

HIGH-DENSITY RESIDENTIAL LAND

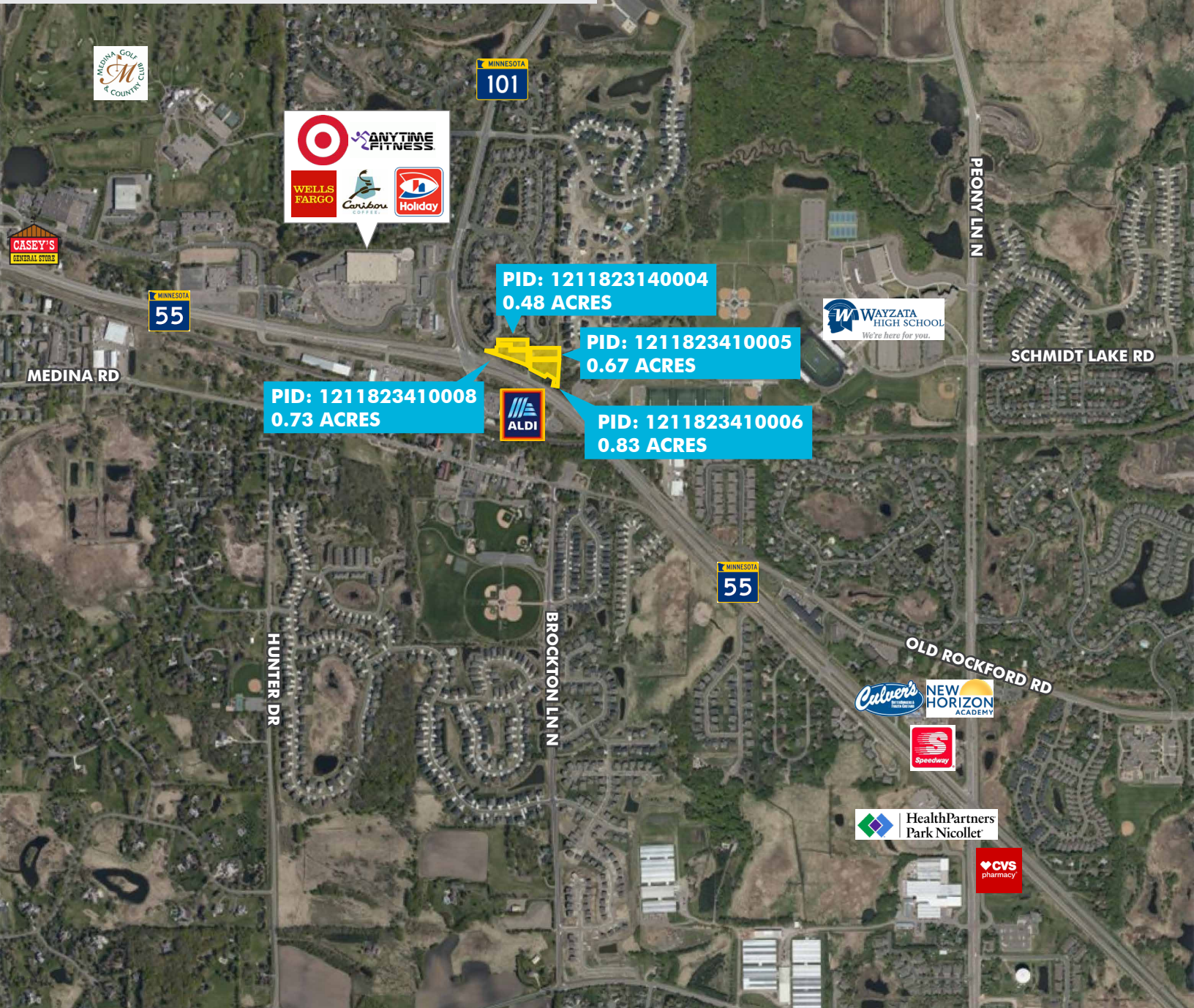
±2.71 ACRES

FOR SALE

42 HIGHWAY 55 | MEDINA, MN 55340

62 HIGHWAY 55 | MEDINA, MN 55340

72 HIGHWAY 55 | MEDINA, MN 55340





PROPERTY HIGHLIGHTS

- Access will be through access road on north side of property via Hwy 101
- Frontage onto Highway 55 and Hwy 101
- Ideal location for senior housing, market rate apartments, co-op housing
- Zoned for Residential - Multiple Family (R4)
- Guided for High Density Residential (HDR)
- Wayzata ISD #284

TRAFFIC COUNTS	
Hwy 55	35,500 VPD
MN 101	10,300 VPD

#	ADDRESS	PID	ACRES	2020 TAXES
1	62 Highway 55	12-118-23-14-0004	0.48	\$2,696.18
2	72 Highway 55	12-118-23-41-0008	0.73	\$2,631.18
3	42 Highway 55	12-118-23-41-0005	0.67	\$4,569.04
4		12-118-23-41-0006	0.83	\$159.52

PROPERTY TAXES

Property ID number:	12-118-23-14-0004
Address:	62 STATE HWY NO 55
Municipality:	MEDINA
School district:	284
Watershed:	2
Sewer district:	
Construction year:	1960
Owner name:	HOWARD M GUEST ETAL
Taxpayer name & address:	HOWARD M GUEST 62 HWY 55 HAMEL MN 55340

Sale information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.
NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax parcel description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition name:	AUDITOR'S SUBDIVISION NO. 241 HENNEPIN COUNTY, MINN
Lot:	025
Block:	
Approximate parcel size:	IRREGULAR
Metes & Bounds: Common abbreviations	S 50 FT OF W 150 FT OF E 413.8 FT OF LOT 25 ALSO THE N 50 FT OF S 100 FT OF W 269 FT OF E 532.8 FT OF LOT 25
Abstract or Torrens:	ABSTRACT

Value and tax summary for taxes payable 2020

Values established by assessor as of January 2, 2019

Estimated market value:	\$237,000
Taxable market value:	\$221,090
Total improvement amount:	
Total net tax:	\$2,696.18
Total special assessments:	
Solid waste fee:	
Total Tax:	\$2,696.18 Expand for taxes due

Property information detail for taxes payable 2020

Values established by assessor as of January 2, 2019

Values:

Land market:	\$71,000
Building market:	\$166,000
Machinery market:	
Total market:	\$237,000
Qualifying improvements:	
Veterans exclusion:	
Homestead market value exclusion:	\$15,910

Classifications:

Property type:	RESIDENTIAL
Homestead status:	HOMESTEAD
Relative homestead:	
Agricultural:	
Exempt status:	

PROPERTY TAXES

Property ID number:	12-118-23-41-0008
Address:	72 STATE HWY NO 55
Municipality:	MEDINA
School district:	284
Watershed:	2
Sewer district:	
Construction year:	1958
Owner name:	MATTHEW J ROEHL
Taxpayer name & address:	MATTHEW J ROEHL 4635 POLARIS LN N PLYMOUTH MN 55446

Sale information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale date:	June, 1999
Sale price:	\$102,900
Transaction type:	

Tax parcel description

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Addition name:	AUDITOR'S SUBDIVISION NO. 241 HENNEPIN COUNTY, MINN
Lot:	
Block:	
Approximate parcel size:	IRREGULAR
Metes & Bounds: Common abbreviations	S 50 FT OF W 119 FT OF E 532 8/10 FT OF LOT 25 AND THAT PART OF LOT 34 DESC AS FOLLOWS COM ON N LINE OF LOT 34 AT A PT 283 8/10 FT W FROM NE COR THEREOF TH W TO NW COR THEREOF TH SLY ALONG THE WLY LINE OF LOT 34 TO NW COR OF LOT 35 TH ELY ALONG THE NLY LINE OF LOT 35 TO THE NE COR THEREOF TH NLY TO BEG EX STATE HWY LOTS 25 AND 34 BOTH
Abstract or Torrens:	

Value and tax summary for taxes payable 2020
Values established by assessor as of January 2, 2019

Estimated market value:	\$232,000
Taxable market value:	\$215,640
Total improvement amount:	
Total net tax:	\$2,631.18
Total special assessments:	
Solid waste fee:	
Total Tax:	\$2,631.18 Expand for taxes due

Property information detail for taxes payable 2020
Values established by assessor as of January 2, 2019

Values:	
Land market:	\$80,000
Building market:	\$152,000
Machinery market:	
Total market:	\$232,000
Qualifying improvements:	
Veterans exclusion:	
Homestead market value exclusion:	\$16,360
Classifications:	
Property type:	RESIDENTIAL
Homestead status:	HOMESTEAD
Relative homestead:	YES
Agricultural:	
Exempt status:	

PROPERTY TAXES

Property ID number:	12-118-23-41-0005
Address:	42 STATE HWY NO 55
Municipality:	MEDINA
School district:	284
Watershed:	2
Sewer district:	
Construction year:	1983
Owner name:	HOMELAND INV LLC ET AL
Taxpayer name & address:	HOMELAND INVESTMENTS LLC E L ANDERSON LLC & JTC LLC 19220 HACKAMORE ROAD CORCORAN MN 55340

Sale information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale date:	May, 2007
Sale price:	\$348,200
Transaction type:	Warranty Deed

Tax parcel description

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Addition name:	AUDITOR'S SUBDIVISION NO. 241 HENNEPIN COUNTY, MINN
Lot:	025
Block:	
Approximate parcel size:	110 X 263
Metes & Bounds: Common abbreviations	S 30 FT OF E 263 8/10 FT OF LOT 25 AND THE N 80 FT OF THAT PART OF LOT 34 LYING ELY OF A LINE RUNNING FROM THE NE COR OF LOT 35 TO A PT IN THE N LINE OF LOT 34 DIS 263 8/10 FT W FROM THE NE COR THEREOF BOTH
Abstract or Torrens:	

Value and tax summary for taxes payable 2020

Values established by assessor as of January 2, 2019

Estimated market value:	\$316,000
Taxable market value:	\$316,000
Total improvement amount:	
Total net tax:	\$4,569.04
Total special assessments:	
Solid waste fee:	
Total Tax:	\$4,569.04 Expand for taxes due

Property information detail for taxes payable 2020

Values established by assessor as of January 2, 2019

Values:	
Land market:	\$71,000
Building market:	\$245,000
Machinery market:	
Total market:	\$316,000
Qualifying improvements:	
Veterans exclusion:	
Homestead market value exclusion:	
Classifications:	
Property type:	RESIDENTIAL TWO UNIT
Homestead status:	NON-HOMESTEAD
Relative homestead:	
Agricultural:	
Exempt status:	

PROPERTY TAXES

Property ID number:	12-118-23-41-0006
Address:	80 ADDRESS UNASSIGNED
Municipality:	MEDINA
School district:	284
Watershed:	2
Sewer district:	
Construction year:	
Owner name:	HOMELAND INV LLC ETAL
Taxpayer name & address:	HOMELAND INVESTMENTS LLC E LANDERSON LLC & JTC LLC 19220 HACKAMORE ROAD CORCORAN MN 55340

Sale information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.
NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax parcel description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition name:	AUDITOR'S SUBDIVISION NO. 241 HENNEPIN COUNTY, MINN
Lot:	034
Block:	
Approximate parcel size:	IRREGULAR
Metes & Bounds: Common abbreviations	THAT PART OF LOT 34 LYING S OF THE N 80 FT THEREOF AND N OF STATE HWY NO 55 AND E OF A LINE RUNNING FROM THE NE COR OF LOT 35 TO A PT IN THE N LINE OF LOT 34 DIS 283 8/10 FT W FROM THE NE COR THEREOF TORRENS
Abstract or Torrens:	

Value and tax summary for taxes payable 2020

Values established by assessor as of January 2, 2019

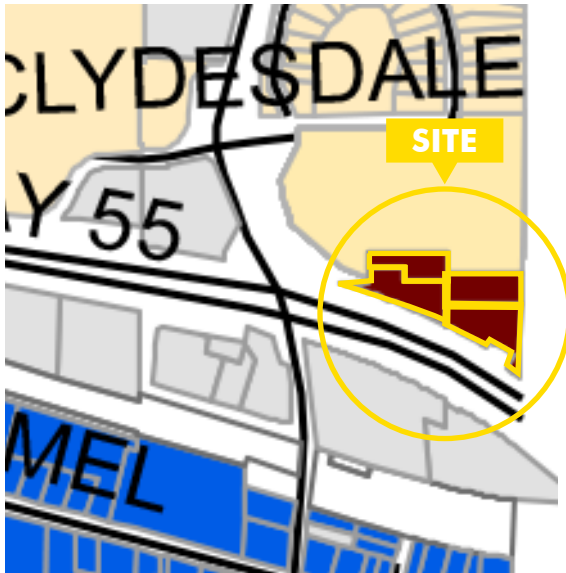
Estimated market value:	\$11,000
Taxable market value:	\$11,000
Total improvement amount:	
Total net tax:	\$159.52
Total special assessments:	
Solid waste fee:	
Total Tax:	\$159.52 Expand for taxes due

Property information detail for taxes payable 2020

Values established by assessor as of January 2, 2019

Values:	
Land market:	\$11,000
Building market:	
Machinery market:	
Total market:	\$11,000
Qualifying improvements:	
Veterans exclusion:	
Homestead market value exclusion:	
Classifications:	
Property type:	VACANT LAND - RESIDENTIAL
Homestead status:	NON-HOMESTEAD
Relative homestead:	
Agricultural:	
Exempt status:	

ZONING



Legend

	Non-Residential (see reverse)
	Agricultural Preserve (AG)
	Rural Residential (RR)
	Rural Residential 1 (RR1)
	Rural Residential 2 (RR-2)
	Rural Residential-Urban Reserve (RR-UR)
	Suburban Residential (SR)
	Urban Residential (UR)
	Single Family Residential (R1)
	R1 - rezoning pending
	Single and Two-Family Residential (R2)
	R2 - rezoning pending
	Residential-Mid Density (R3)
	Residential-Multiple Family (R4)
	Multiple Family Residential (MR)
	Uptown Hamel (UH)
	Planned Unit Development (PUD)

RESIDENTIAL - MULTIPLE FAMILY (R4)

PURPOSE

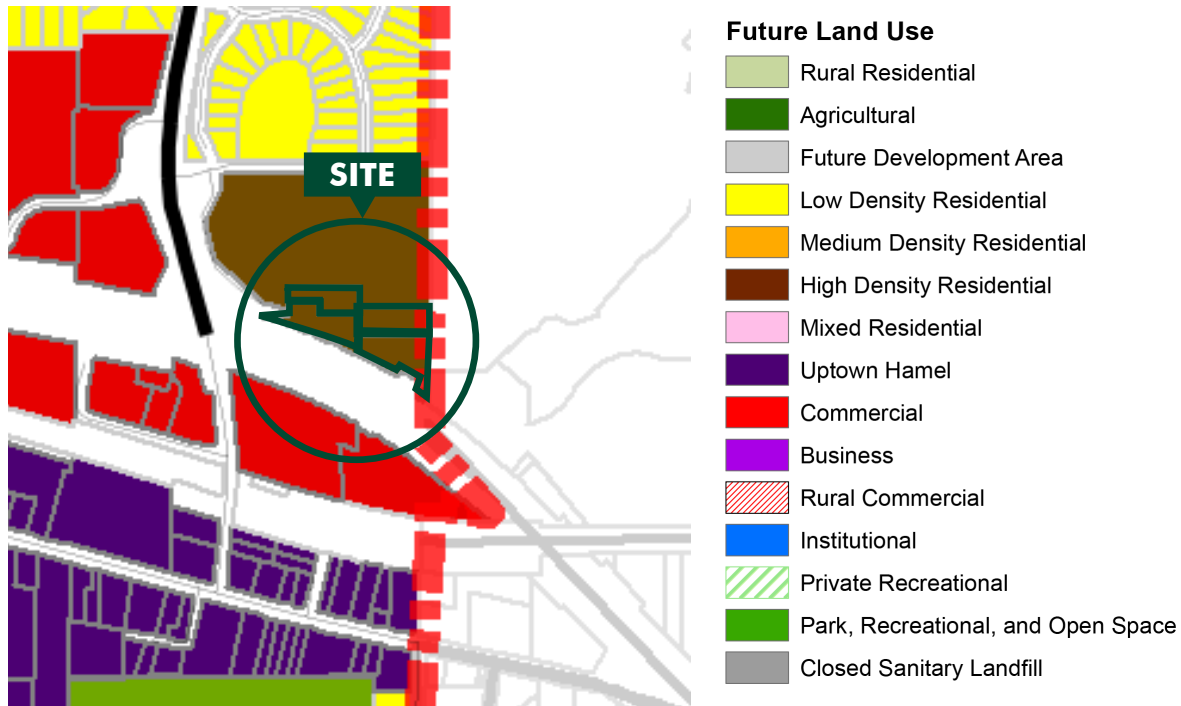
Residential Multiple Family (R4) district is to provide a zoning district for a mix of townhome and multi-family residential development, designed in a way to protect the natural environment, to be well buffered from adjacent lower density land uses and to implement the objectives of the High Density Residential land use in the city's Comprehensive Plan.

PERMITTED USES

The following shall be permitted uses within the R4 district, subject to applicable provisions of the city code:

- Townhouse Dwellings, provided no structure contains more than twelve dwelling units
- Multiple Family Structures, provided that a development with one or more structures containing more than 20 dwelling units shall install a buffer yard with an opacity at least 0.1 greater than the district requirements described by Section 828.31.
- Parks and Open Space
- Essential services

FUTURE LAND USE



HIGH DENSITY RESIDENTIAL (HDR)

High Density Residential (HDR) identifies residential land uses developed between 12.0 and 15.0 units per acre that are served, or are intended to be served, by urban services. The primary uses will include town homes, apartment buildings and condominiums which should incorporate some open space or an active park.

DEMOGRAPHICS



2020 population
3 mile radius

42,658



2020 housing units
3 mile radius

15,832



2020 average
household income
3 mile radius

\$171,961



2020 employees
3 mile radius







15,745



2020 businesses
3 mile radius

892

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION			
2020 Population - Current Year Estimate	3,581	42,658	105,723
2025 Population - Five Year Projection	3,861	45,356	110,939
2010 Population - Census	2,357	31,999	90,483
2000 Population - Census	1,395	22,939	77,499
2010-2020 Annual Population Growth Rate	4.16%	2.84%	1.53%
2020-2025 Annual Population Growth Rate	1.52%	1.23%	0.97%
 HOUSEHOLDS			
2020 Households - Current Year Estimate	1,312	15,261	39,253
2025 Households - Five Year Projection	1,419	16,151	40,911
2010 Households - Census	824	11,589	34,219
2000 Households - Census	446	7,636	27,540
2010-2020 Annual Household Growth Rate	4.64%	2.72%	1.35%
2020-2025 Annual Household Growth Rate	1.58%	1.14%	0.83%
2020 Average Household Size	2.73	2.79	2.67
 HOUSEHOLD INCOME			
2020 Average Household Income	\$187,768	\$171,961	\$159,244
2025 Average Household Income	\$212,082	\$195,976	\$180,987
2020 Median Household Income	\$155,375	\$139,129	\$122,772
2025 Median Household Income	\$173,666	\$158,203	\$139,704
2020 Per Capita Income	\$68,687	\$61,982	\$59,368
2025 Per Capita Income	\$77,260	\$70,319	\$67,025
 HOUSING UNITS			
2020 Housing Units	1,345	15,832	40,754
2020 Vacant Housing Units	33 2.5%	571 3.6%	1,501 3.7%
2020 Occupied Housing Units	1,312 97.5%	15,261 96.4%	39,253 96.3%
2020 Owner Occupied Housing Units	1,205 89.6%	13,182 83.3%	32,480 79.7%
2020 Renter Occupied Housing Units	107 8.0%	2,079 13.1%	6,773 16.6%
 EDUCATION			
2020 Population 25 and Over	2,524	28,836	73,136
HS and Associates Degrees	789 31.3%	8,621 29.9%	25,610 35.0%
Bachelor's Degree or Higher	1,682 66.6%	19,756 68.5%	46,216 63.2%
 PLACE OF WORK			
2020 Businesses	138	892	3,255
2020 Employees	2,647	15,745	59,938

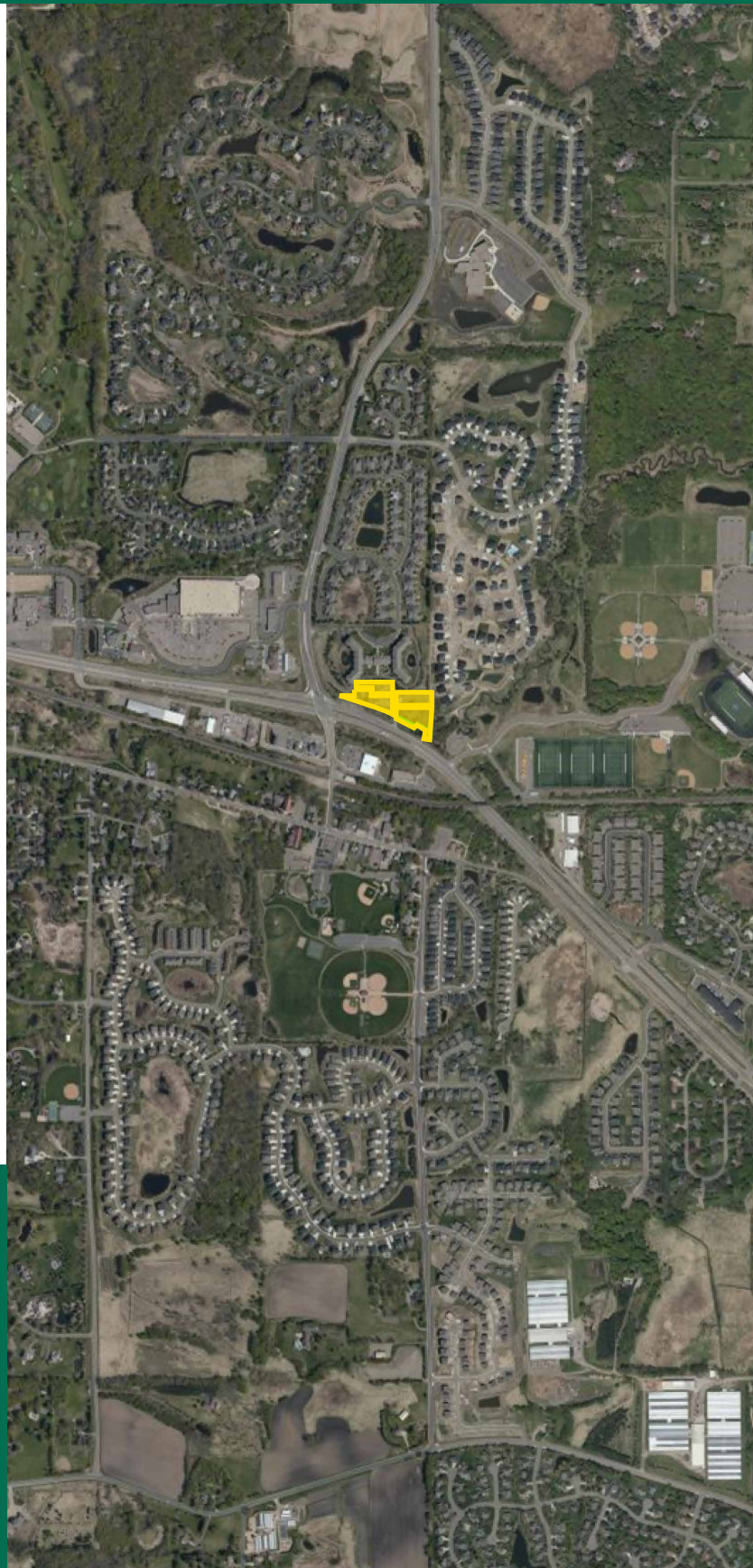
CONTACT ME

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