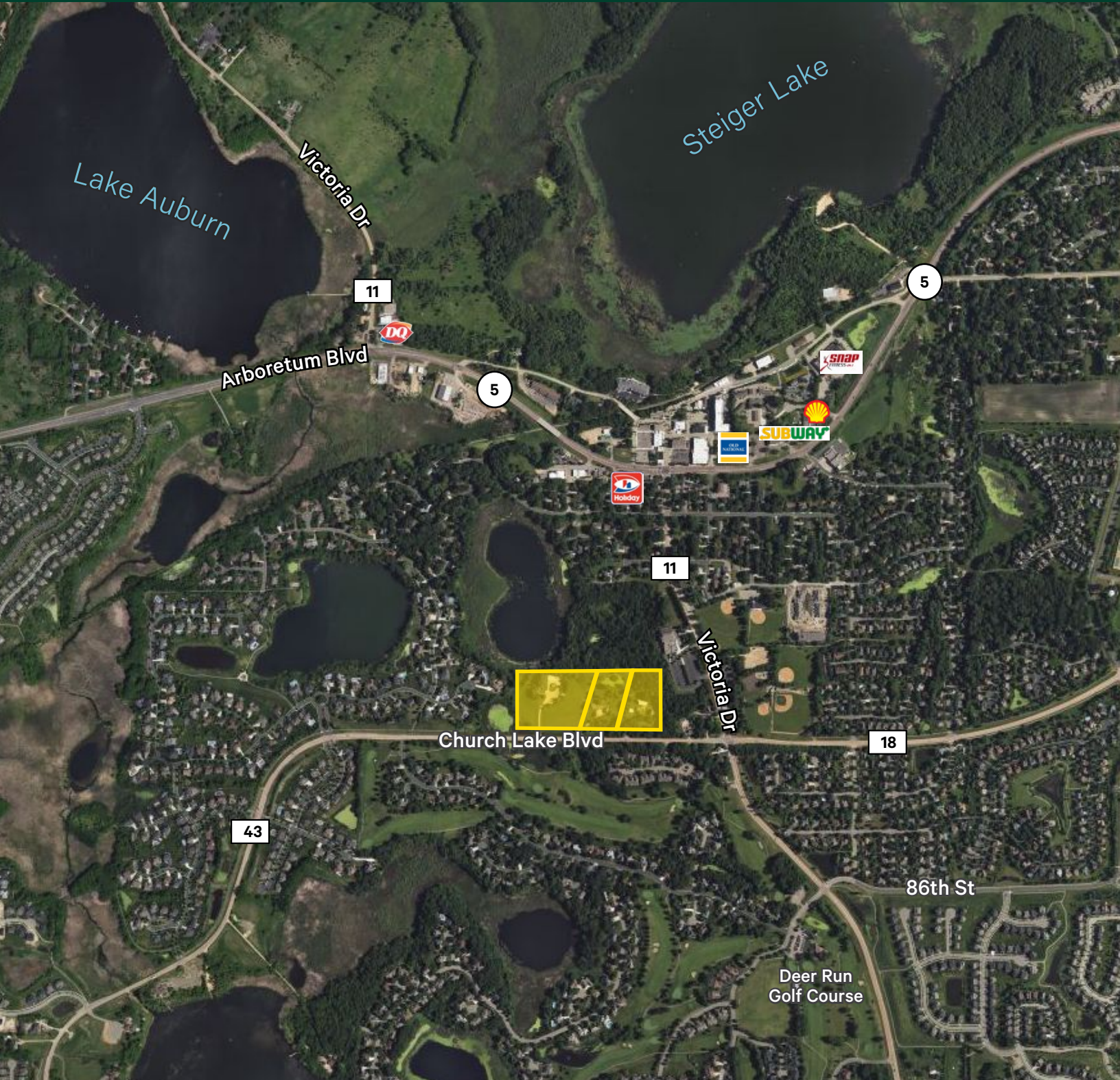


Residential Land

±18.59 Acres

1720, 1800, 1880 Church Lake Blvd
Victoria, MN 55386



1720, 1800, 1880 Church Lake Blvd
 Victoria, MN 55386

For Sale



Property Highlights

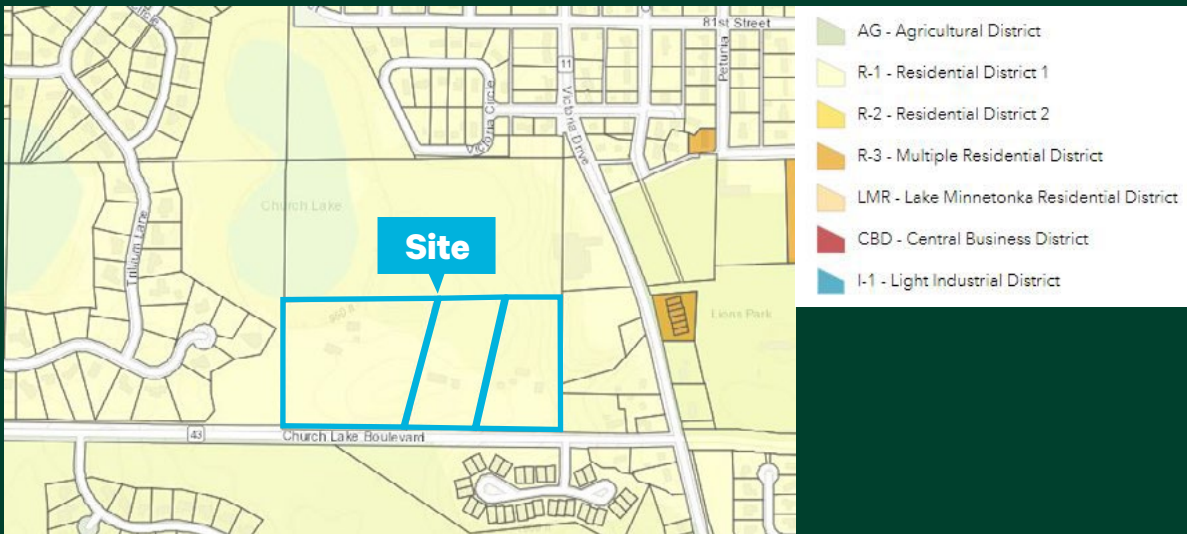
- Great location for residential development. Property can support a variety of housing types. Located near parks, retail, Deer Run Golf Course, and schools
- Quick access to Hwy 5 and short walk to downtown Victoria
- Zoned Low Density Residential District – R-1
- ISD 112 - Eastern Carver County Public School
- Property is located within Shoreland Overlay District

Traffic Counts

Church Lake Blvd	3,750 VPD
County Rd 11/Victoria Dr	8,700 VPD
Hwy 5	14,300 VPD

#	PID	Address	Acres	2022 Taxes
1	650143700	1880 Church Lake Blvd Victoria	±9.09	\$6,666
2	650143710	1800 Church Lake Blvd Victoria	±4.73	\$6,648
3	650140900	1720 Church Lake Blvd Victoria	±4.77	\$5,000

Zoning



Low Density Residential District – R-1

- A. *Purpose and scope.* To recognize relatively low density, single-family residential areas that have been developed primarily after 1950, together with supporting public and semi-public facilities, and to protect the low intensity living environment from encroachment by potential conflicting uses.
- B. *Jurisdiction.* The following shall be applicable to property designated as R-1 within the city as defined by the official zoning map.
- C. *Principal use.* The following uses and structures listed in this section are permitted as the principal use in the R-1 district:
1. Single-family dwellings.
 2. State licensed residential group home serving six or fewer persons.
 3. Municipal facilities and city parks.
 4. Places of worship and assembly including cemeteries and memorial gardens.
 5. Utility services.
 6. Elementary, parochial, junior and senior high schools.
 7. Nursing homes, retirement communities, residential care facilities.
 8. Day care center with adherence to the Minnesota Department of Human Services, Minnesota Rules and Minnesota State Statutes.
 9. Golf courses, country clubs, club houses, swimming pools, tennis courts and similar private recreational business or association uses of at least one-half acre in size.

Accessory and Conditional Uses

Future Land Use



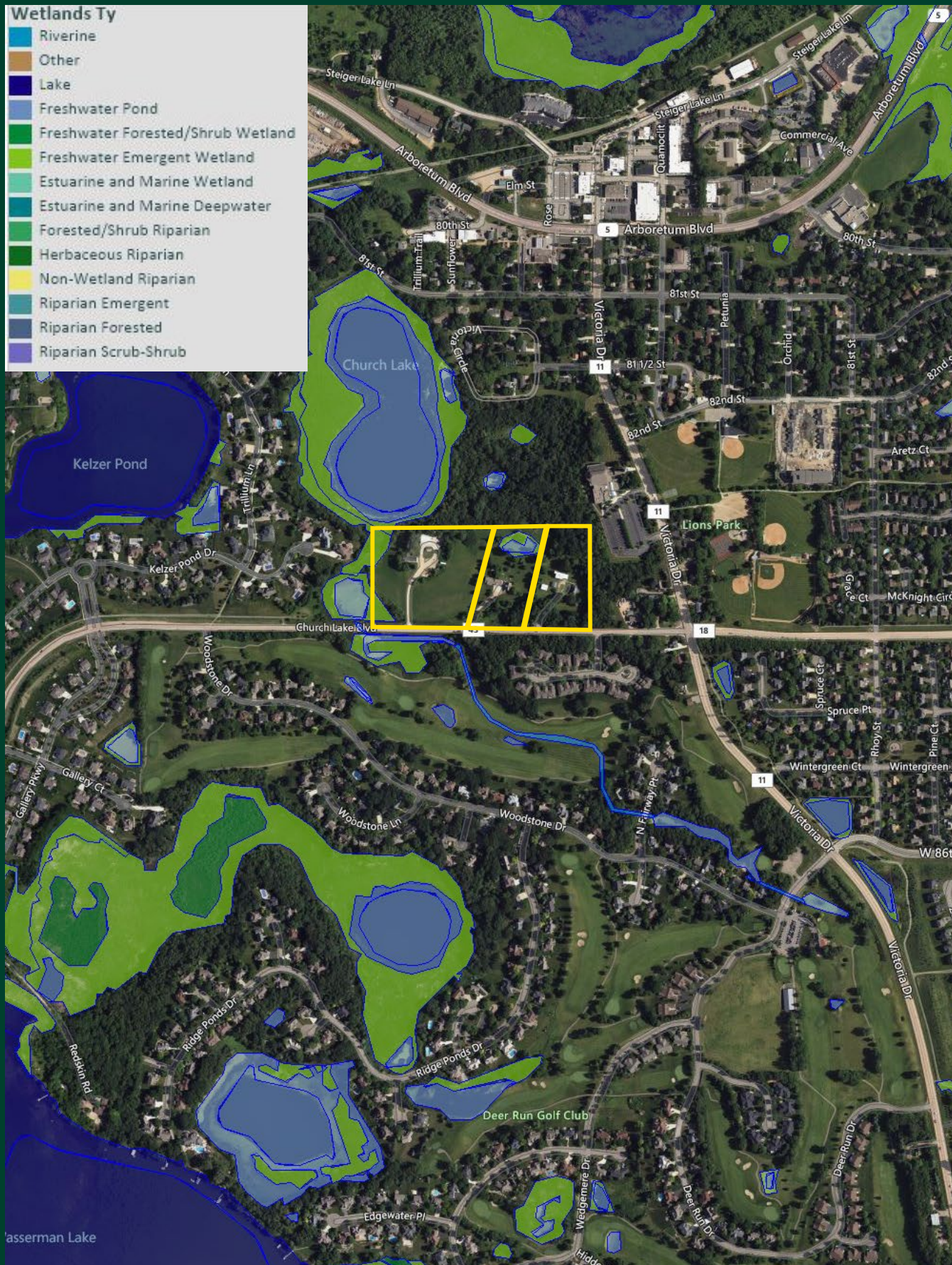
Low Density Residential

This land use designation captures the traditional forms of single family housing found in Victoria and most suburban communities over the last few decades. The average density ranges from 2.25 to 6.0 units per acre. The Low Density typology includes predominantly single family detached homes with limited attached housing types such as duplexes or twinhomes.

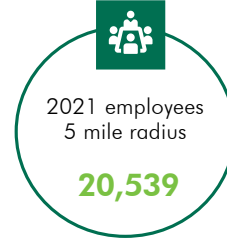
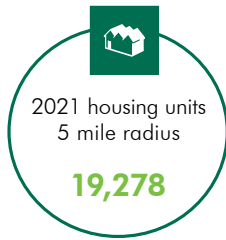
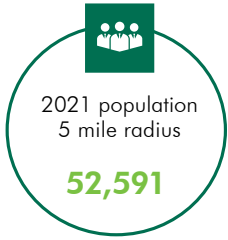
Wetlands Map

Wetlands Ty

- Riverine
- Other
- Lake
- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Estuarine and Marine Deepwater
- Forested/Shrub Riparian
- Herbaceous Riparian
- Non-Wetland Riparian
- Riparian Emergent
- Riparian Forested
- Riparian Scrub-Shrub



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Population - Current Year Estimate	4,817	18,674	52,591
2026 Population - Five Year Projection	5,378	20,468	56,104
2010 Population - Census	3,985	13,000	42,229
2000 Population - Census	2,161	7,904	31,574
2010-2021 Annual Population Growth Rate	1.70%	3.27%	1.97%
2021-2026 Annual Population Growth Rate	2.23%	1.85%	1.30%
HOUSEHOLDS			
2021 Households - Current Year Estimate	1,541	6,274	18,493
2026 Households - Five Year Projection	1,722	6,890	19,736
2010 Households - Census	1,323	4,371	14,868
2000 Households - Census	740	2,614	10,763
2010-2021 Annual Household Growth Rate	1.37%	3.26%	1.96%
2021-2026 Annual Household Growth Rate	2.25%	1.89%	1.31%
2021 Average Household Size	3.11	2.94	2.82
HOUSEHOLD INCOME			
2021 Average Household Income	\$178,827	\$178,112	\$157,968
2026 Average Household Income	\$197,671	\$196,035	\$175,006
2021 Median Household Income	\$151,143	\$147,144	\$120,913
2026 Median Household Income	\$162,123	\$158,920	\$134,462
2021 Per Capita Income	\$59,378	\$59,938	\$55,648
2026 Per Capita Income	\$65,695	\$66,062	\$61,648
HOUSING UNITS			
2021 Housing Units	1,579	6,521	19,278
2021 Vacant Housing Units	38 2.4%	247 3.8%	785 4.1%
2021 Occupied Housing Units	1,541 97.6%	6,274 96.2%	18,493 95.9%
2021 Owner Occupied Housing Units	1,438 91.1%	5,772 88.5%	16,184 84.0%
2021 Renter Occupied Housing Units	103 6.5%	502 7.7%	2,309 12.0%
EDUCATION			
2021 Population 25 and Over	3,155	12,310	35,096
HS and Associates Degrees	1,053 33.4%	4,193 34.1%	13,415 38.2%
Bachelor's Degree or Higher	2,025 64.2%	7,825 63.6%	20,757 59.1%
PLACE OF WORK			
2021 Businesses	130	296	1,217
2021 Employees	992	2,498	20,539

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For Sale

Contact Us

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