



±1.8 ACRES  
LAND FOR SALE

INTERSTATE  
494

MINNESOTA  
100

Normandale Blvd.

Computer Ave.

West 77th St.

4931 77TH ST. W.  
EDINA, MN 55435

PRIME DEVELOPMENT  
OPPORTUNITY

CBRE



**PID** 3102824330029

**ZONING** PLANNED UNIT DEVELOPMENT (PUD 17)

**FUTURE LAND USE** OFFICE RESIDENTIAL (OR)

**ACRES** ±1.8 ACRES

**2024 TAXES** \$190,824

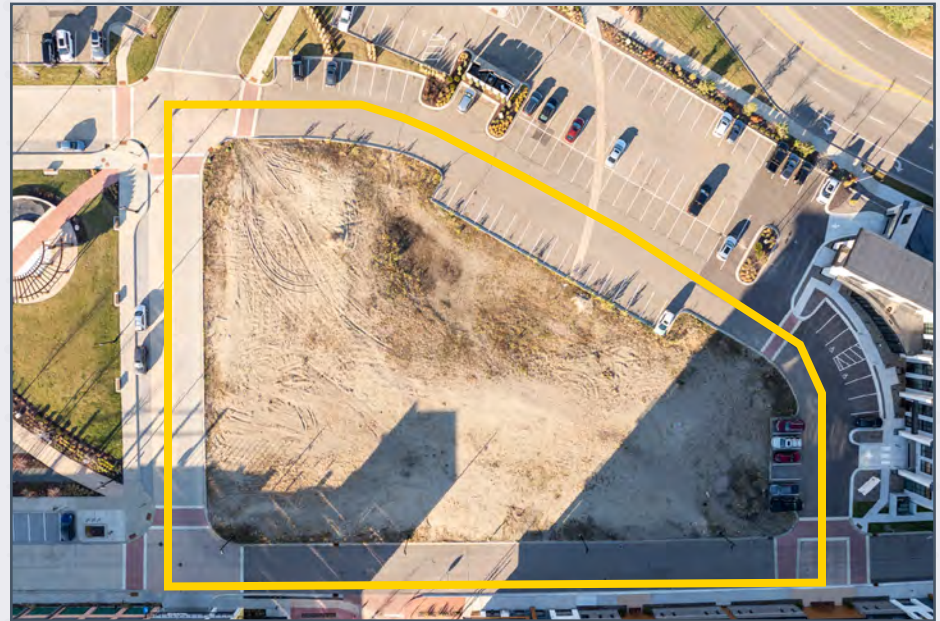
## PROPERTY HIGHLIGHTS

- Infill development site with right to parking in adjacent garage
- Immediate access to Highway 100 and I-494
- Zoning allows for multi-family residential, office, hospitality, retail, and medical office
- Edina Public School District #273
- Close proximity to Edina's office and retail hubs
- 9.3 miles from MSP International Airport and 11 miles from downtown Minneapolis
- One block from the 9-mile Creek Trail and 2 blocks from the planned Fred Richards Park for additional information, click here [link](#).
- Site entitled for a dual branded 235 room hotel

## TRAFFIC COUNTS

77th Street	13,261 VPD
78th Street	2,350 VPD
Highway 494	163, 372 VPD
Highway 100	57, 636 VPD

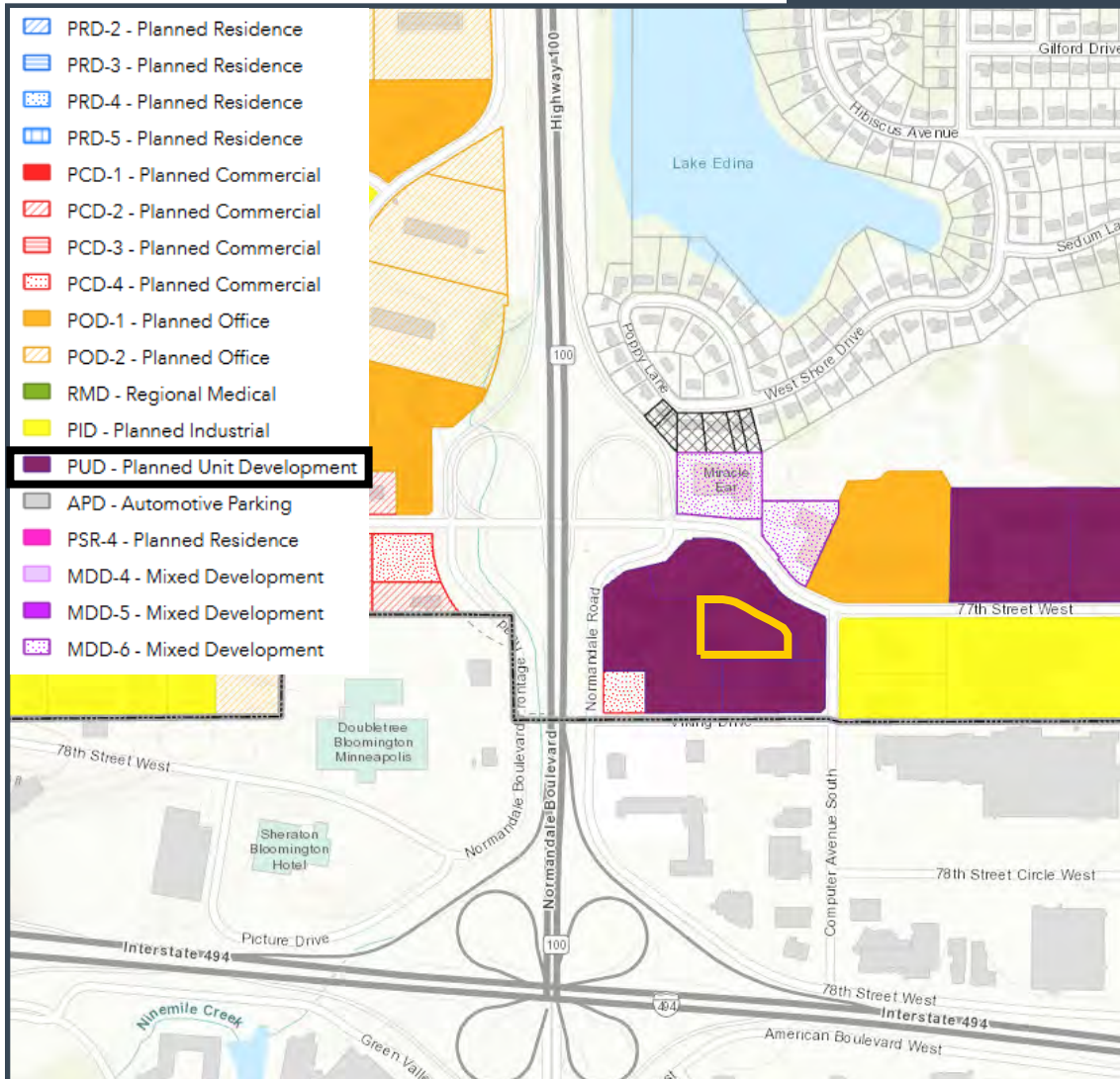
# PARCEL PHOTOS





# ZONING MAP

## Planned Unit Development District -17 (PUD -17)



### PLANNED UNIT DEVELOPMENT DISTRICT

#### PRINCIPAL USES:

ALL USES ALLOWED IN THE MDD-6 ZONING DISTRICT.

#### ACCESSORY USES:

ALL ACCESSORY USES ALLOWED IN THE MDD-3-6 ZONING DISTRICT

(A) MDD-3, MDD-4 AND MDD-5. THE PRINCIPAL USES PERMITTED IN THE MDD-3, MDD-4 AND MDD-5 SUBDISTRICTS ARE AS FOLLOWS:

- (1) BUILDINGS CONTAINING NOT FEWER THAN TEN DWELLING UNITS OR SENIOR CITIZEN DWELLING UNITS.
- (2) PUBLICLY OWNED OR OPERATED CIVIC OR CULTURAL INSTITUTIONS.
- (3) PUBLICLY OWNED PARK AND RECREATIONAL FACILITIES.
- (4) OFFICES, INCLUDING BUSINESS AND PROFESSIONAL OFFICES, MEDICAL AND DENTAL OFFICES, POST OFFICES, TRAVEL AGENCIES AND TRAVEL BUREAUS.
- (5) FINANCIAL INSTITUTIONS EXCLUDING PAWN SHOPS.
- (6) PUBLICLY OWNED PARKING FACILITIES.
- (7) DAY CARE.
- (8) SUITES HOTELS.

#### CONDITIONAL USES:

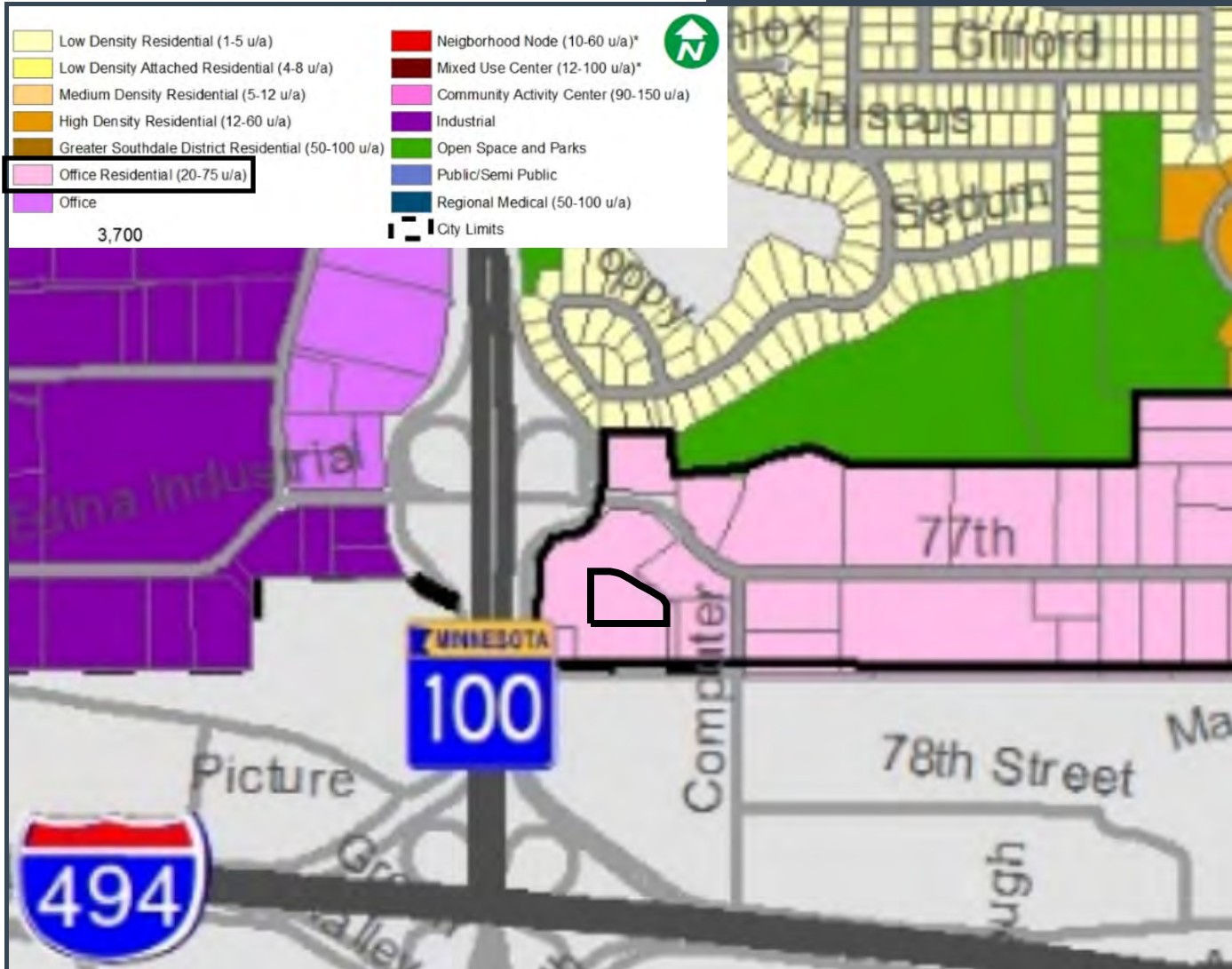
ALL CONDITIONAL USES ALLOWED IN THE MDD-3-6 ZONING DISTRICT.

#### DEVELOPMENT STANDARDS.

For additional information on zoning uses, select this [link](#).


# FUTURE LAND USE

## OR - Office Residential




PLANNED UNIT DEVELOPMENT DISTRICT  
 TRANSITIONAL AREAS ALONG MAJOR THOROUGHFARES OR BETWEEN HIGHER-INTENSITY DISTRICTS AND RESIDENTIAL DISTRICTS. MANY EXISTING HIGHWAY-ORIENTED COMMERCIAL AREAS ARE ANTICIPATED TO TRANSITION TO THIS MORE MIXED -USE CHARACTER. PRIMARY USES ARE OFFICES, ATTACHED OR MULTI-FAMILY HOUSING. SECONDARY USES: LIMITED RETAIL AND SERVICE USES (NOT INCLUDING "BIG BOX" RETAIL), LIMITED INDUSTRIAL (FULLY ENCLOSED), INSTITUTIONAL USES, PARKS AND OPEN SPACE. VERTICAL MIXED USE SHOULD BE ENCOURAGED AND MAY BE REQUIRED ON LARGER SITES. 20 - 75 RESIDENTIAL DWELLING UNITS/ACRE 50%/50% ESTIMATED RESIDENTIAL/ COMMERCIAL MIXED-USE


# DEMOGRAPHICS




**81,355**  
2024 Population  
3 mile radius




**35,944**  
2024 Housing Units  
3 mile radius



**\$154,267**  
2024 Household Income  
3 mile radius



**99,724**  
2024 Employees  
3 mile radius



**5,258**  
2024 Businesses  
3 mile radius

	1 MILE	3 MILES	5 MILES			
<b>POPULATION</b>				<b>HOUSING UNITS</b>		
2024 Population - Current Year Estimate	8,355	81,355	258,413	<b>2024 Housing Units</b>	<b>4,514</b>	<b>38,020</b>
2029 Population - Five Year Projection	10,087	82,973	263,146	2024 Vacant Housing Units	370 8.2%	2,076 5.5%
2020 Population - Census	8,056	81,461	259,837	2024 Occupied Housing Units	4,144 91.8%	35,944 94.5%
2010 Population - Census	6,744	73,882	240,047	2024 Owner Occupied Housing Units	1,969 43.6%	23,078 60.7%
2020-2024 Annual Population Growth Rate	0.86%	-0.03%	-0.13%	2024 Renter Occupied Housing Units	2,175 48.2%	12,866 33.8%
2024-2029 Annual Population Growth Rate	3.84%	0.39%	0.36%			
				<b>EDUCATION</b>		
<b>HOUSEHOLDS</b>				<b>2024 Population 25 and Over</b>	<b>6,241</b>	<b>59,905</b>
2024 Households - Current Year Estimate	4,144	35,944	110,289	HS and Associates Degrees	2,220 35.6%	19,702 32.9%
2029 Households - Five Year Projection	5,040	37,273	113,854	Bachelor's Degree or Higher	3,864 61.9%	38,846 64.8%
2010 Households - Census	3,331	32,556	103,768			
2020 Households - Census	4,017 95.0%	35,330 94.7%	109,404 94.8%			
2020-2024 Compound Annual Household Growth Rate	0.74%	0.41%	0.19%			
2024-2029 Annual Household Growth Rate	3.99%	0.73%	0.64%			
2024 Average Household Size	2.00	2.23	2.31	<b>PLACE OF WORK</b>		
2024 Average Household Size	2.00	2.23	2.31	2024 Businesses	1,661	5,258
<b>HOUSEHOLD INCOME</b>				2024 Employees	36,054	206,136
2024 Average Household Income	\$138,395	\$154,267	\$150,348			
2029 Average Household Income	\$160,095	\$175,756	\$171,347			
2024 Median Household Income	\$101,830	\$106,121	\$103,733			
2029 Median Household Income	\$113,483	\$120,781	\$117,183			
2024 Per Capita Income	\$64,787	\$68,343	\$64,392			
2029 Per Capita Income	\$76,008	\$79,177	\$74,379			

# WETLANDS



Nine Mile Creek Regional Trail

Future Fred Richards Park-  
Estimated completion 2026





4931 77TH ST. W.  
EDINA, MN 55435

# PRIME DEVELOPMENT OPPORTUNITY

±1.8 ACRES  
LAND FOR SALE

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