

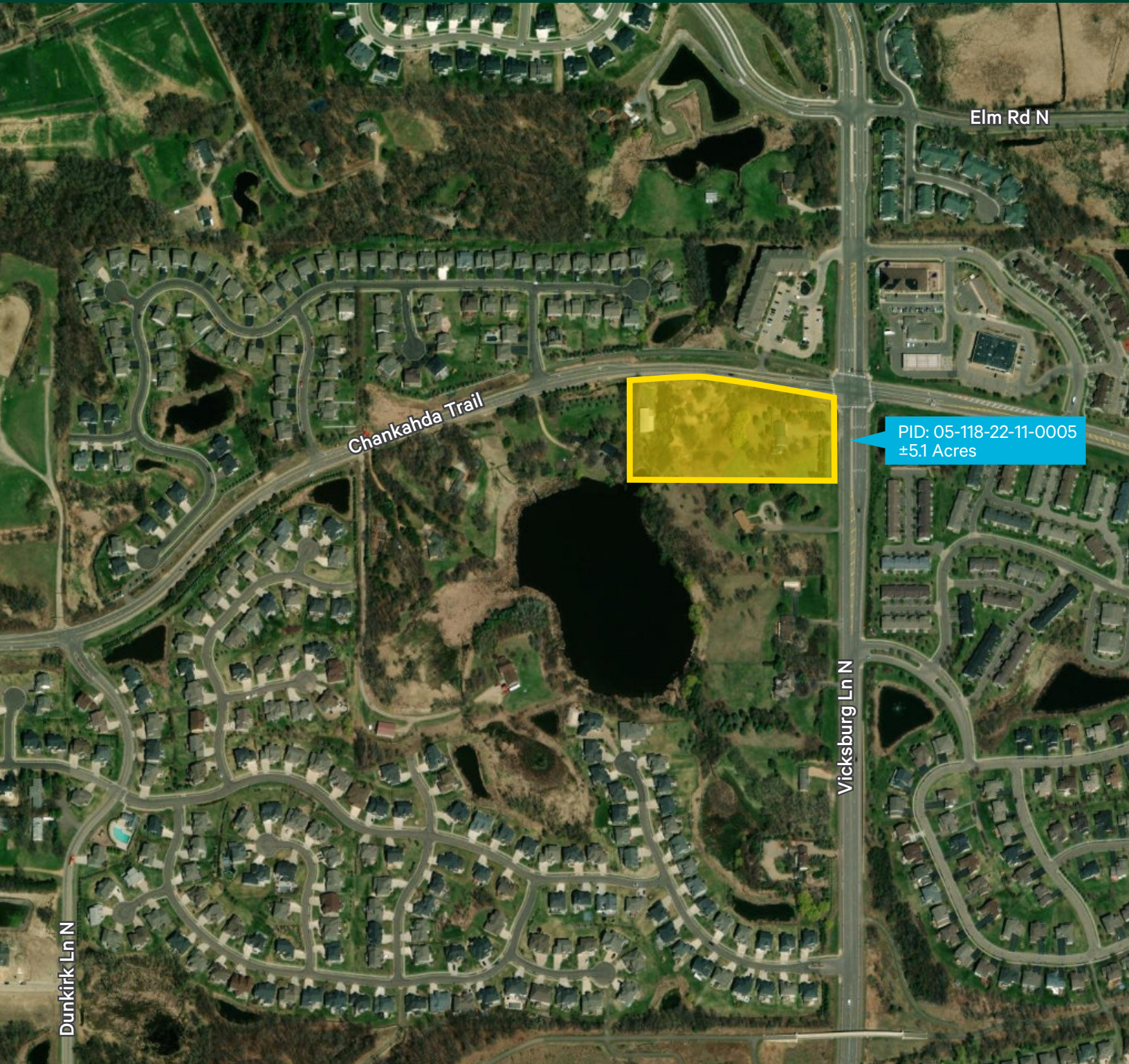
Land | For Sale - \$1.2 Million

CBRE

Residential Land

±5.1 Acres - Additional Land Available

6105 Vicksburg Ln N
Plymouth, MN 55446



Elm Rd N

Chankahda Trail

PID: 05-118-22-11-0005
±5.1 Acres

Vicksburg Ln N

Dunkirk Ln N



Property Highlights

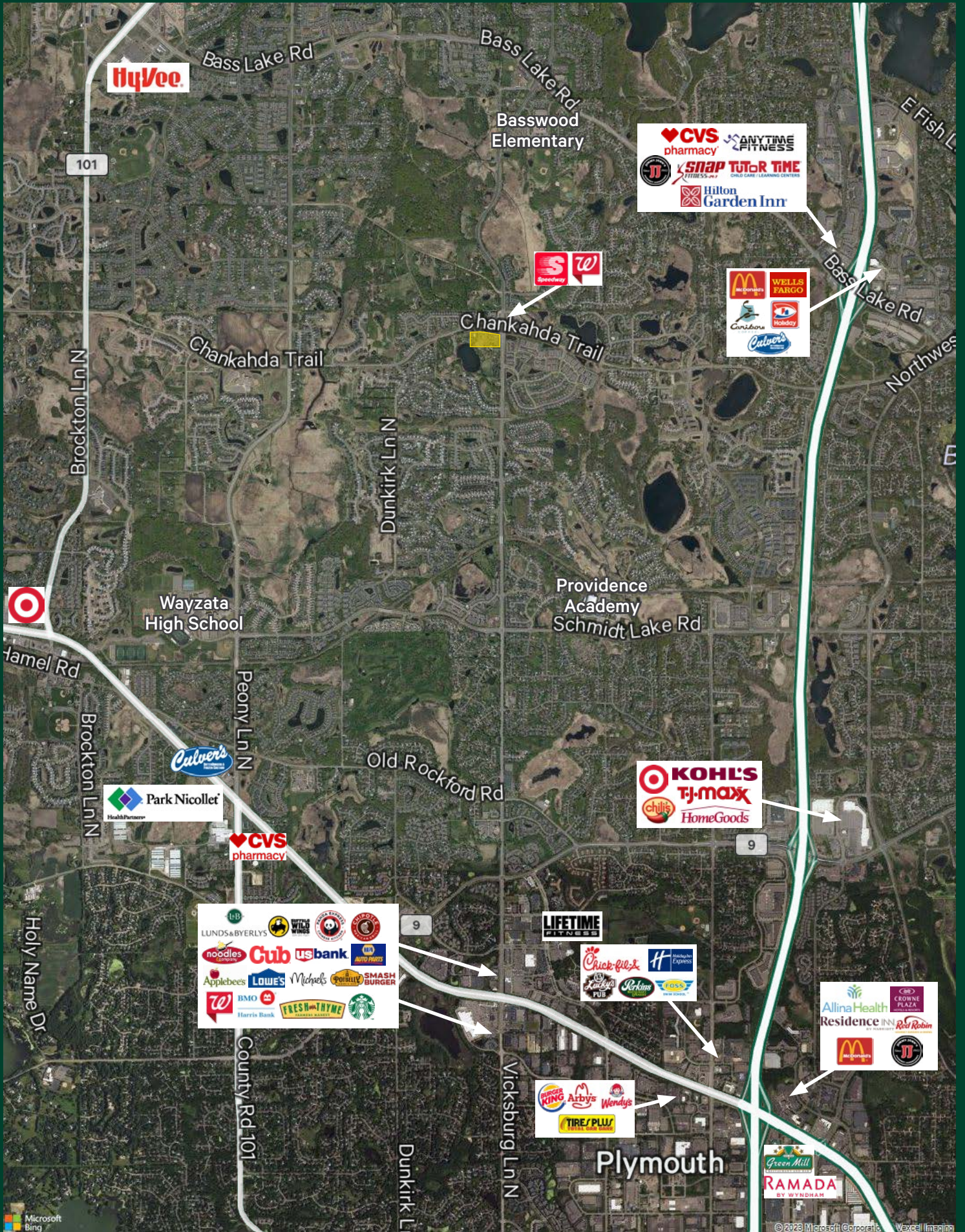
- Prime development site in Plymouth within Wayzata School District. Unbelievable setting backing up to wetland. One of last development opportunities in Plymouth. Close proximity to schools, retail, and parks.
- Utilities at property line
- Potential to acquire adjacent land for total of ±15 acres
- Development options include townhomes, villas, senior living
- Opportunity to rezone for LA-3
- Zoned Future Restricted Development - FRD
- Future Land Use - Living Area 2, LA-2
- Wayzata Public School District

Traffic Counts

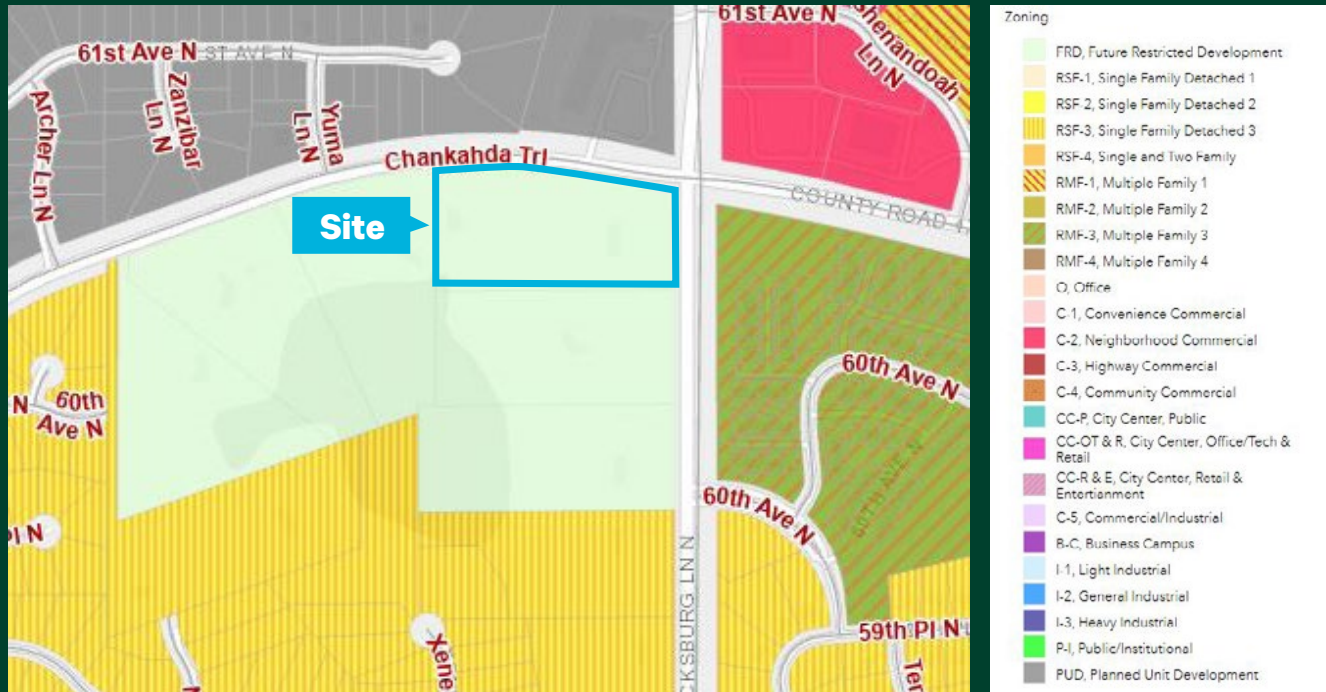
Vicksburg Ln N	10,000 VPD
Chankahda Trail	8,900 VPD

Address	PID	Acres	Zoned	Future Land Use	2023 Taxes
6105 Vicksburg Ln N Plymouth, MN 55446	05-118-22-11-0005	±5.1	Future Restricted Development	Living Area 2	\$9,573

Area Map



Zoning



Future Restricted Development - FRD

The purpose of the Future Restricted Development (FRD) District is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, or services. A lot size minimum of 20 acres will retain these lands in their natural or current state or in agricultural uses until such time as development occurs.

Permitted Uses:

1. Agriculture, nurseries, greenhouses for growing only, landscape gardening and tree farms, including sales of only those products grown on the premises.
2. Essential services not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 21160 of this Chapter.
3. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.
4. Open space, public or private.
5. Parks, trails, docks, playgrounds, and directly related buildings and structures; City of Plymouth only.
6. Residential facilities licensed by the State, serving six or fewer persons in a single-family detached dwelling.
7. Single-family detached dwellings.
8. Small wireless facilities located in the public right-of-way.

[Click Here to See Accessory and Conditional Uses](#)

Future Land Use



Living Area 2 - LA-2

Living Area 2 identifies areas for detached and attached homes and townhomes, and directly related complementary uses such as churches, schools and recreational facilities.

The primary intent behind the LA-2 designation is to respond to a need for smaller homes on smaller lots. The City needs to offer the opportunity for this type of housing alternative to expand opportunities for people seeking more affordable detached home living and to respond to changing demographics. As the population ages, there will be a growing need for smaller homes for empty nesters and for smaller households.

LA-2 also offers the opportunity for townhomes, which provide additional life cycle housing opportunities. Townhomes in LA-2 neighborhoods offer residents a housing option with less maintenance than a typical detached home, while still being located in a familiar residential setting.

Guidelines and Criteria:

- Minimum Density: 3 units per acre
- Maximum Density: 6 units per acre
- City Utilities: Required for all areas

Corresponding Zoning Districts:

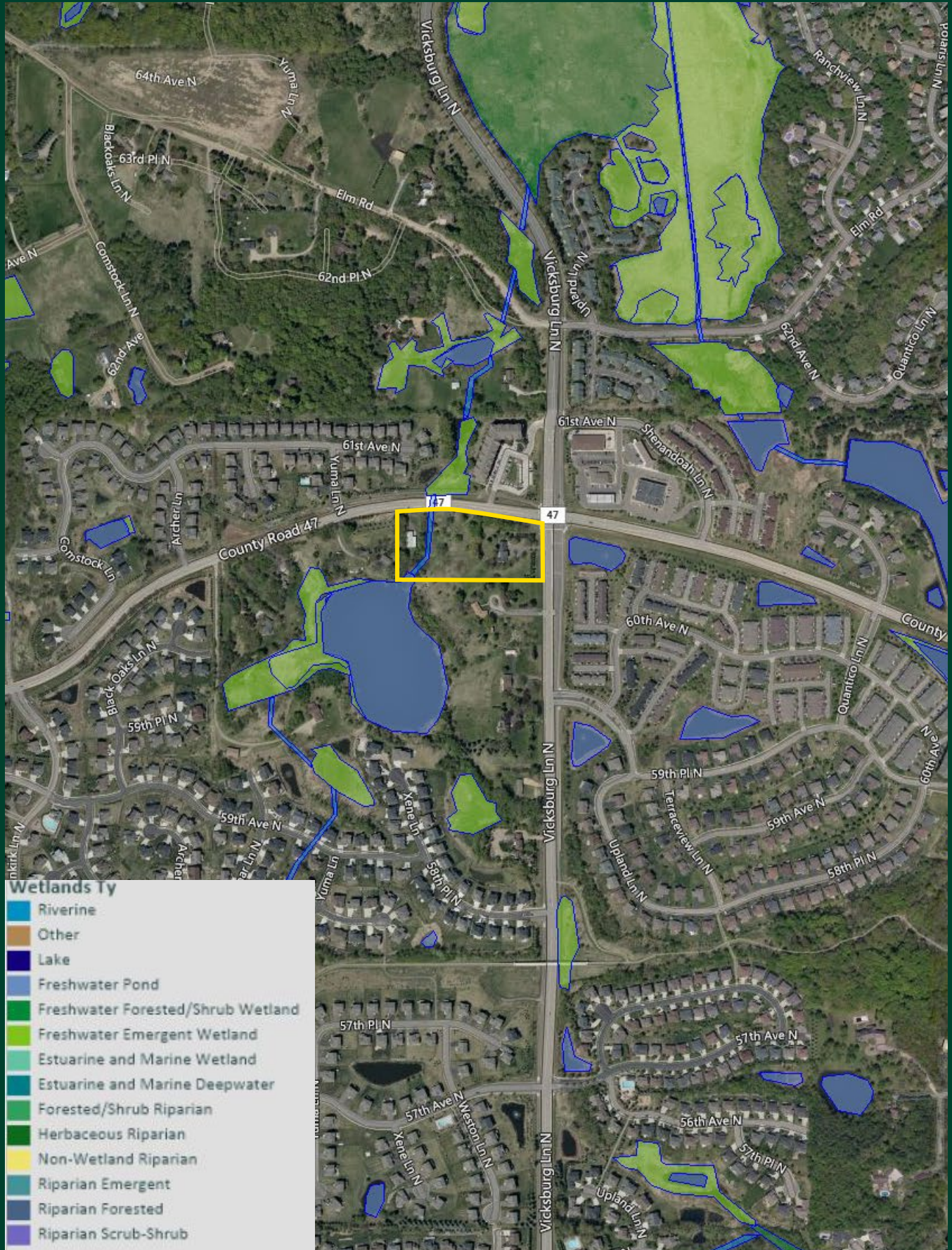
- RSF-3 (Single Family Detached 3)
- RSF-4 (Single and Two Family)
- RMF-1 (Multiple Family 1)
- RMF-2 (Multiple Family 2)

Other zoning districts may be appropriate if the proposed development would meet the density criteria of 3 to 6 units per acre.

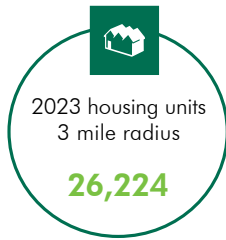
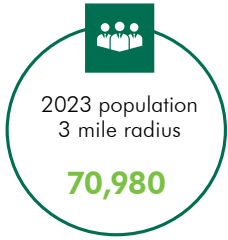
Types of Development:

- Single unit detached dwellings
- Two-unit dwellings
- Townhomes
- Churches, schools, and private recreational facilities

Wetlands Map



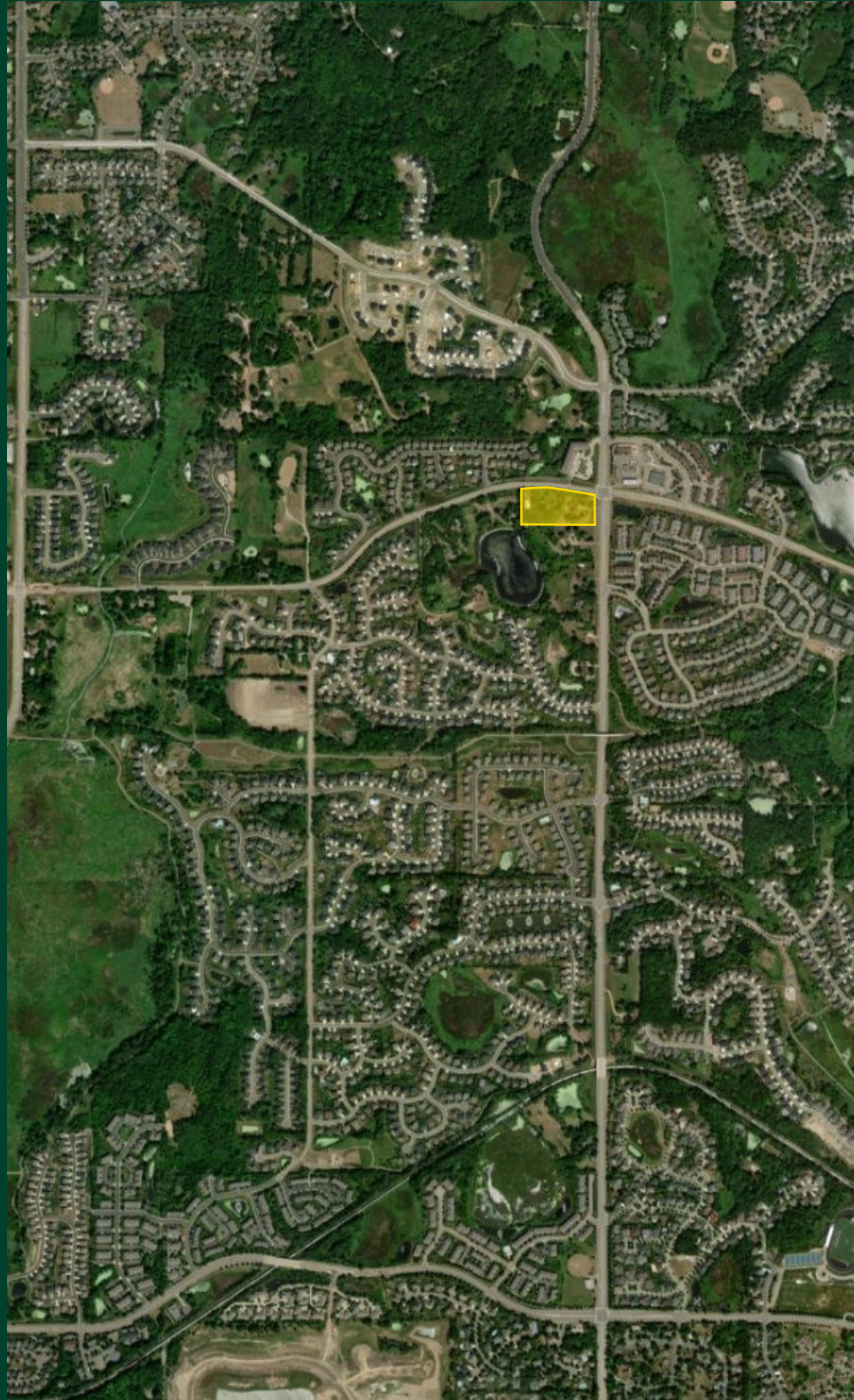
Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	9,692	70,980	151,658
2028 Population - Five Year Projection	9,596	72,113	154,145
2020 Population - Census	9,423	68,216	148,379
2010 Population - Census	5,064	53,629	126,337
2020-2023 Annual Population Growth Rate	0.87%	1.23%	0.67%
2023-2028 Annual Population Growth Rate	-0.20%	0.32%	0.33%
HOUSEHOLDS			
2023 Households - Current Year Estimate	2,859	25,278	57,676
2028 Households - Five Year Projection	2,824	25,647	58,573
2010 Households - Census	1,743	19,959	48,874
2020 Households - Census	2,815 96.3%	24,546 97.1%	56,640 96.7%
2020-2023 Compound Annual Household Growth Rate	0.48%	0.91%	0.56%
2023-2028 Annual Household Growth Rate	-0.25%	0.29%	0.31%
2023 Average Household Size	3.39	2.80	2.60
HOUSEHOLD INCOME			
2023 Average Household Income	\$222,744	\$188,544	\$162,339
2028 Average Household Income	\$249,558	\$213,215	\$184,679
2023 Median Household Income	\$178,737	\$150,542	\$120,420
2028 Median Household Income	\$199,097	\$164,271	\$138,832
2023 Per Capita Income	\$67,657	\$67,205	\$61,902
2028 Per Capita Income	\$75,581	\$75,892	\$70,339
HOUSING UNITS			
2023 Housing Units	2,978	26,224	60,110
2023 Vacant Housing Units	119 4.0%	946 3.6%	2,434 4.0%
2023 Occupied Housing Units	2,859 96.0%	25,278 96.4%	57,676 96.0%
2023 Owner Occupied Housing Units	2,457 82.5%	21,722 82.8%	45,568 75.8%
2023 Renter Occupied Housing Units	402 13.5%	3,556 13.6%	12,108 20.1%
EDUCATION			
2023 Population 25 and Over	6,285	47,767	105,658
HS and Associates Degrees	1,189 18.9%	14,274 29.9%	38,371 36.3%
Bachelor's Degree or Higher	5,095 81.1%	33,075 69.2%	65,465 62.0%
PLACE OF WORK			
2023 Businesses	58	1,328	5,167
2023 Employees	475	20,322	96,270

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For Sale



Contact Us

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