

# Mixed-Use Land | For Sale \$1,250,000 | ± 0.98 Acres

**CBRE**

101 E. 66th St.  
Richfield, MN 55423

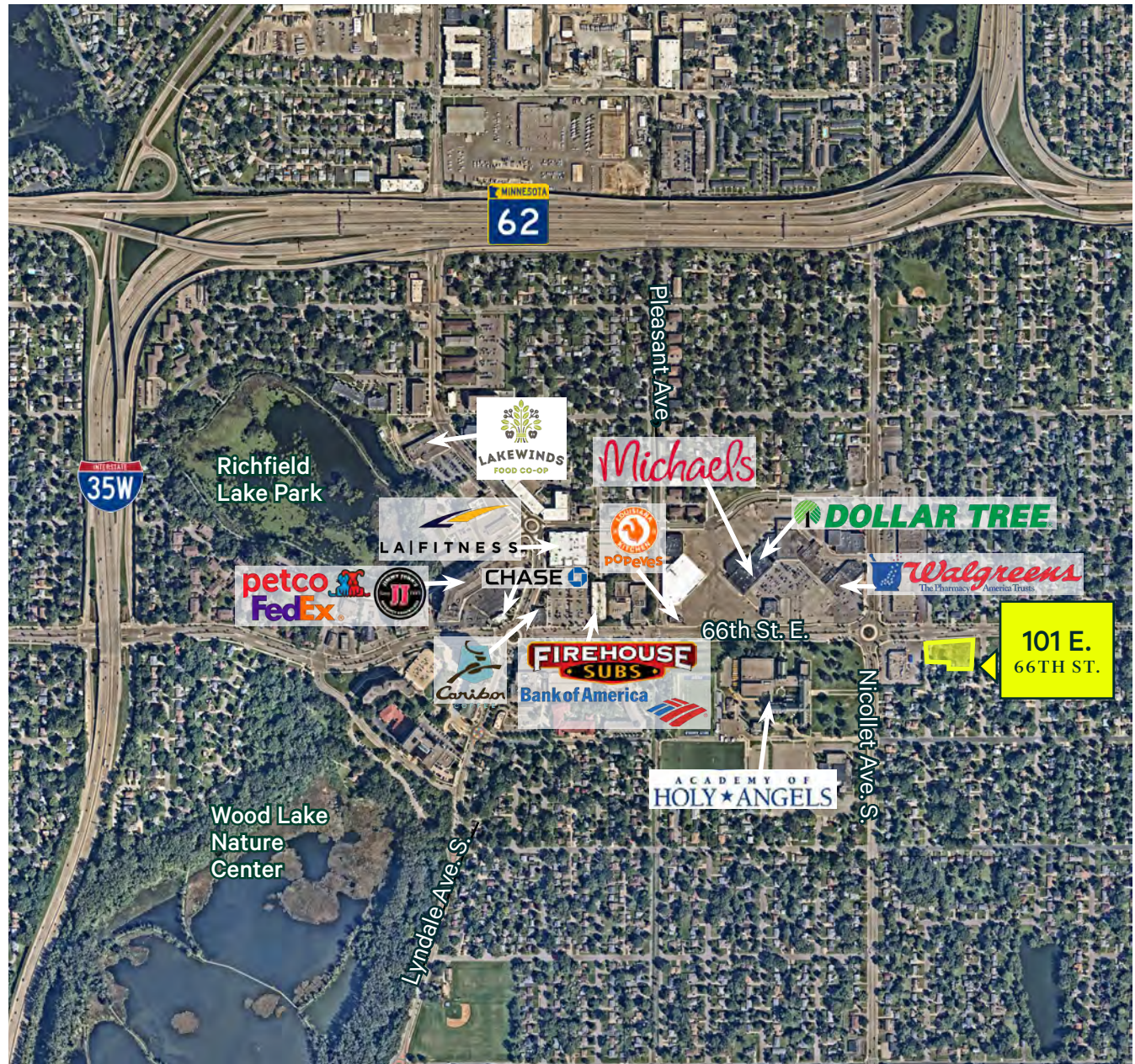




# PROPERTY HIGHLIGHTS

- Previously entitled for an 80-unit apartment building in January of 2022, entitlements have since expired
- Site has a TIF district approved for redevelopment
- Direct visibility from 66th St. E
- Quick access to I-35W and Highway 62 via. 66th St. W & Lyndale Ave. S.
- Zoning and Future Land Use allow for a Mixed-Use Residential Development
- Nearby amenities include retail, schools, parks, Richfield Ice Arena
- 7-mile drive from MSP International Airport, and a 7.5-mile drive from Downtown Minneapolis

Property Information	
ADDRESS	101 E. 66th Street, Richfield, MN
PID	27-028-24-42-0134
ACRES	±0.98 acres
ZONING	Mixed Use Neighborhood (MU-N)
FUTURE ZONING	Mixed Use (MU)
TAXES	\$21,098



Traffic Counts			
East. 66th Street	12,814 VPD	West 66th Street	14,863 VPD
Nicollet Avenue South	9,937 VPD	Lyndale Ave. S.	12,900 VPD







# Concept Renderings

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AERIAL PERSPECTIVE NW

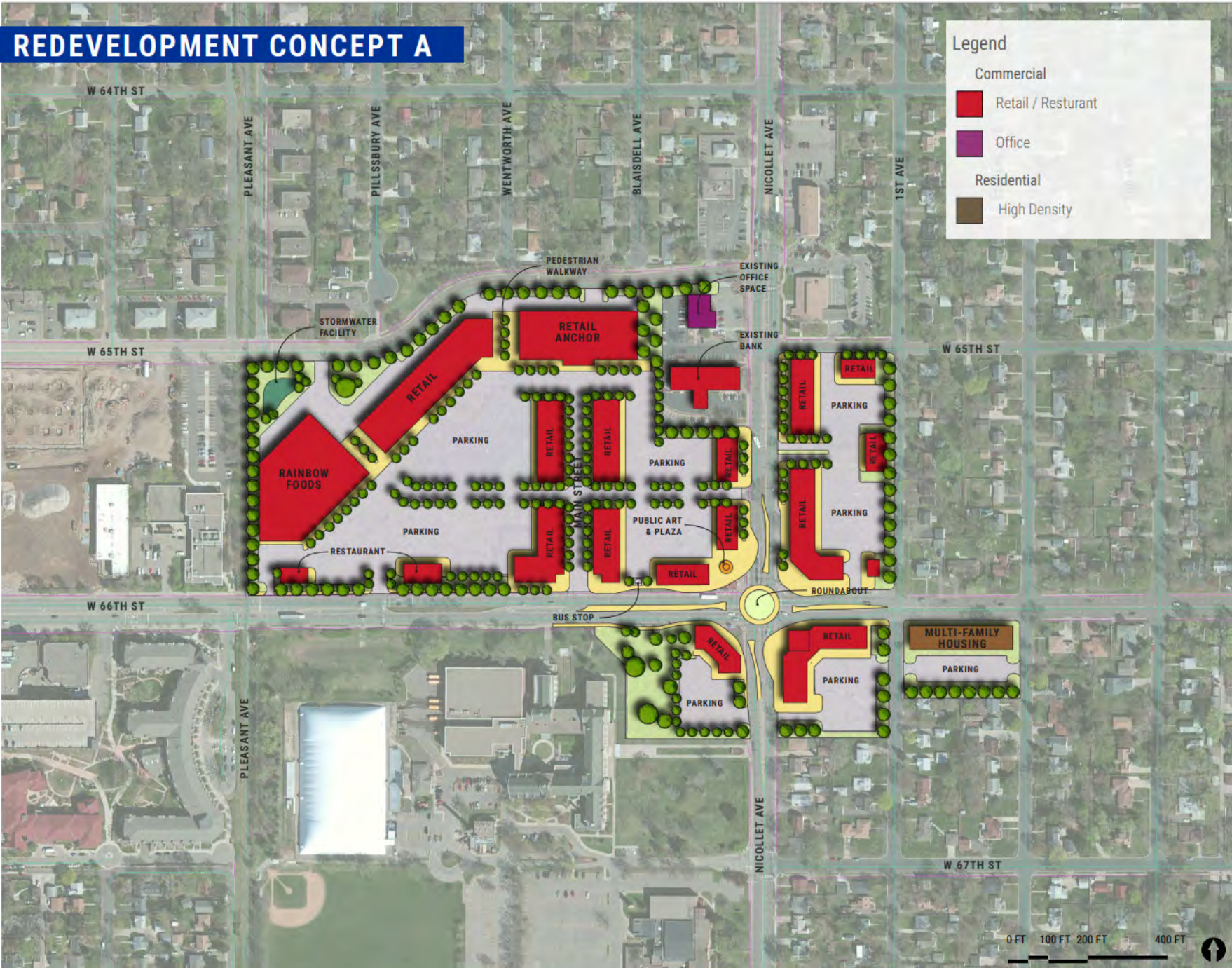


AERIAL PERSPECTIVE SW





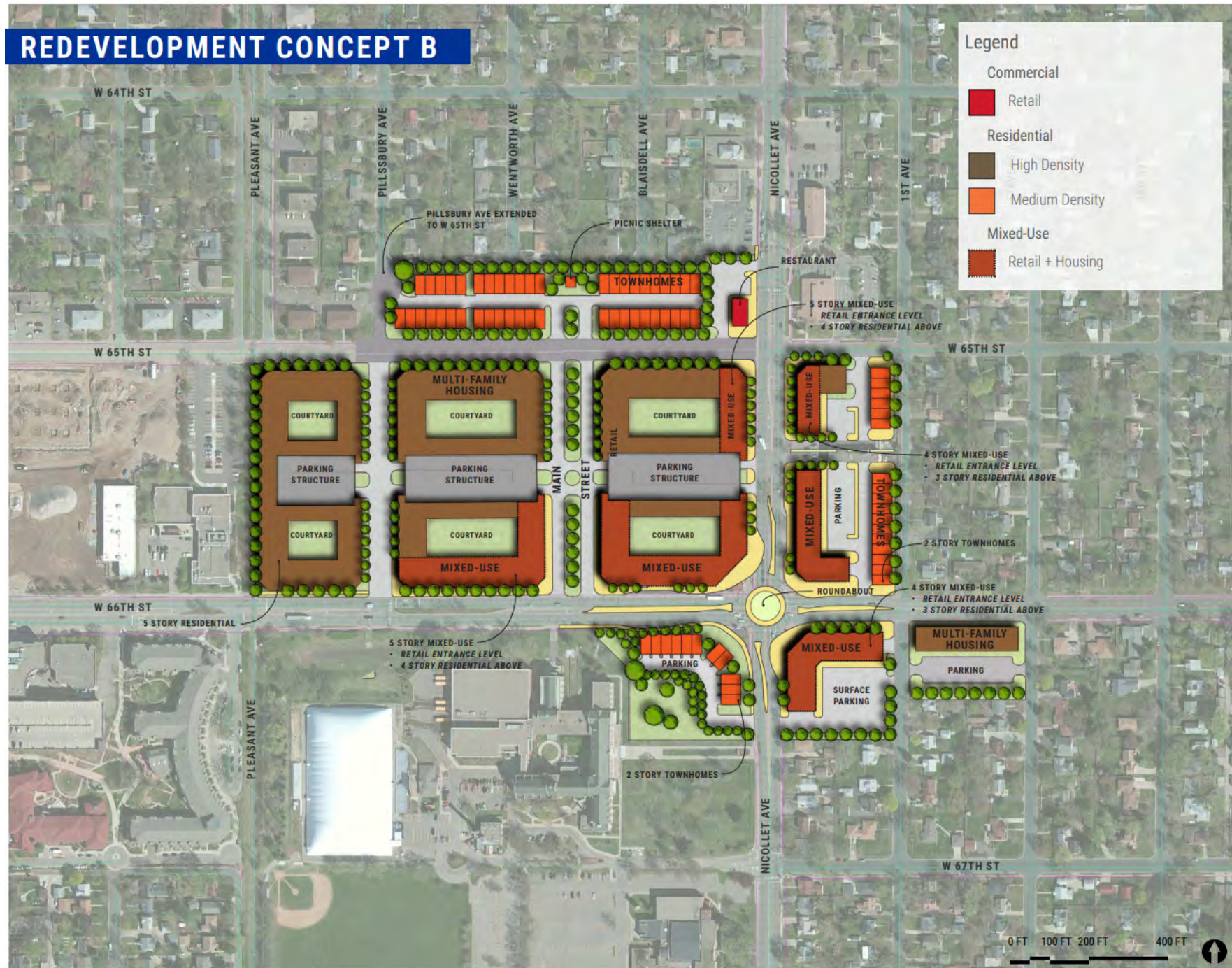
# City of Richfield's Redevelopment Concept





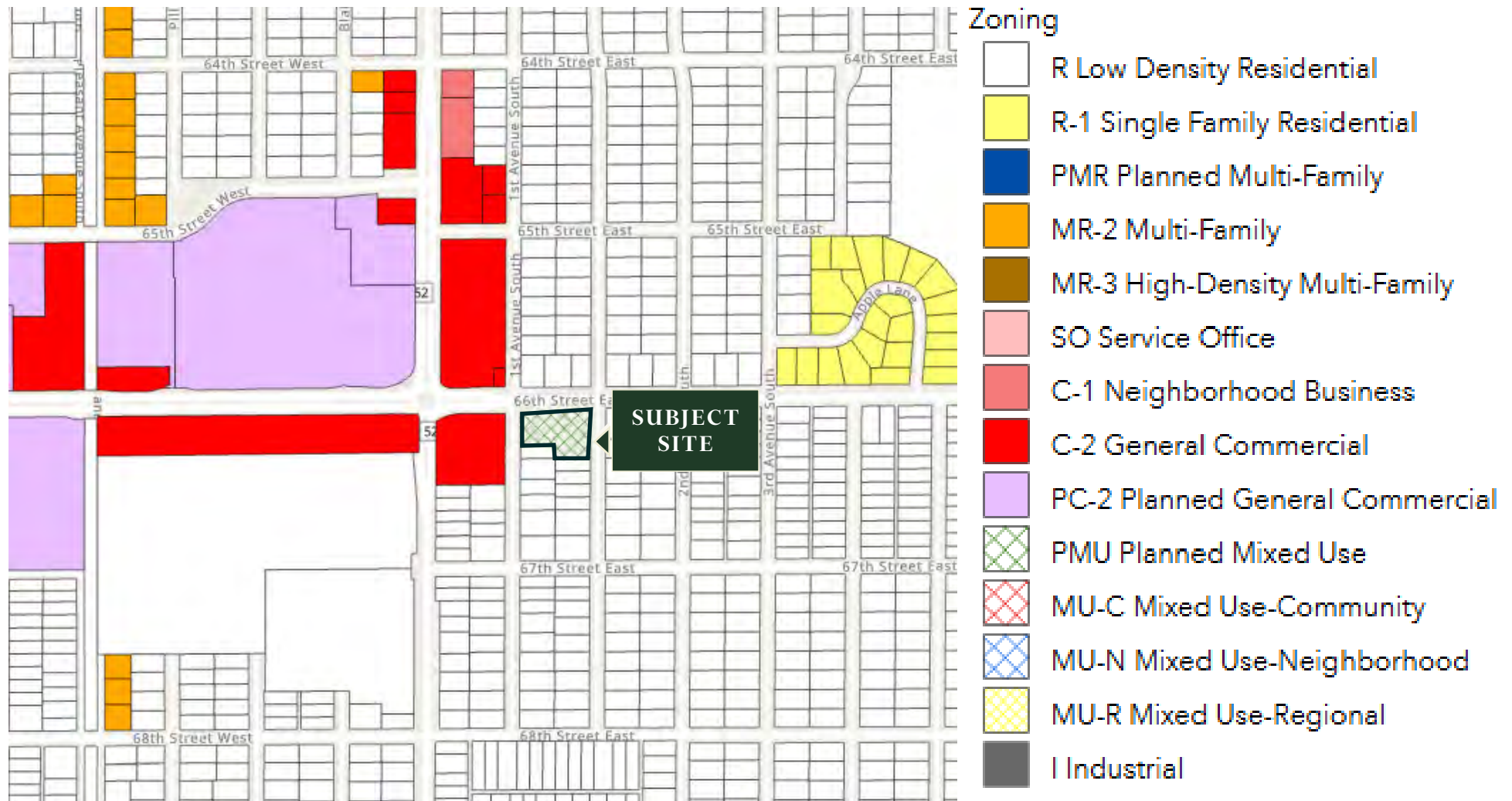
# City of Richfield's Redevelopment Concept

## REDEVELOPMENT CONCEPT B





# Zoning



## Mixed Use Neighborhood (MU-N).

Planned Mixed Use – Guided for Mixed Use Neighborhood (MU-N)

Mixed Use Neighborhood (MU-N). Neighborhood mixed use emphasizes residential development with supporting retail and commercial service uses. Commercial services are emphasized at key transportation nodes/corners and are intended to be of a smaller scale and oriented to the neighborhood. 25-75 units per acre, retail is not required. For additional information, select this [link](#).

## Future Zoning









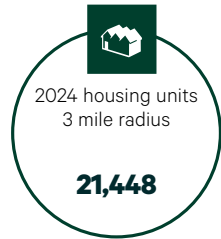
## Mixed Use (MU)

Mixed Use (MU) was a new land use category in the 2008 Comprehensive Plan. The category was intended to clarify planned land use patterns near 66th Street and Lyndale Avenue, and the Penn Avenue corridor from 68th Street to Highway 62. Since that time, the MU category has been expanded to include planned land use changes along the Cedar Avenue Corridor. An increase in the density ranges are allowable through the Planned Unit Development (PUD) process. For additional information, select this [link](#).



# Demographics

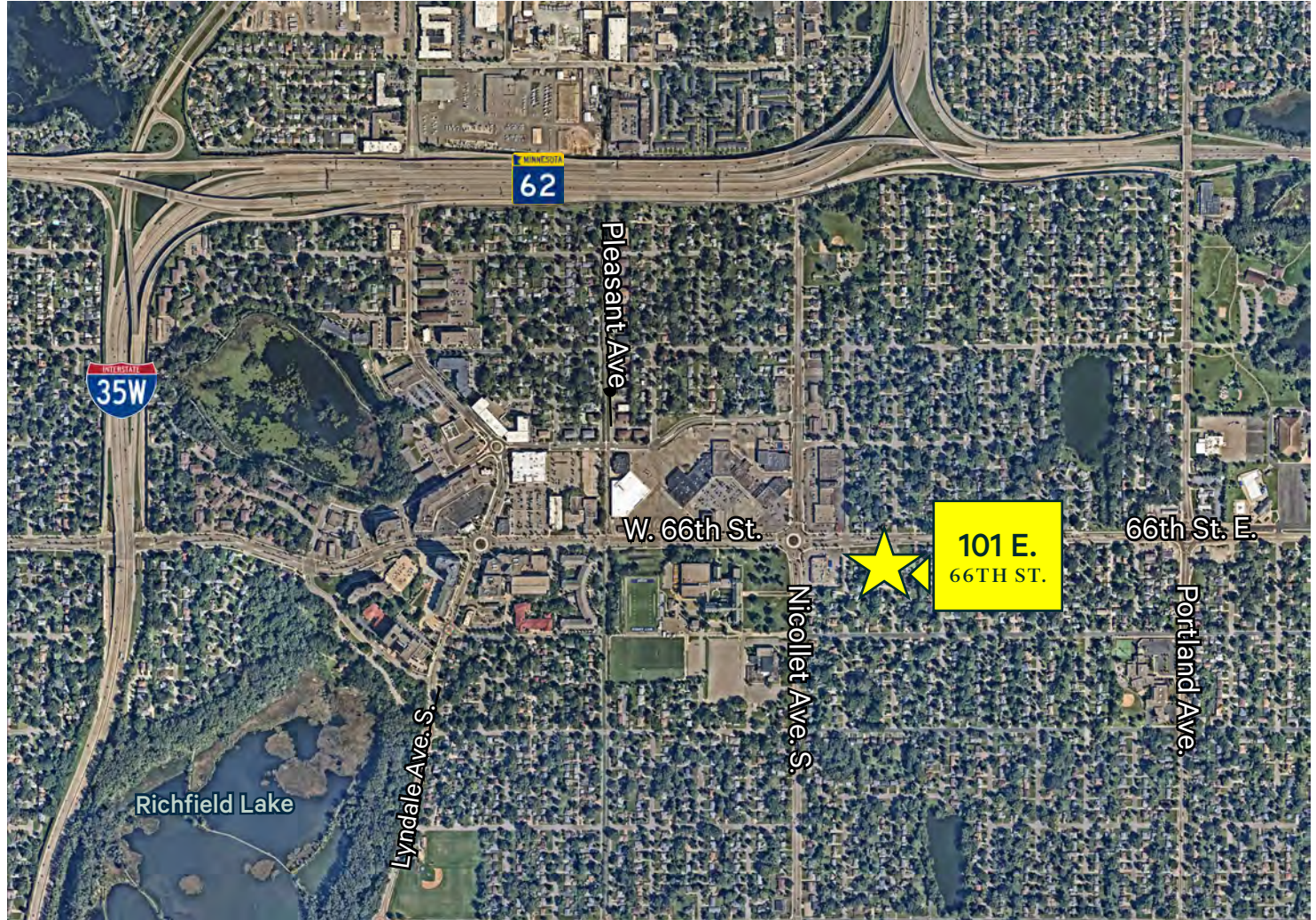
	1 MILE	3 MILES	5 MILES
<div> POPULATION</div>			
2024 Population - Current Year Estimate	16,720	128,774	327,096
2029 Population - Five Year Projection	17,040	129,083	331,422
2020 Population - Census	16,739	128,162	325,578
2010 Population - Census	15,898	119,282	301,736
2020-2024 Annual Population Growth Rate	-0.03%	0.11%	0.11%
2024-2029 Annual Population Growth Rate	0.38%	0.05%	0.26%
<div> HOUSEHOLDS</div>			
2024 Households - Current Year Estimate	7,225	54,729	143,367
2029 Households - Five Year Projection	7,453	55,628	147,654
2020 Households - Census	7,182	53,790	140,762
2010 Households - Census	6,858	51,069	130,485
2020-2024 Compound Annual Household Growth Rate	0.14%	0.41%	0.43%
2024-2029 Annual Household Growth Rate	0.62%	0.33%	0.59%
2024 Average Household Size	2.29	2.32	2.24
<div> HOUSEHOLD INCOME</div>			
2024 Average Household Income	\$105,045	\$139,803	\$133,984
2029 Average Household Income	\$122,220	\$159,277	\$153,122
2024 Median Household Income	\$81,698	\$100,922	\$93,517
2029 Median Household Income	\$96,375	\$113,600	\$106,733
2024 Per Capita Income	\$45,802	\$59,402	\$58,732
2029 Per Capita Income	\$53,919	\$68,593	\$68,206
<div> HOUSING UNITS</div>			
2024 Housing Units	7,712	57,698	151,532
2024 Vacant Housing Units	487 6.3%	2,969 5.1%	8,165 5.4%
2024 Occupied Housing Units	7,225 93.7%	54,729 94.9%	143,367 94.6%
2024 Owner Occupied Housing Units	4,272 55.4%	35,001 60.7%	81,221 53.6%
2024 Renter Occupied Housing Units	2,953 38.3%	19,728 34.2%	62,146 41.0%
<div> EDUCATION</div>			
2024 Population 25 and Over	11,976	91,593	236,046
HS and Associates Degrees	5,618 46.9%	34,316 37.5%	85,005 36.0%
Bachelor's Degree or Higher	5,415 45.2%	51,941 56.7%	136,817 58.0%
<div> PLACE OF WORK</div>			
2024 Businesses	487	5,629	13,442
2024 Employees	5,643	93,620	207,883





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## Contact Us

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