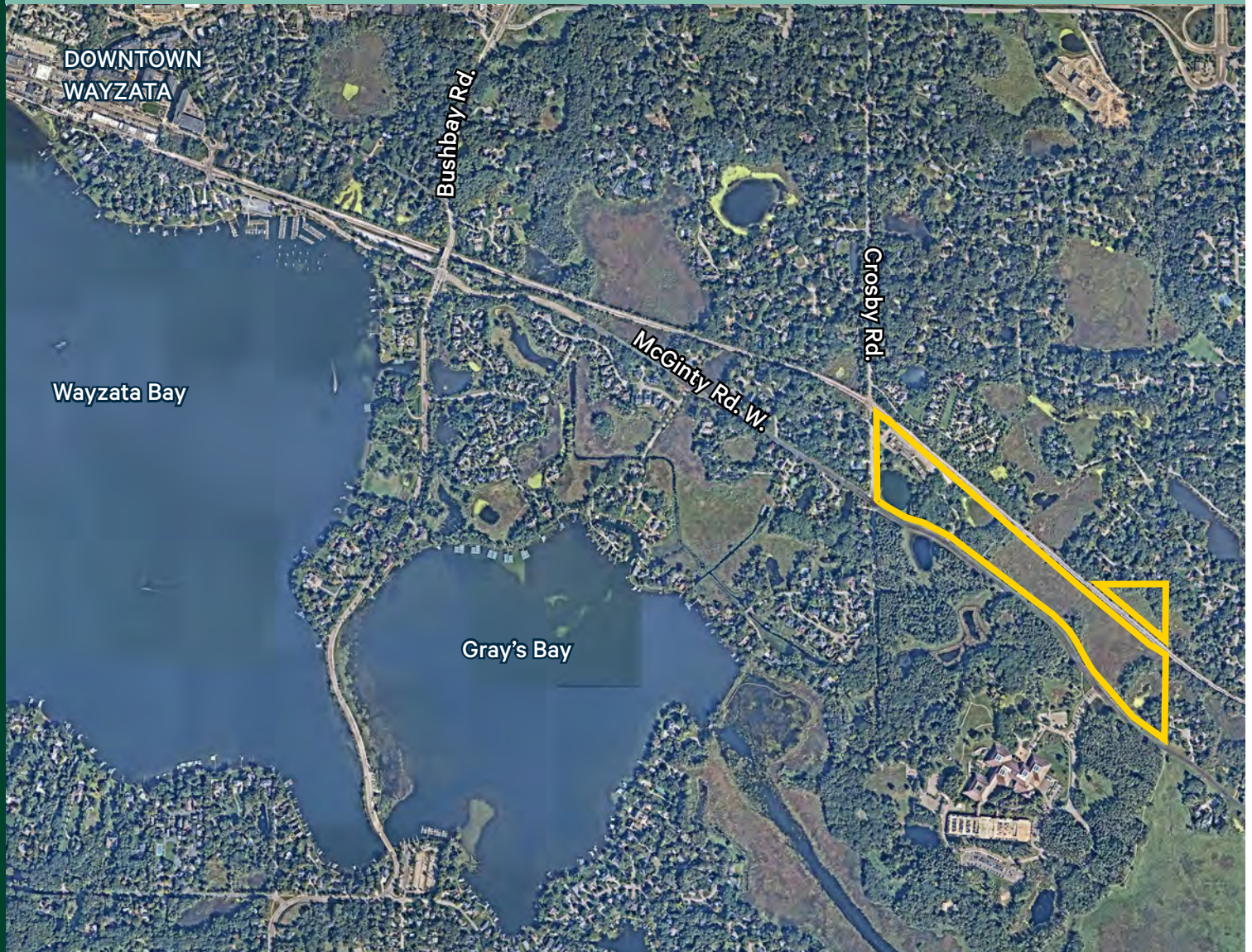


±41.54 acres of Potential Residential Redevelopment Land



# 2301 Crosby Rd.

Minnetonka, MN 55391



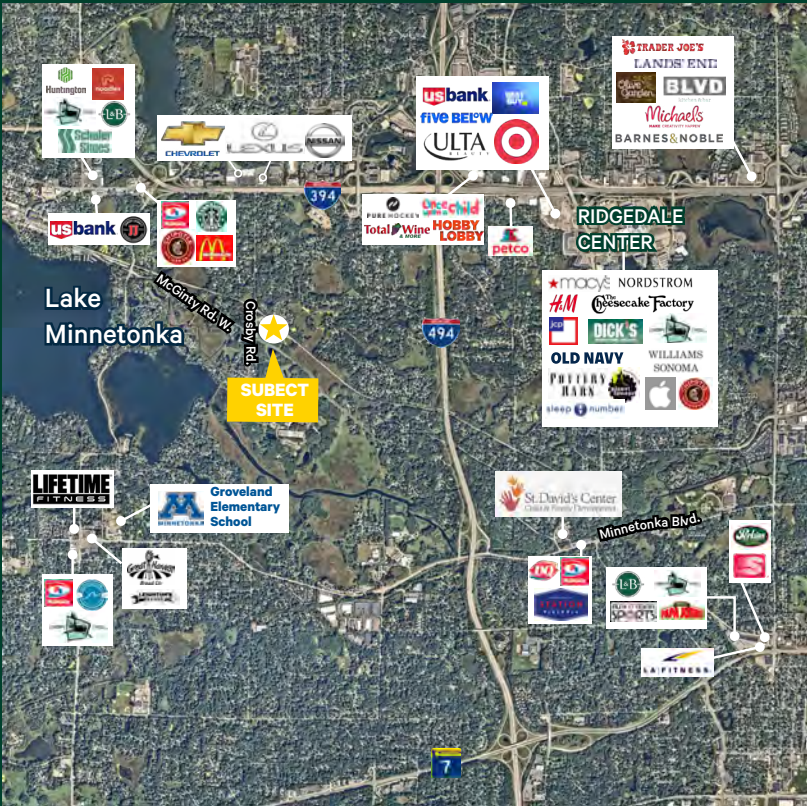
# Property Highlights

## Parcel Information

#	PID	AC	ZONING	FUTURE ZONING	SCHOOL DIST	TAXES
1	09-117-22-23-0005	7.21	B-2	Office	Wayzata	\$81,925.44
2	09-117-22-23-0006	11.27	B-2	Office	Wayzata	\$20,696.14
3	09-117-22-24-0030	3.53	B-2	Office	Wayzata	\$30.14
4	09-117-22-31-0005	2.84	Residential	open space	Hopkins	\$524. 18
5	09-117-22-31-0004	16.69	B-2	Open Space	Hopkins	\$748.08

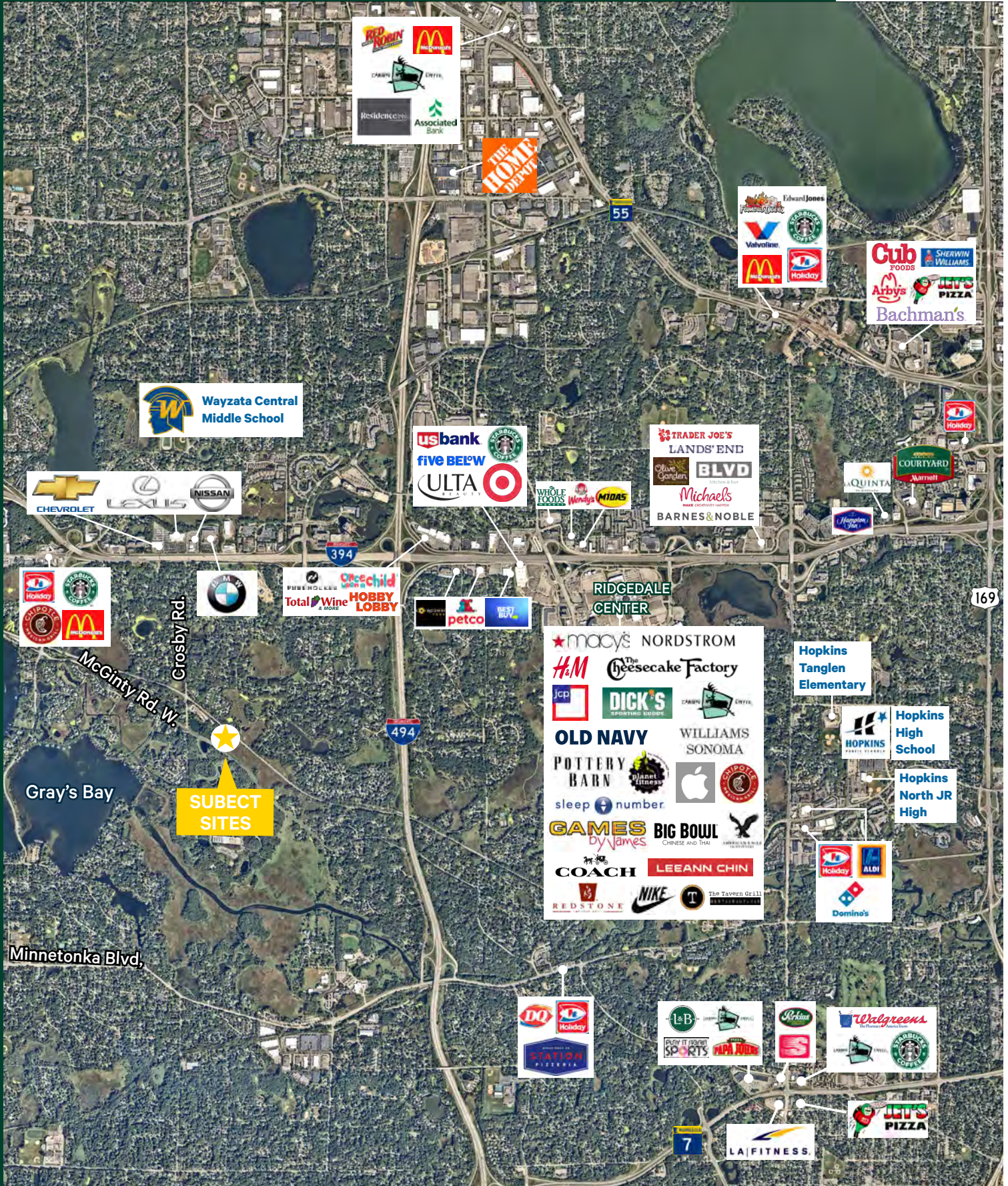
- + Potential Residential redevelopment site located in Minnetonka along Wayzata border
- + Great location for villas, single family, town homes, brownstones
- + Irreplaceable location just off Lake Minnetonka, downtown Wayzata, major employers, shopping, parks, schools
- + Majority of property located in Wayzata School District and southern parcel in Hopkins School District
- + Quick access to I-394 and I-494 via McGinty Rd. W.
- + Near parks, schools, trails, retail, and Lake Minnetonka public access

Traffic Counts			
I-394	91,732 VPD	McGinty Rd W.	3,682 VPD
I-494	109,969 VPD	Crosby Rd	1,391 VPD
HWY7	28,636 VPD	Minnetonka Blvd	14,767 VPD

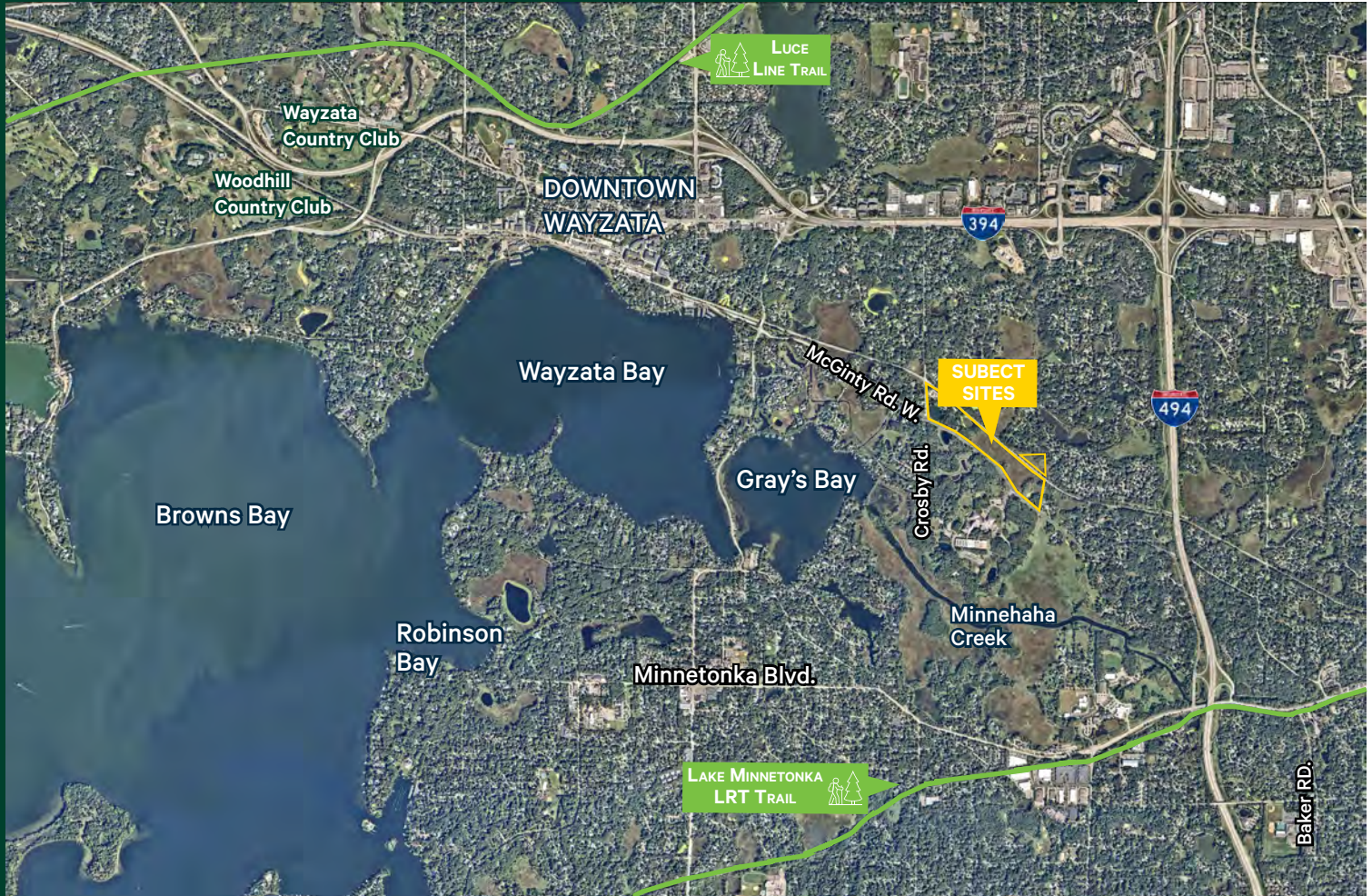


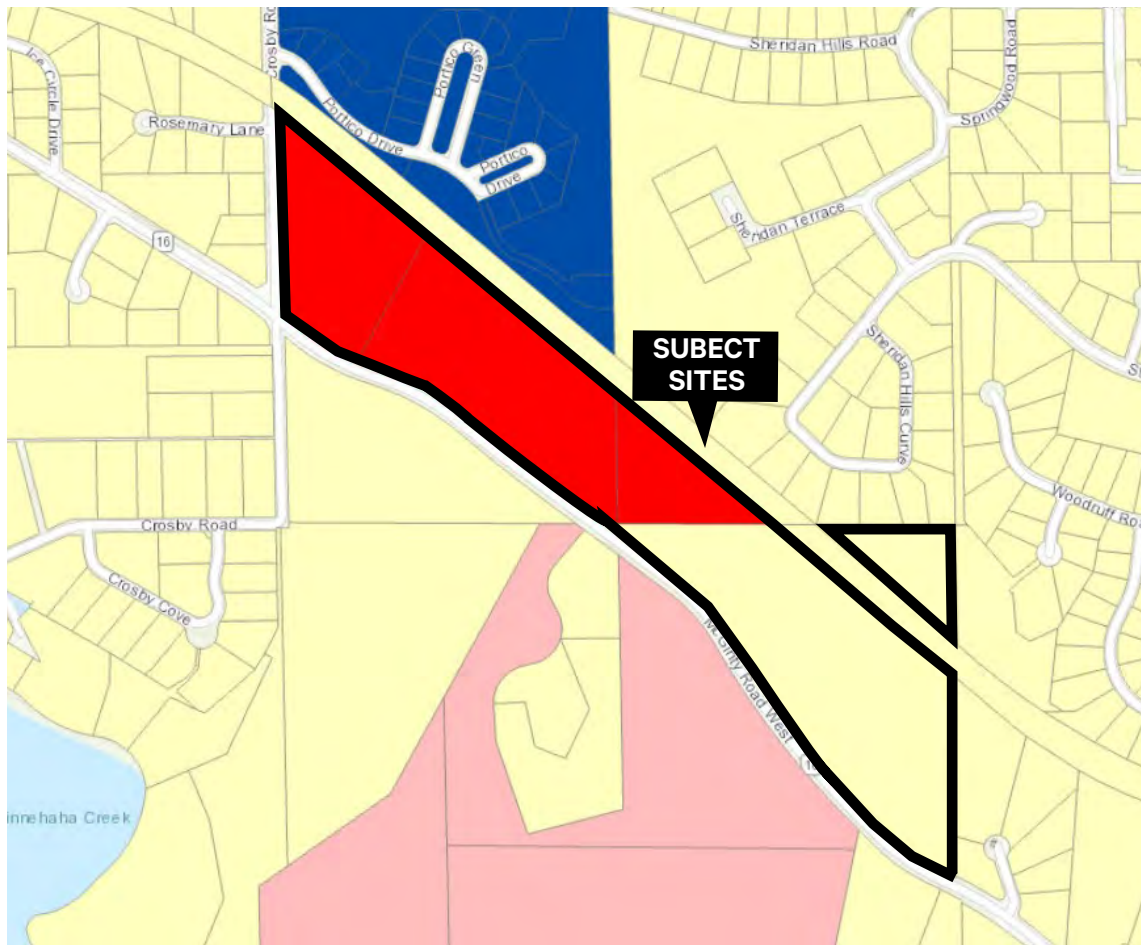


# Area Map









ZONING	
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	B-1
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	B-2
<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span>	B-3
<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span>	I-1
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	PID
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	PURD
<span style="display:inline-block; width:15px; height:15px; background-color:darkblue;"></span>	PUD
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	R-1
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	R-1 PURD
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	R-2
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	R-2 PURD
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	R-3
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	R-3 PURD
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	R-4
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	R-4 PURD
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	R-5

## B-2 Limited Business District

1. Purpose. The purpose of the B-2 district is to provide a district for low intensity, service oriented commercial uses in areas designated as neighborhood or community centers in the comprehensive plan. Since these areas are often near residential areas, limitations are placed on the type, size and intensity of commercial uses in the district.

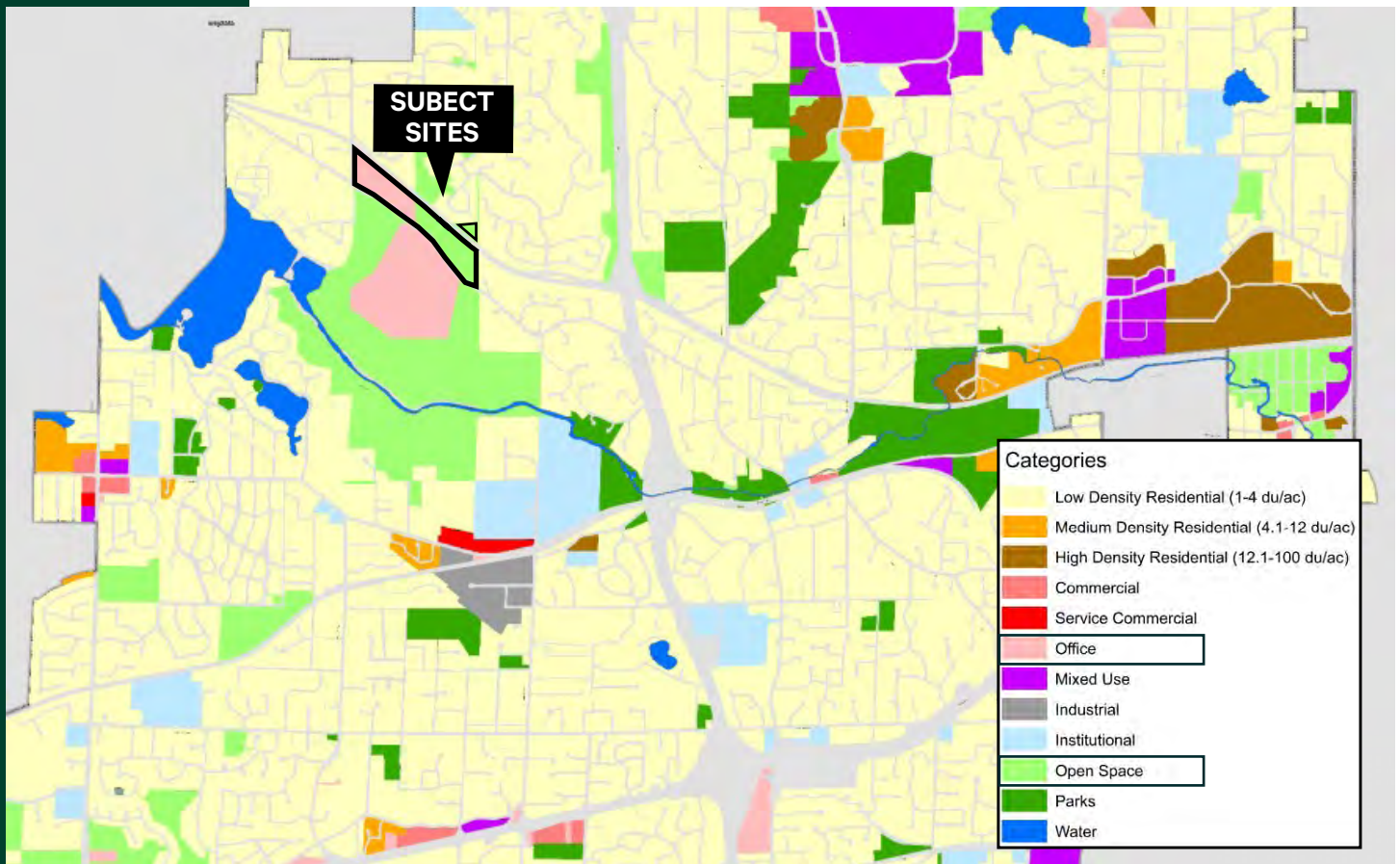
2. Permitted Uses. Within the B-2 district no structure or land shall be used except for one or more of the following uses: a) administrative, executive or professional offices; b) general retail, including cannabis retail businesses subject to City Code 650, and service commercial uses occurring within an enclosed building, except as provided for in subdivision 4; or c) cabinets no larger than 150 cubic feet that hold utility equipment and for which a landscape plan has been approved by the city planner; overhead utility poles and lines for a distribution line up to a maximum height of 60 feet as measured from the ground upon which it is located, except that utility poles and lines for a distribution line may be taller than 60 feet, but not taller than 80 feet, when needed to cross a major roadway such as a free-way. (Amended by Ord. No. 2024-17, effective November 18, 2024)

## R-1 Low Density Residential Dist

1. Purpose. The purpose of the R-1 district is to provide a district for single family detached dwellings in those areas where such development is consistent with the low density residential designation of the comprehensive plan and compatible with surrounding land use characteristics. Development within this district shall occur at densities not exceeding four dwelling units per acre. The allowed density for a piece of property will be determined by the city at the time of the development application. The determination will be based upon the site specific characteristics of the property and the requested development. Factors to be considered in increasing or decreasing the allowed density include the existing environmental conditions such as wetlands, floodplains, steep slopes, and significant trees; the specific site plan; the type of housing units proposed, including whether greater density is desirable because the development contains affordable housing that is consistent with the city's affordable housing goals but that avoids unacceptable concentrations of such housing; the requested zoning; the minimum standards of this ordinance; the potential impact from traffic generated by the development; and the surrounding area. The burden of establishing the appropriateness of the high end of the density range will be on the applicant.

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



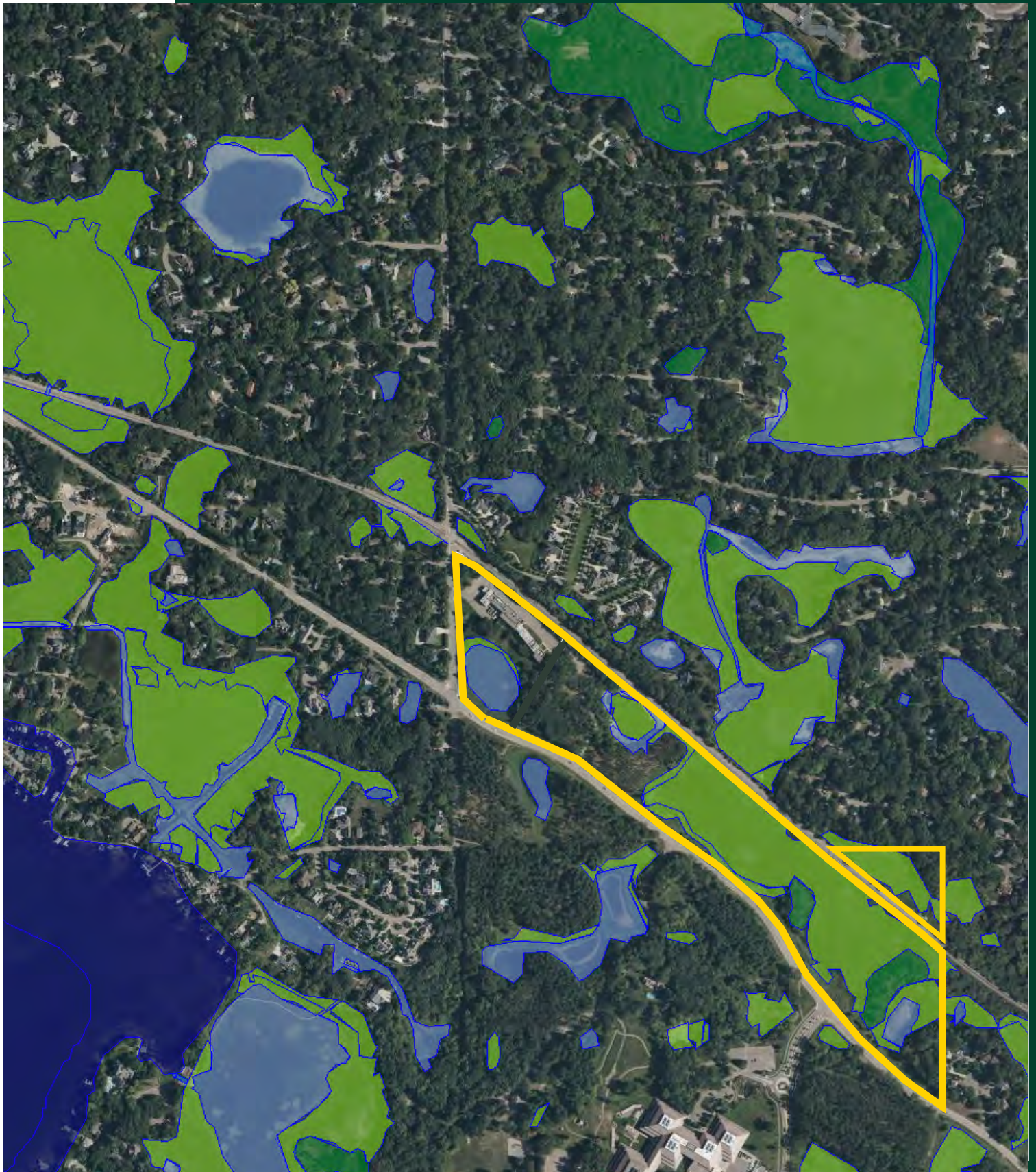


## Office

### A. Office

The office land use district provides locations for administrative, executive, professional or other offices and related service uses, such as financial institutions, lodging, day care and similar uses. It is not intended for retail uses that serve the general public. The office designation can be used, if designed appropriately, as a transitional use between residential and more intense commercial districts.





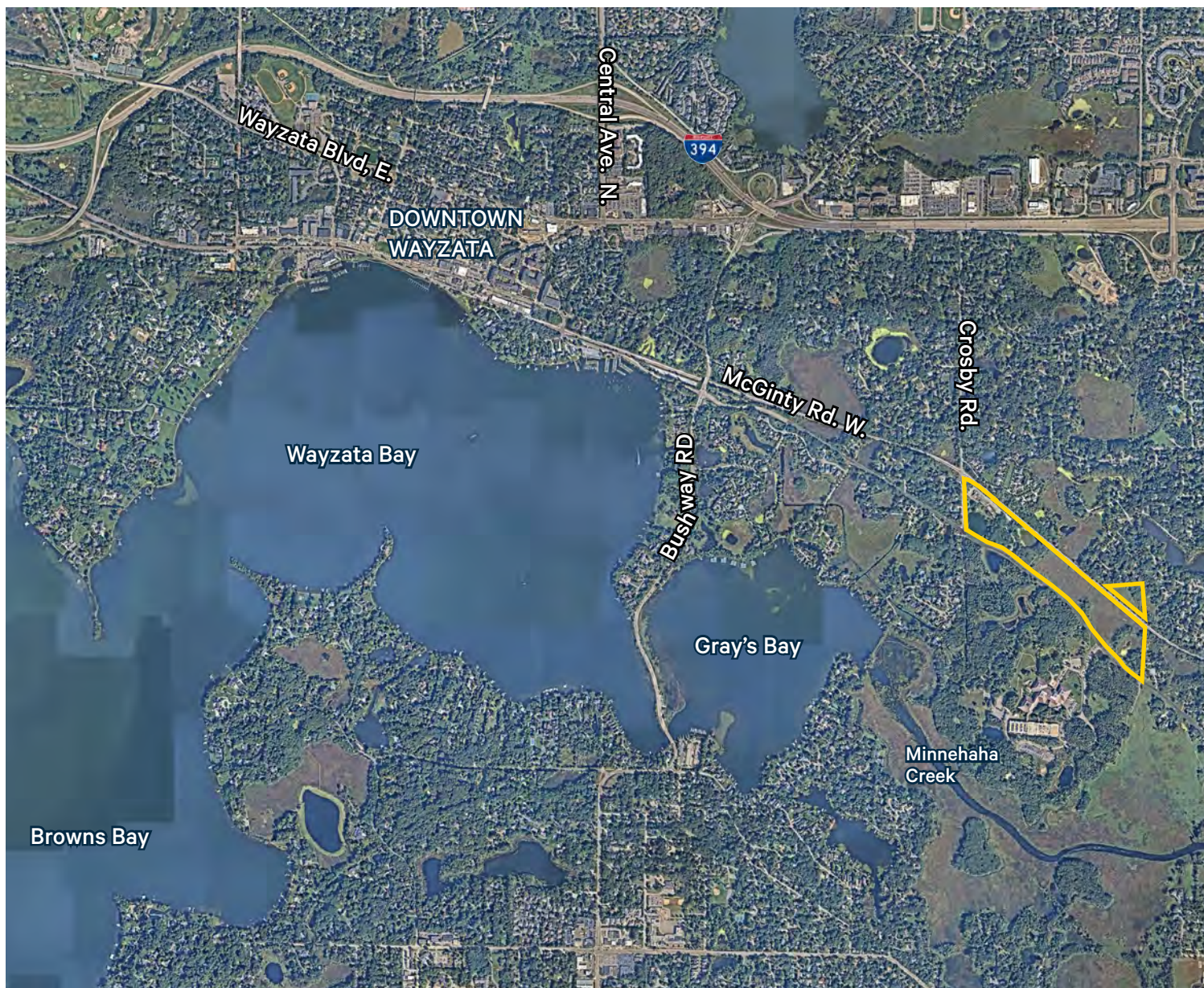


# Demographics



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	2,819	43,564	131,068
2030 Population - Five Year Projection	2,771	43,553	131,148
2020 Population - Census	3,067	44,383	134,585
2010 Population - Census	3,030	41,507	125,565
2020-2025 Annual Population Growth Rate	-1.59%	-0.35%	-0.50%
2025-2030 Annual Population Growth Rate	-0.34%	-0.01%	0.01%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	1,068	18,594	57,391
2030 Households - Five Year Projection	1,055	18,817	58,094
2020 Households - Census	1,092	18,666	57,912
2010 Households - Census	1,096	17,459	54,223
2020-2025 Compound Annual Household Growth Rate	-0.42%	-0.07%	-0.17%
2025-2030 Annual Household Growth Rate	-0.24%	0.24%	0.24%
2025 Average Household Size	2.63	2.32	2.25
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$269,355	\$191,578	\$167,378
2030 Average Household Income	\$290,178	\$208,578	\$182,999
2025 Median Household Income	\$214,842	\$138,312	\$114,910
2030 Median Household Income	\$228,741	\$157,123	\$130,137
2025 Per Capita Income	\$105,814	\$81,839	\$73,288
2030 Per Capita Income	\$114,770	\$90,167	\$81,025
<b>HOUSING UNITS</b>			
2025 Housing Units	1,171	19,827	60,881
2025 Vacant Housing Units	103 8.8%	1,233 6.2%	3,490 5.7%
2025 Occupied Housing Units	1,068 91.2%	18,594 93.8%	57,391 94.3%
2025 Owner Occupied Housing Units	964 82.3%	13,377 67.5%	36,955 60.7%
2025 Renter Occupied Housing Units	104 8.9%	5,217 26.3%	20,436 33.6%
<b>EDUCATION</b>			
2025 Population 25 and Over	2,001	31,687	95,379
HS and Associates Degrees	404 20.2%	9,545 30.1%	33,056 34.7%
Bachelor's Degree or Higher	1,566 78.3%	21,730 68.6%	60,250 63.2%
<b>PLACE OF WORK</b>			
2025 Businesses	177	2,560	7,234
2025 Employees	10,149	48,203	122,203





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