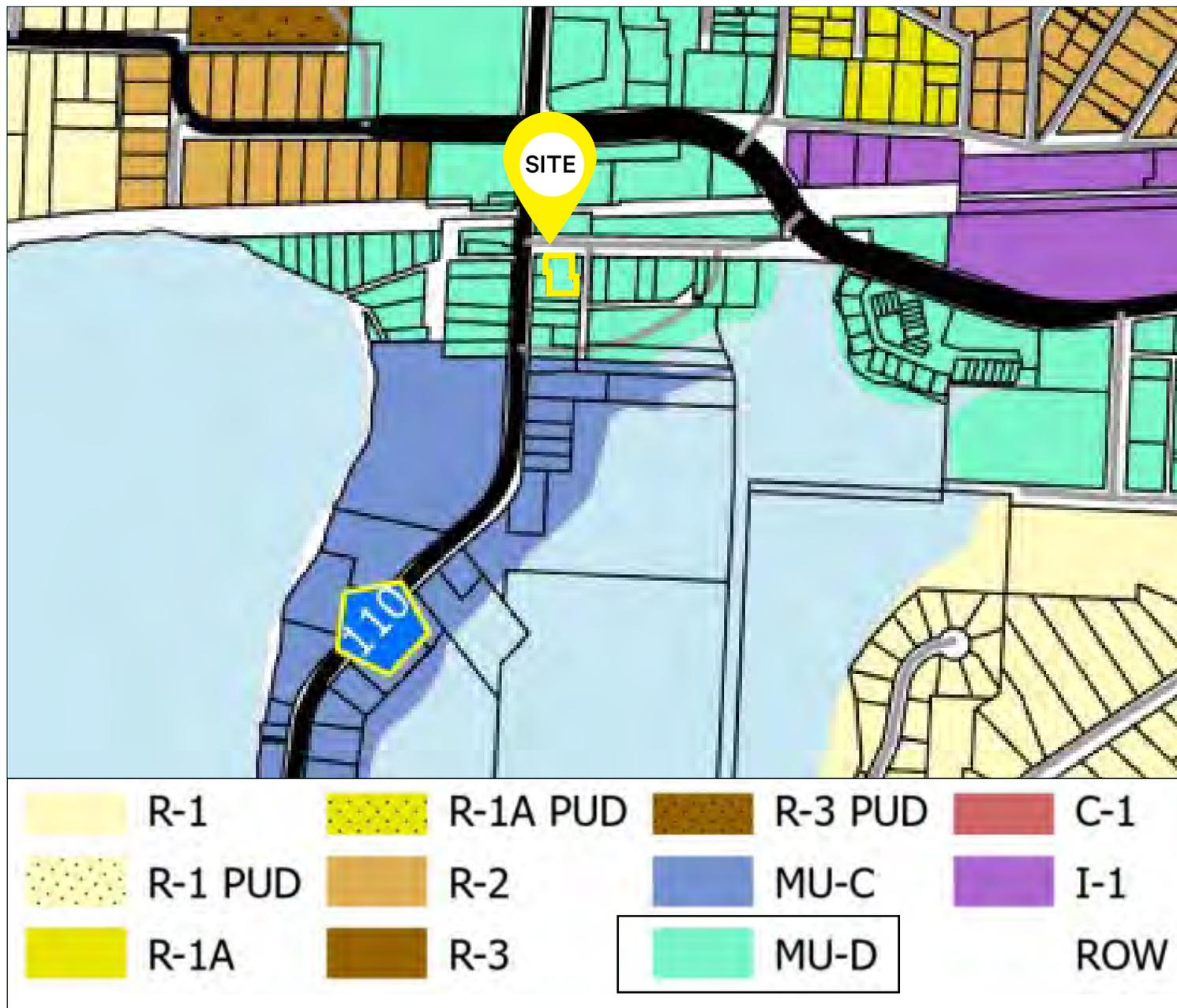
# Area Map



## Mixed-Use Downtown District (MU-D)

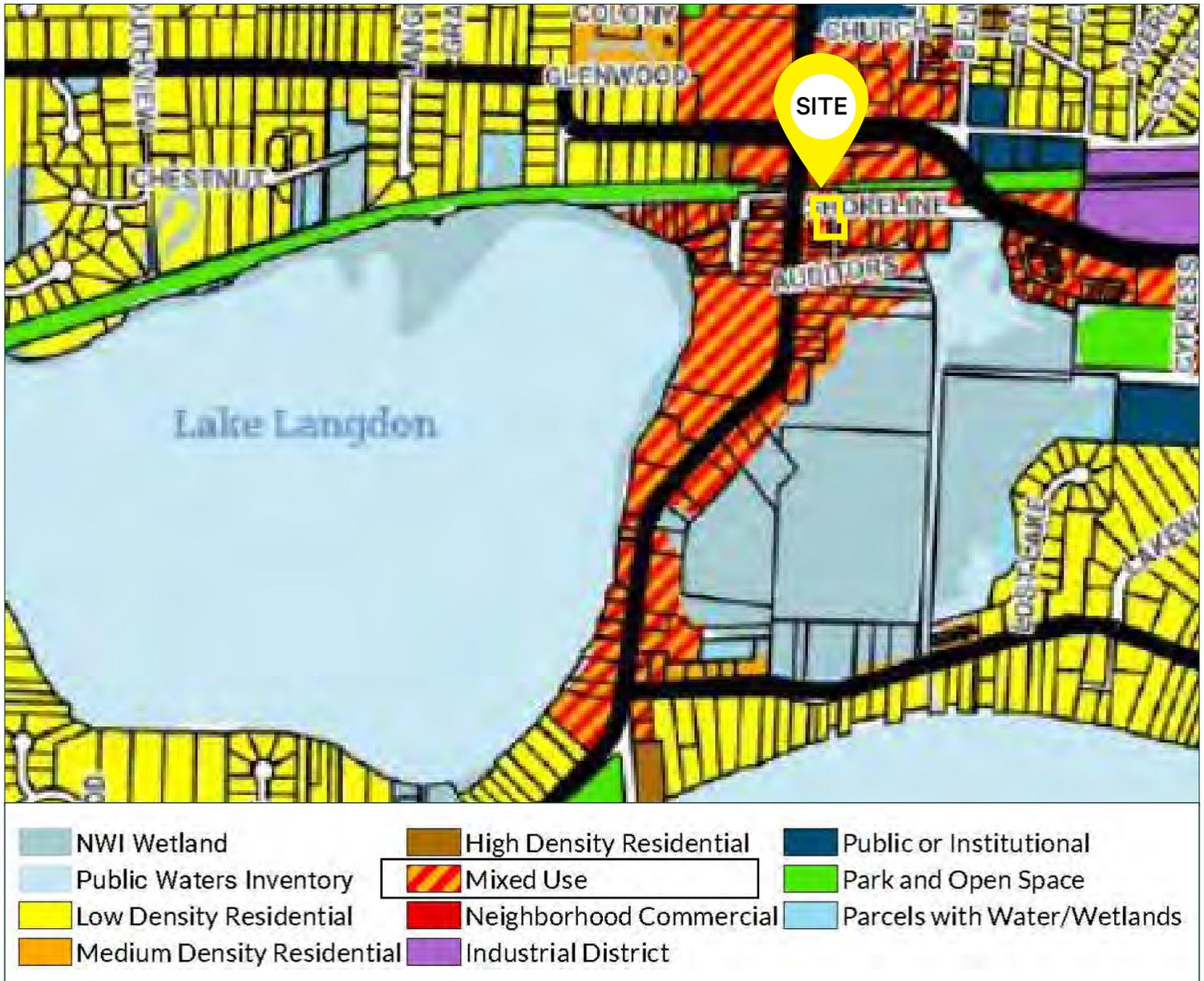
Sec. 129-137. Mixed use districts.

(a) Purpose (1) The Mixed Use Downtown District (MU-D) is established to create a vibrant environment with a mixture of retail, services, office, residential, civic, institutional and recreation land uses that complement one another. The district is intended to have high-quality site and building design that creates a walkable and bicycle friendly environment. For additional information on zoning, review the City of Mound Land Use, Planning and Zoning website.



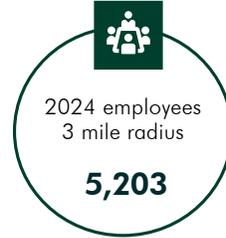
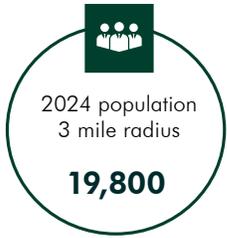
## Mixed Use

Meant to support a variety of uses including commercial, public, and residential uses including townhomes, row houses and existing multifamily apartments. New townhouse/row house development is anticipated to be between 8 and 15 units per acre. For additional information, review the Comprehensive plan on the City of Mound website





# Demographics



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	5,607	19,800	38,504
2029 Population - Five Year Projection	5,478	19,748	38,728
2020 Population - Census	5,794	19,865	37,936
2010 Population - Census	5,407	18,090	34,831
2020-2024 Annual Population Growth Rate	-0.62%	-0.06%	0.28%
2024-2029 Annual Population Growth Rate	-0.46%	-0.05%	0.12%

## HOUSEHOLDS

2024 Households - Current Year Estimate	2,437	8,442	15,367
2029 Households - Five Year Projection	2,401	8,459	15,566
2020 Households - Census	2,505	8,464	14,985
2010 Households - Census	2,331	7,660	13,628
2020-2024 Compound Annual Household Growth Rate	-0.52%	-0.05%	0.48%
2024-2029 Annual Household Growth Rate	-0.30%	0.04%	0.26%
2024 Average Household Size	2.30	2.34	2.49

## HOUSEHOLD INCOME

2024 Average Household Income	\$147,716	\$180,124	\$201,943
2029 Average Household Income	\$171,746	\$203,888	\$225,306
2024 Median Household Income	\$99,408	\$121,277	\$135,976
2029 Median Household Income	\$117,617	\$143,493	\$162,901
2024 Per Capita Income	\$64,251	\$76,598	\$81,360
2029 Per Capita Income	\$75,316	\$87,184	\$91,416

## HOUSING UNITS

<b>2024 Housing Units</b>	<b>2,580</b>	<b>9,215</b>	<b>16,611</b>
2024 Vacant Housing Units	143 5.5%	773 8.4%	1,244 7.5%
2024 Occupied Housing Units	2,437 94.5%	8,442 91.6%	15,367 92.5%
2024 Owner Occupied Housing Units	1,797 69.7%	6,496 70.5%	12,578 75.7%
2024 Renter Occupied Housing Units	640 24.8%	1,946 21.1%	2,789 16.8%

## EDUCATION

<b>2024 Population 25 and Over</b>	<b>4,017</b>	<b>14,465</b>	<b>27,322</b>
HS and Associates Degrees	2,186 54.4%	6,423 44.4%	10,835 39.7%
Bachelor's Degree or Higher	1,777 44.2%	7,816 54.0%	16,116 59.0%

## PLACE OF WORK

2024 Businesses	219	568	1,058
2024 Employees	1,708	5,203	10,020

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## Contact Us

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