

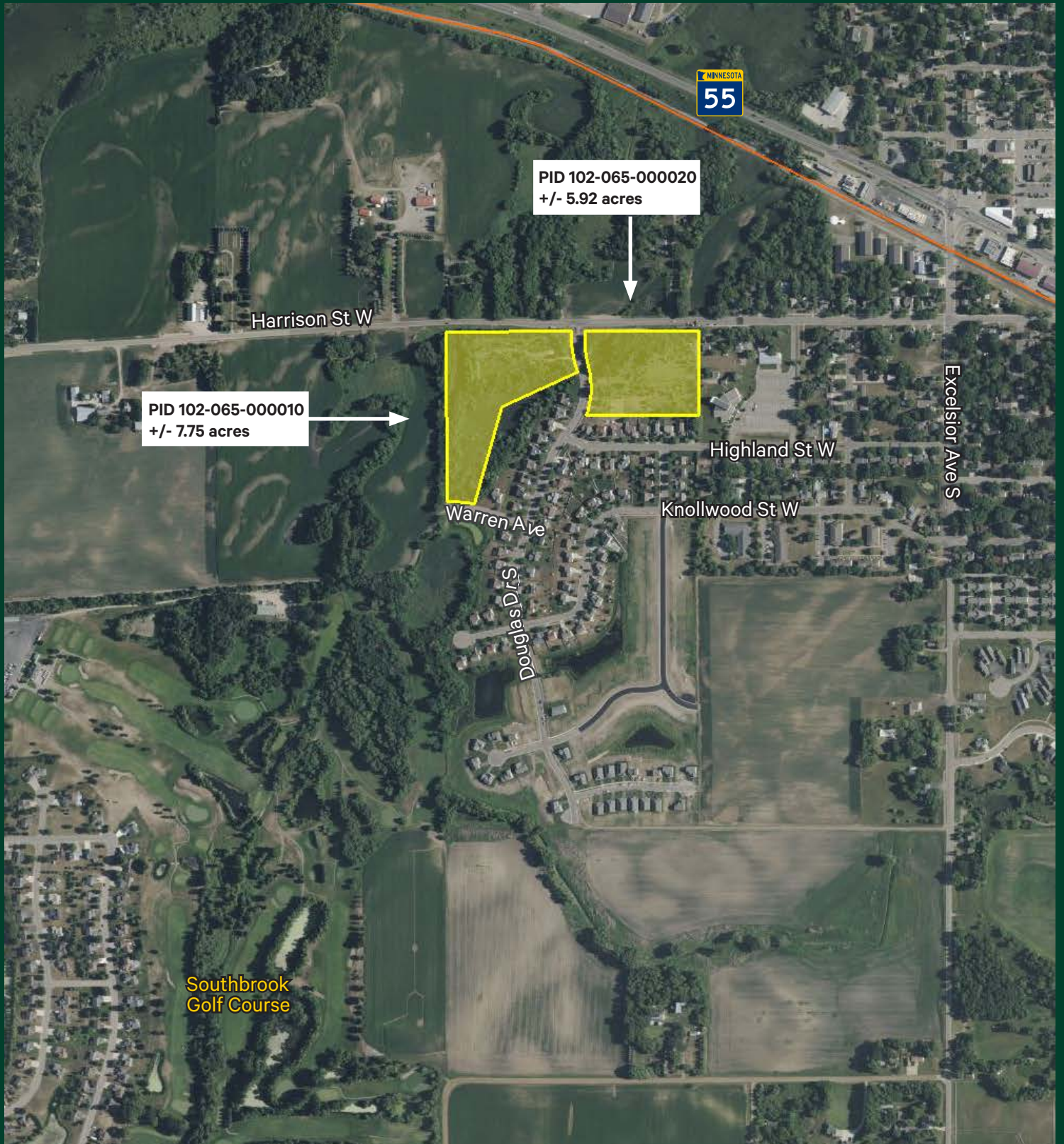
Land | For Sale - \$60,000 per Acre

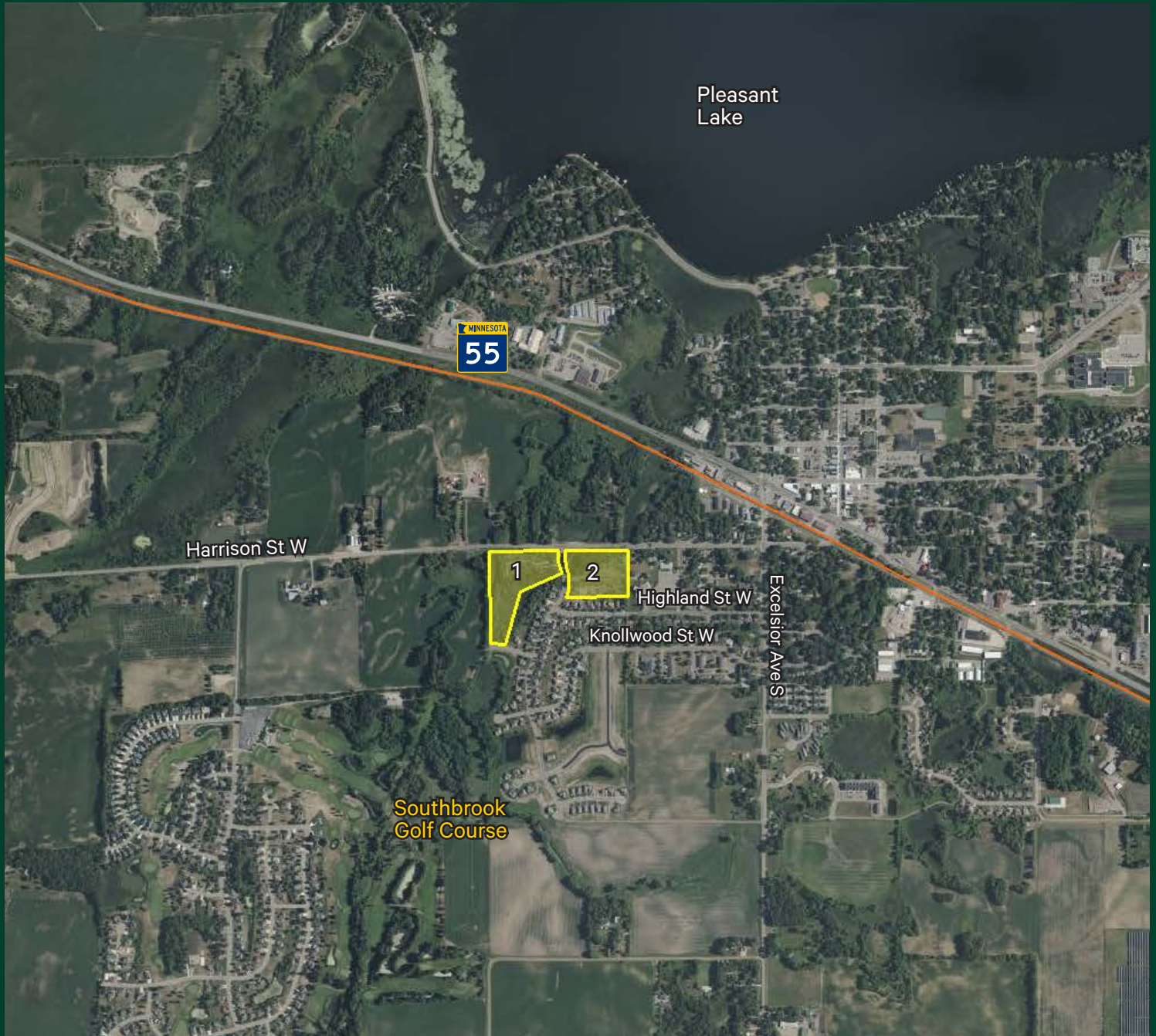
CBRE

Residential Land

± 13.67 Acres

Harrison St. W. & Douglas Dr. S.
Annandale, MN 55302





Property Highlights

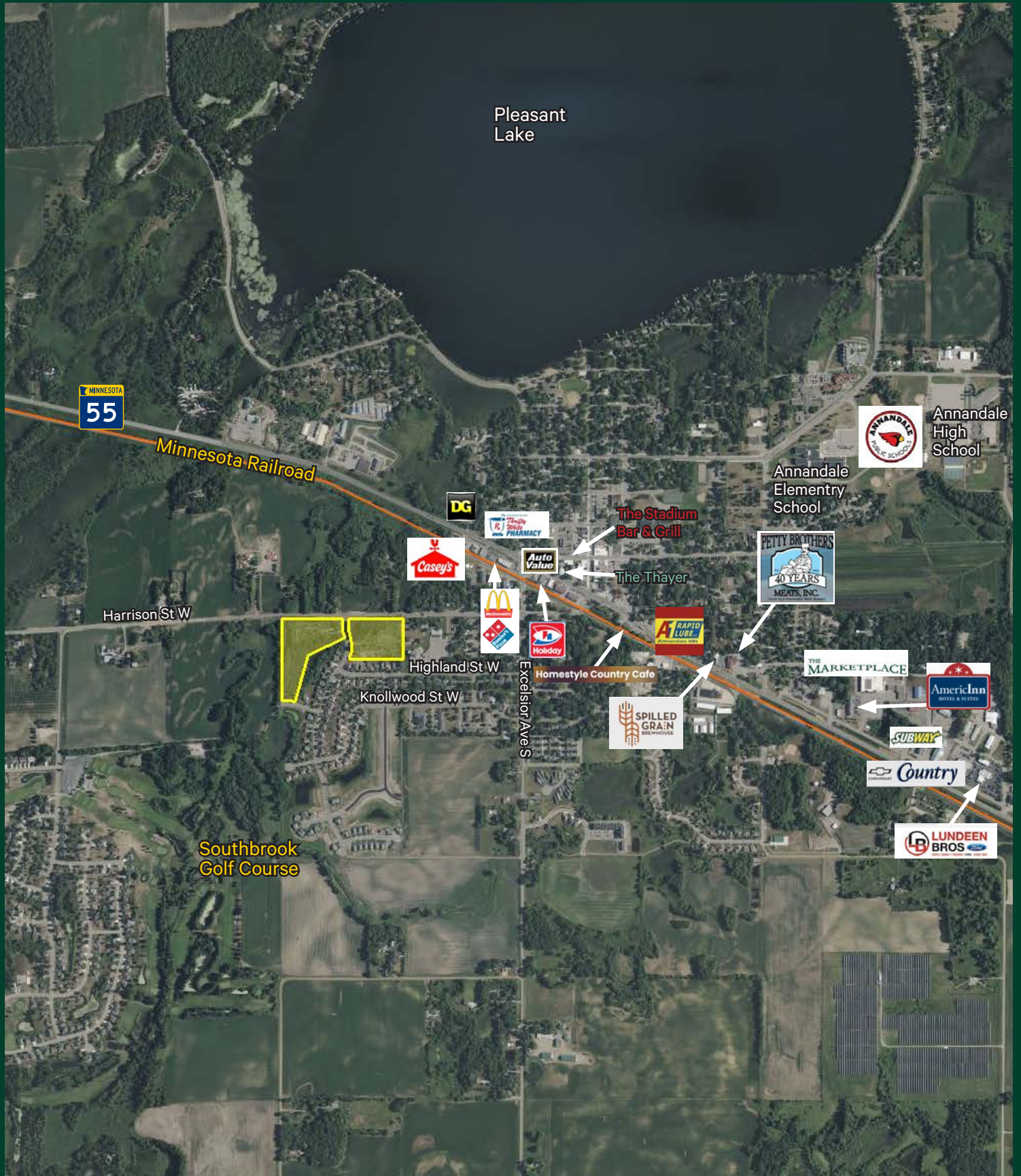
- Prime residential development in Annandale
- Great location for single family, villas, detached townhomes, twinhomes
- Quick access to Hwy 55 via Excelsior Ave S
- Annandale School District 876

Traffic Counts

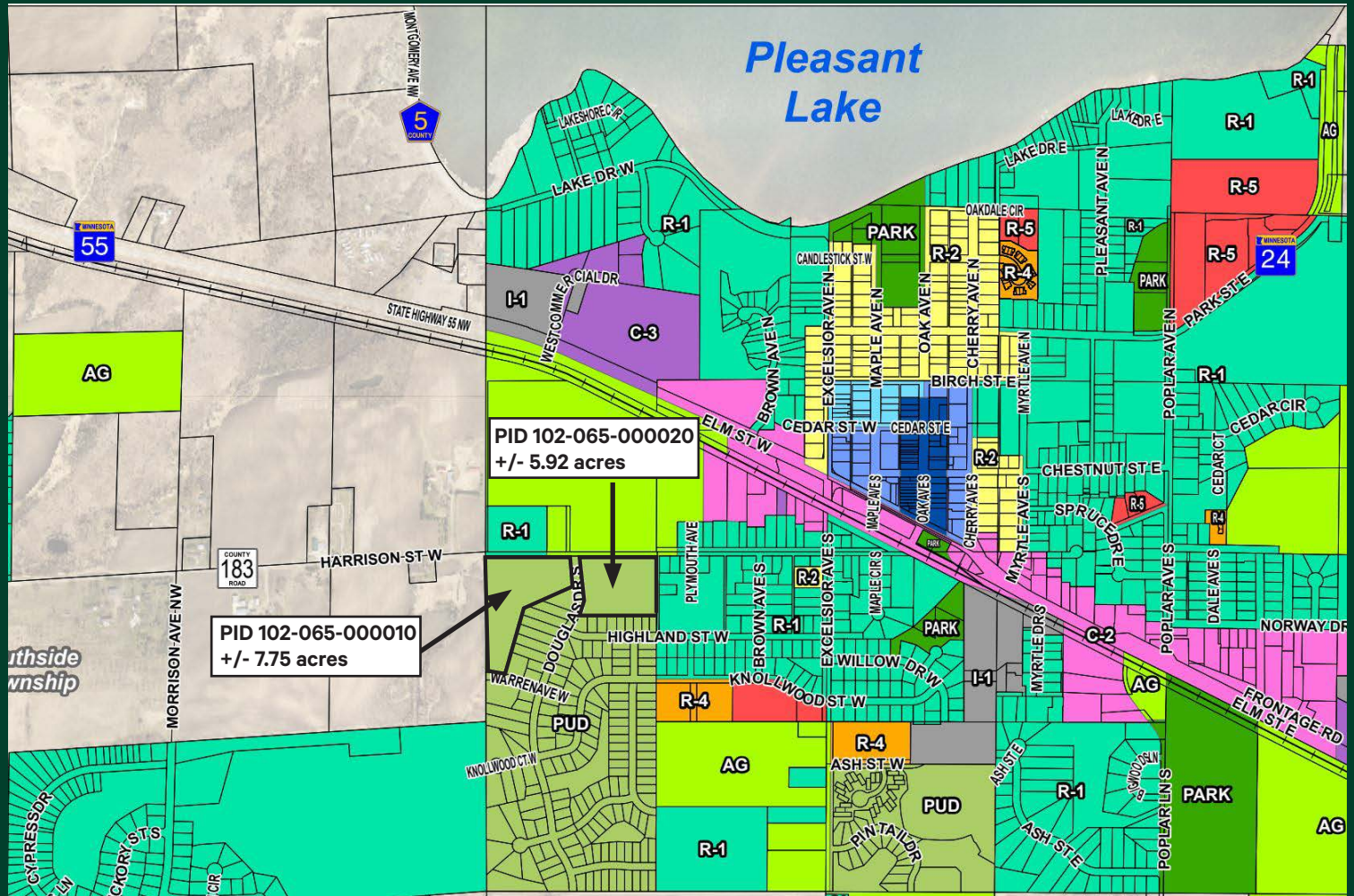
Harrison St W	2800 VPD
HWY 55	6,361 VPD

#	PID	Zoning	Future Land Use	Acres	2024 Taxes
1	102-065-000010	PUD	R-I Residential	±7.75	\$387.00
2	102-065-000020	PUD	R-I Residential	±5.92	\$443.00
Total				±13.67	\$830.00

Area Map



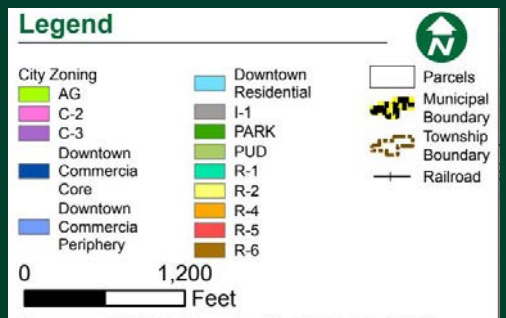
Zoning



PUD

The PUD is established to allow for innovative proposals for the use of land which may not relate to ordinary controls and would otherwise have to be rejected even though feasible and beneficial to the community. It is to accommodate such innovative proposals, even those that may mix land uses within a development, exceed stipulated densities, or depart from traditional lot sizes, that the Planned Unit Development District is established. The technology of land development is constantly changing and creative. Practical approaches to the use of land should be encouraged. The provisions of a PUD are intended to do so in a manner which is in the best interests of both the developer and the community. More specifically, Planned Unit Development Districts may provide for progressive developments which may achieve any number of the following:

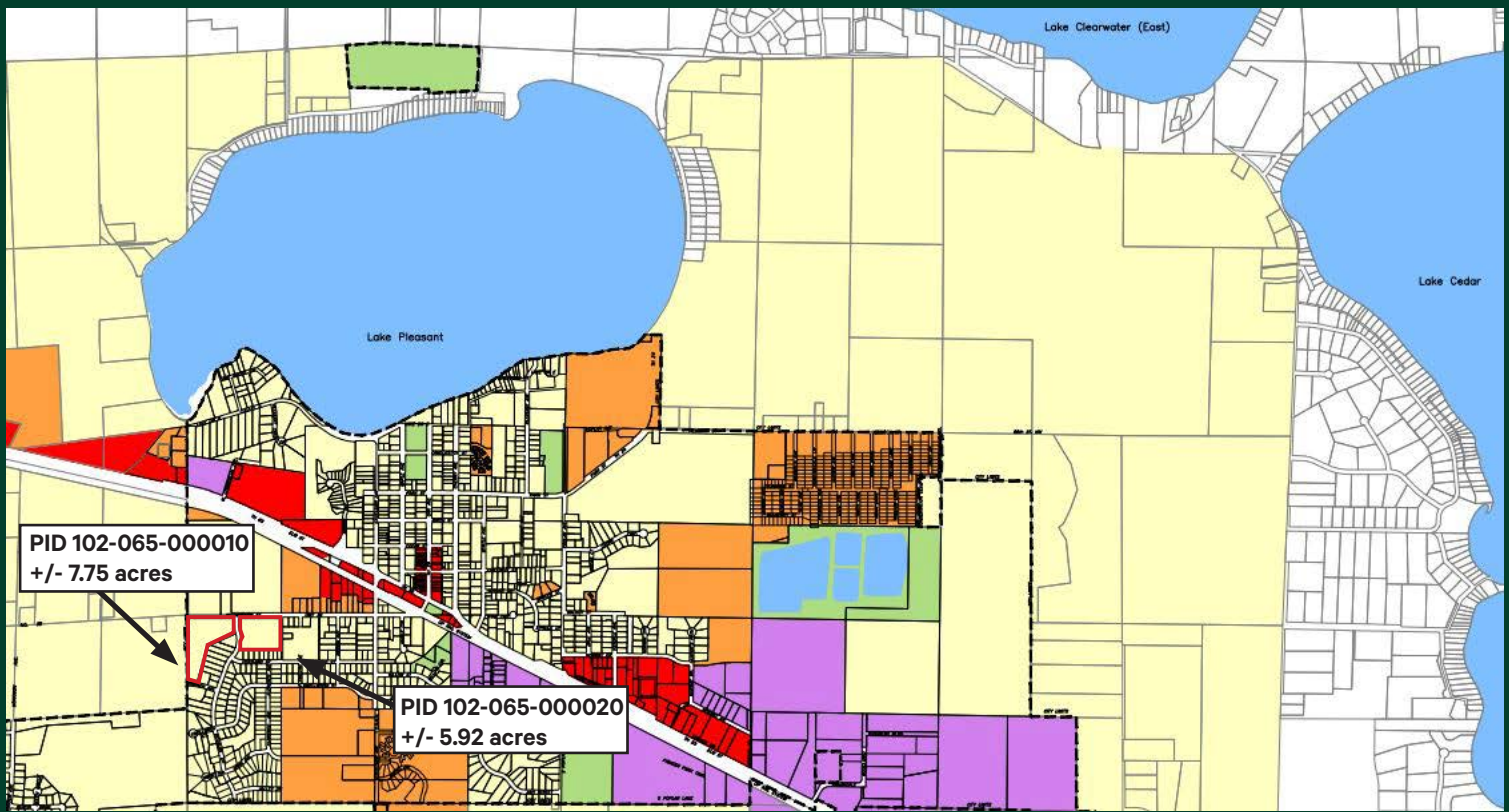
- Provide a maximum choice of living environments by allowing a variety of housing and building types permitting increased density per acre, a reduction in a lot dimensions, building setbacks, or area requirements
- Allow a more useful pattern of open space recreation areas
- Provide more convenient access to services, commercial products, and workplaces by providing for mixed use development
- Provide for development which preserves and/or utilizes existing natural site features and vegetation
- Provide more efficient use of land resulting in lower cost in utilities and city services
- Provide for development in harmony with transportation facilities or services
- Provide for development in harmony with transportation facilities or services, community facilities, and the objectives of the comprehensive plan



A PUD is an overlay district which may be applied to and superimposed upon any underlying zoning district within the City, but will only be approved in conjunction with a Development Plan for the property. It being the intent of the City that no provision or regulation of the underlying zoning district(s) may be varied, modified, or set aside unless specifically provided for in a Development Plan approved in accord with this section

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

Comprehensive Land Use Plan



(R-I) Residential

Objective:

The City of Annandale is uniquely situated between the metropolitan area of Minneapolis and St. Cloud. This distinctive location will allow the City to continue to provide an array of housing options through life-cycle housing.

Residential growth is essential to the long term health and development of the City. It is important, however, that future growth is staggered in an orderly fashion to avoid leapfrog development. Furthermore, it will be imperative that new development adheres to the City's policies relating to municipal services. Developments that do not adhere to growth and land use policies shall be considered premature.

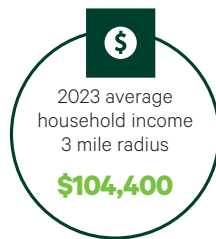
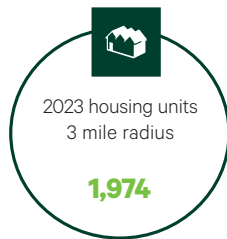
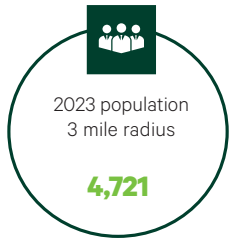
Policies

- Ensure that all housing adheres to City design, planning, and construction standards.
- The City of Annandale will review new housing proposals of all housing types in the context of the City's overall housing supply and demand.
- Through new development plans, incorporate higher value homes within the City.
- New housing, regardless of value, shall create a connection between the existing City and future development.
- The City will work to maintain a high quality residential environment through rehabilitation or where necessary, redevelopment of substandard units.
- Residential amenities required through zoning and subdivision regulations shall be maintained.
- The mixing of various housing types or densities shall not be permitted unless specifically planned and approved as part of a large scale project.

For additional information on the Annandale Comprehensive Plan, select this [link](#).

Wetlands Map

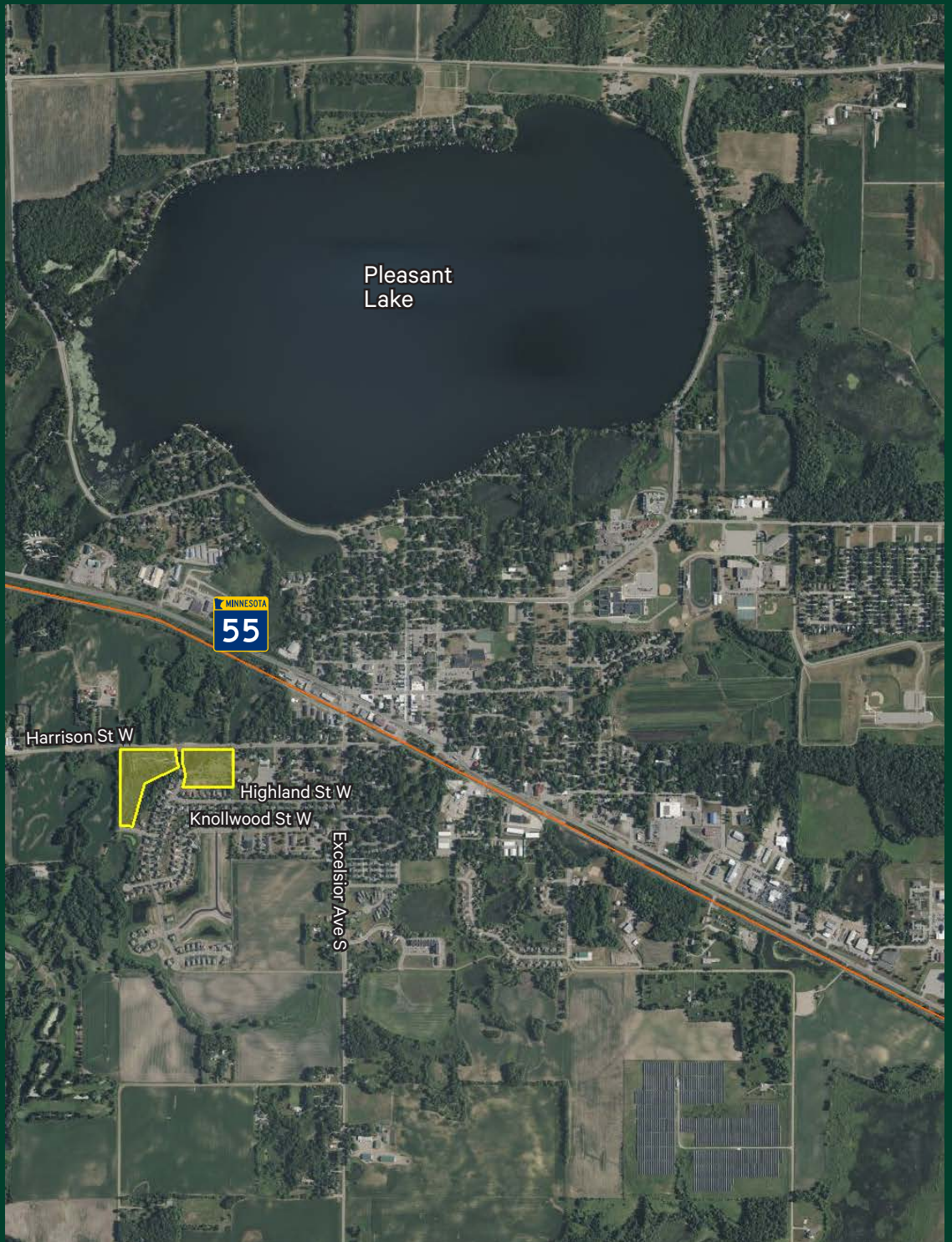




	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	2,341	4,712	7,622
2028 Population - Five Year Projection	2,413	4,822	7,708
2020 Population - Census	2,357	4,643	7,469
2010 Population - Census	2,235	4,481	7,226
2020-2023 Annual Population Growth Rate	-0.21%	0.45%	0.63%
2023-2028 Annual Population Growth Rate	0.61%	0.46%	0.22%
HOUSEHOLDS			
2023 Households - Current Year Estimate	944	1,974	3,120
2028 Households - Five Year Projection	984	2,047	3,196
2010 Households - Census	911	1,868	2,968
2020 Households - Census	952 93.1%	1,949 80.6%	3,098 70.2%
2020-2023 Compound Annual Household Growth Rate	-0.26%	0.39%	0.22%
2023-2028 Annual Household Growth Rate	0.83%	0.73%	0.48%
2023 Average Household Size	2.47	2.36	2.42
HOUSEHOLD INCOME			
2023 Average Household Income	\$91,897	\$104,490	\$113,854
2028 Average Household Income	\$105,892	\$120,626	\$130,330
2023 Median Household Income	\$63,898	\$74,181	\$82,182
2028 Median Household Income	\$76,785	\$83,723	\$92,874
2023 Per Capita Income	\$38,743	\$43,011	\$46,115
2028 Per Capita Income	\$45,200	\$50,263	\$53,440
HOUSING UNITS			
2023 Housing Units	1,024	2,448	4,463
2023 Vacant Housing Units	80 7.8%	474 19.4%	1,343 30.1%
2023 Occupied Housing Units	944 92.2%	1,974 80.6%	3,120 69.9%
2023 Owner Occupied Housing Units	748 73.0%	1,596 65.2%	2,639 59.1%
2023 Renter Occupied Housing Units	196 19.1%	378 15.4%	481 10.8%
EDUCATION			
2023 Population 25 and Over	1,630	3,293	5,419
HS and Associates Degrees	1,098 67.4%	2,121 64.4%	3,462 63.9%
Bachelor's Degree or Higher	501 30.7%	1,071 32.5%	1,754 32.4%
PLACE OF WORK			
2023 Businesses	112	218	308
2023 Employees	1,065	2,280	3,120

Harrison St. W. & Douglas Dr. S.
Annandale, MN 55302

For Sale



Contact Us

Brian Pankratz
Senior Vice President
952 924 4665
brian.pankratz@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE