

Mixed-Use Land for Sale

± 2.28 Acres

2695 Paddock Path
Shakopee, MN 55379





Property Highlights

- ± 2.28 acres for sale across the street from Canterbury Park in Shakopee, MN.
- Entitlements on site were originally for a 56 unit senior cooperative and later amended to 44 units with units averaging 1,600 SF. Modifications to the entitlement would be made via the PUD and could include apartments, town-homes, senior housing or acceptable commercial uses.
- Frontage onto Shenandoah Dr. and Schenian St.
- Convenient access to Highway 169 via Canterbury Rd. S.
- Included within a ± 330-acre redevelopment area surrounding Canterbury Park including retail, residential and entertainment uses. [Click here for more information](#)
- 880 residential units recently constructed in the immediate area

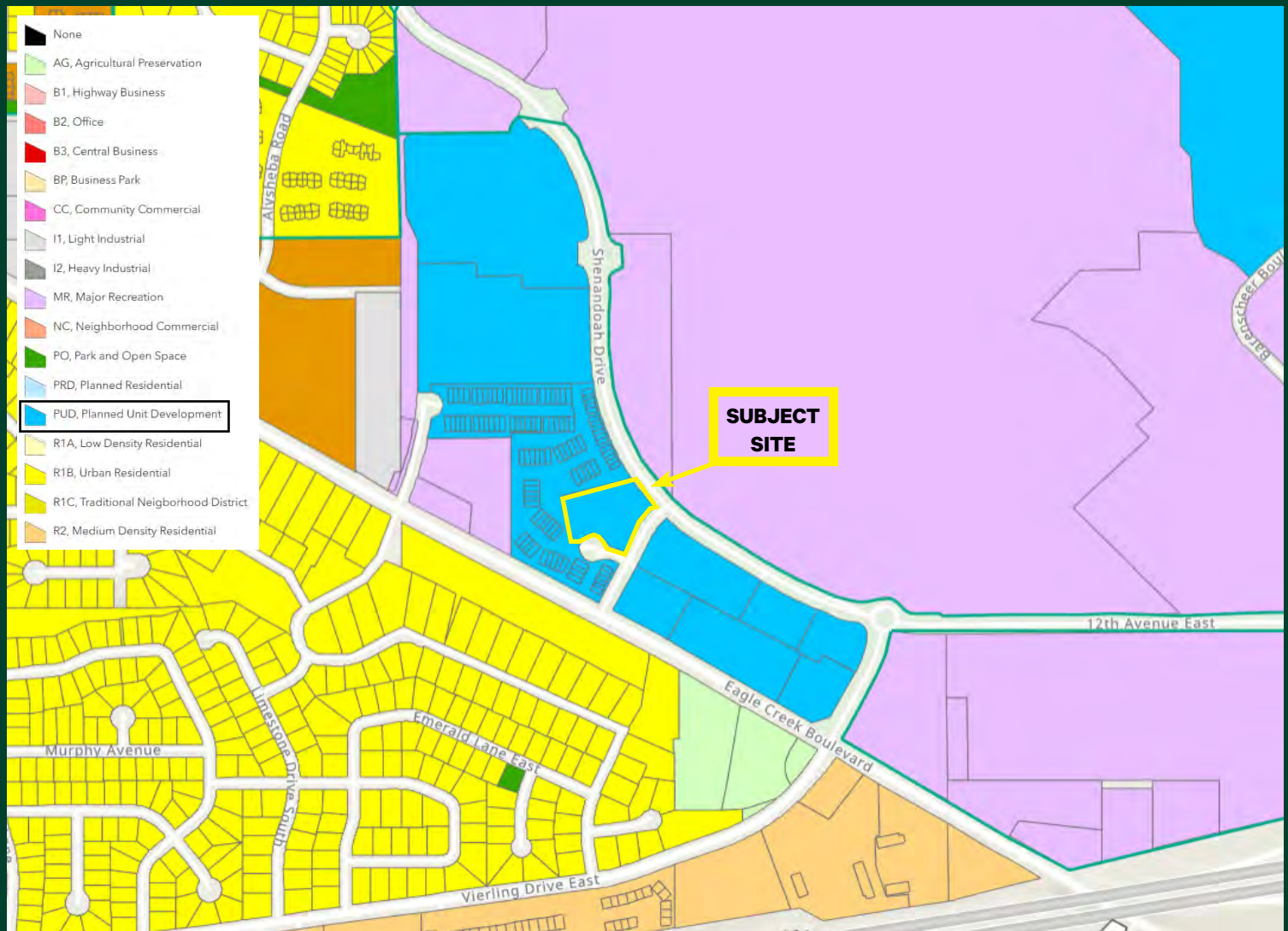
Traffic Counts

Eagle Creek Blvd.	10,500 VPD
12th Ave E.	1,950 VPD
Canterbury Dr. S.	8,157 VPD

PID	Acres	Zoned	Future Land Use	2025 Taxes
275020020	±2.28	PUD -Planned Development	Entertainment District	\$14,718.00

[illegible]

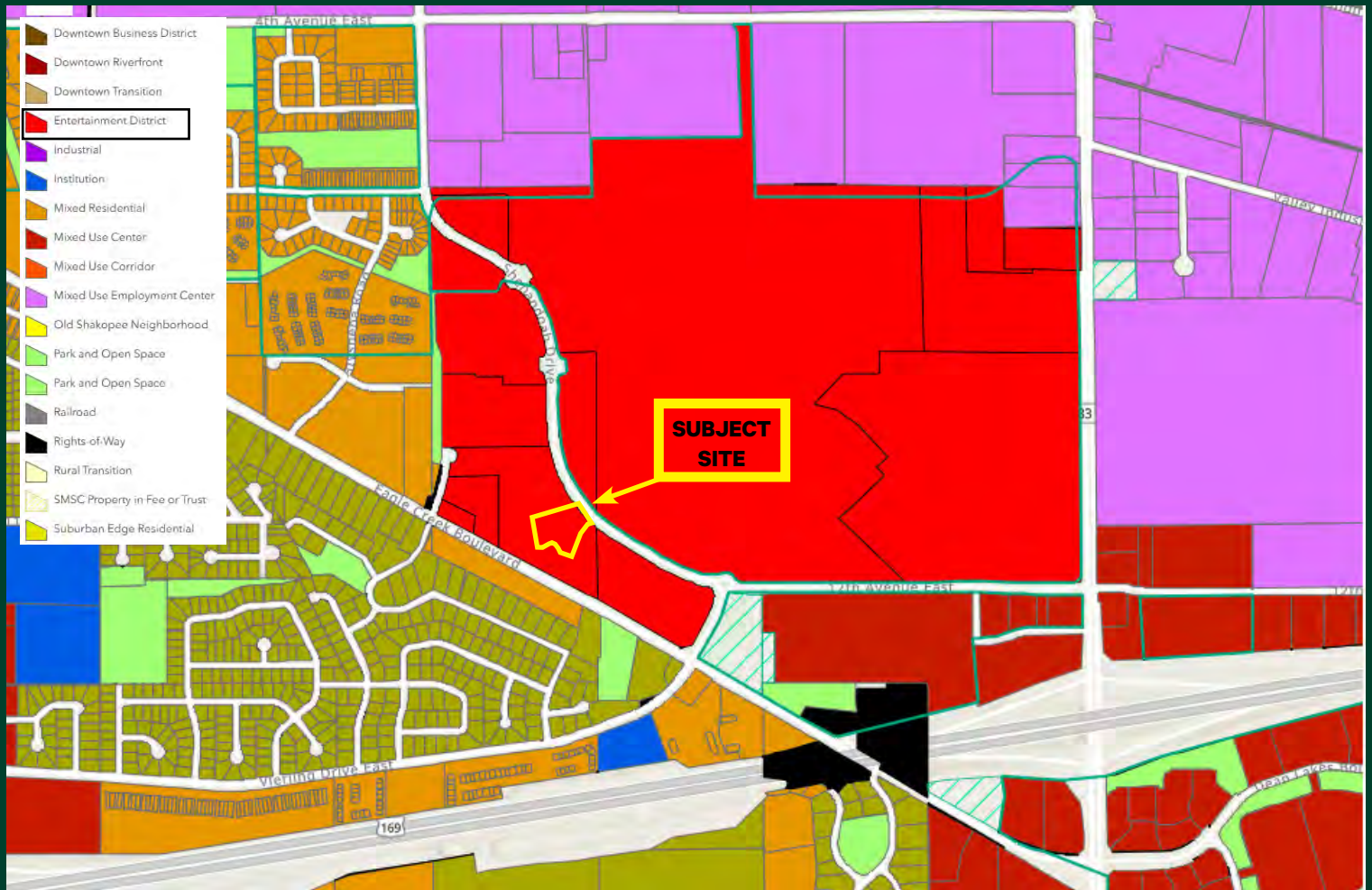
Zoning



PUD - Planned Unit Development

Planned unit developments (PUDs) are allowed for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. The land use districts in which they are an allowable use are identified in the land use district descriptions in § 151.068(B) and the official zoning map.

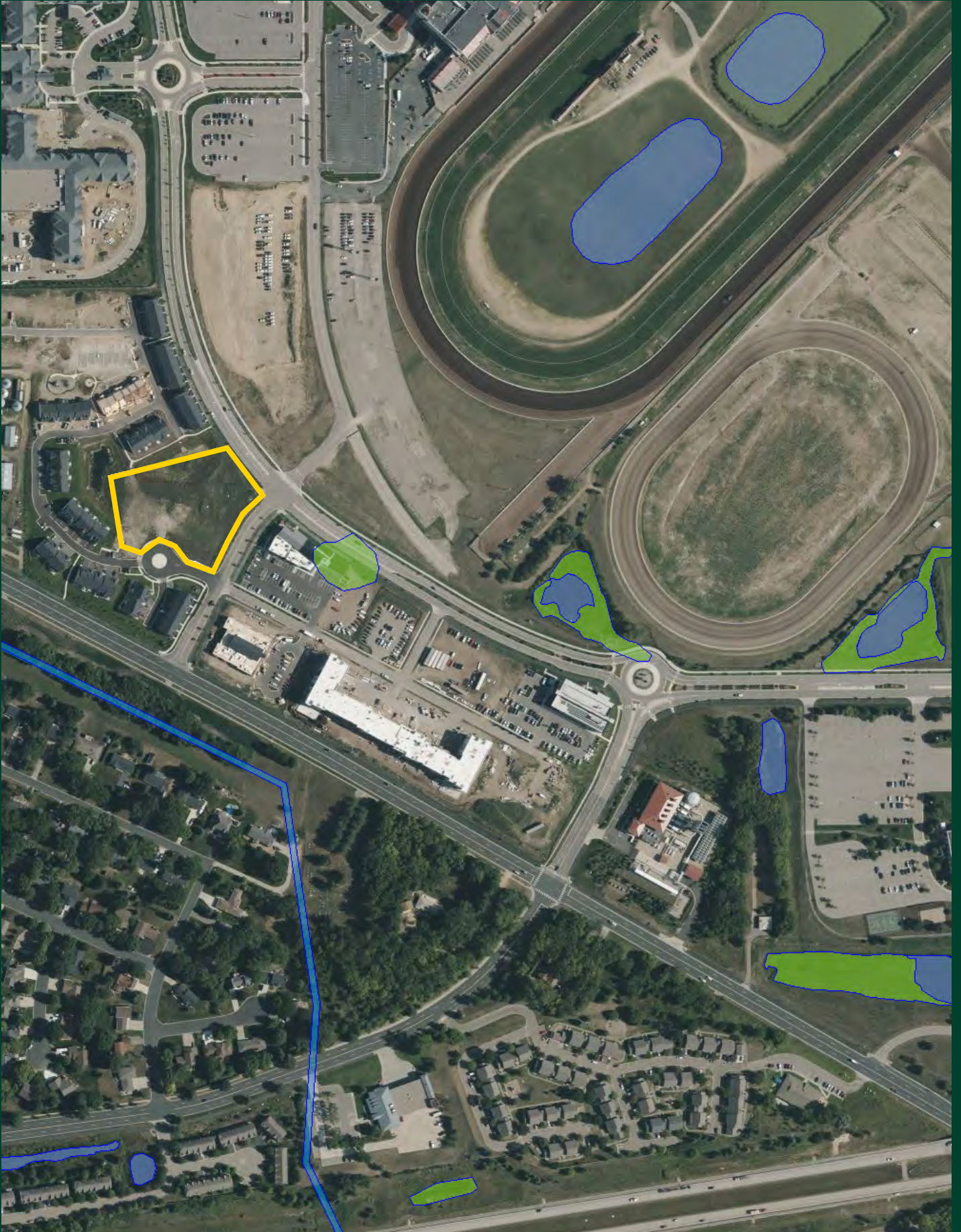
Future Land Use



Entertainment District

Canterbury Park horse racing track is a unique entertainment venue in the State of Minnesota. Occupying about 330 acres, the size of the venue provides a variety of impacts on the City and its residents. Canterbury Park attracts a large number of seasonal workers and hosts other non-racing events including; antique shows, snowmobile & motorcycle races, concerts and more.

Wetland Map



Demographics



2024 population
3 mile radius

43,755



2024 housing units
3 mile radius

15,120



2024 average
household income
3 mile radius

\$129,986



2024 employees
3 mile radius

21,447



2024 businesses
3 mile radius

1,045

	1 MILE	3 MILES	5 MILES
 POPULATION			
2024 Population - Current Year Estimate	9,733	43,755	104,789
2029 Population - Five Year Projection	10,303	44,780	107,128
2020 Population - Census	7,936	40,218	99,512
2010 Population - Census	6,755	34,724	87,364
2020-2024 Annual Population Growth Rate	3.96%	1.62%	0.99%
2024-2029 Annual Population Growth Rate	1.14%	0.46%	0.44%
 HOUSEHOLDS			
2024 Households - Current Year Estimate	3,756	15,120	37,547
2029 Households - Five Year Projection	4,018	15,650	38,718
2020 Households - Census	2,997	13,618	35,063
2010 Households - Census	2,621	12,003	31,037
2020-2024 Compound Annual Household Growth Rate	4.39%	2.01%	1.31%
2024-2029 Annual Household Growth Rate	1.36%	0.69%	0.62%
2024 Average Household Size	2.59	2.84	2.76
 HOUSEHOLD INCOME			
2024 Average Household Income	\$98,273	\$129,986	\$161,864
2029 Average Household Income	\$104,543	\$138,950	\$173,294
2024 Median Household Income	\$84,608	\$100,049	\$119,057
2029 Median Household Income	\$88,958	\$106,379	\$131,714
2024 Per Capita Income	\$38,068	\$45,402	\$58,175
2029 Per Capita Income	\$40,888	\$49,067	\$62,819
 HOUSING UNITS			
2024 Housing Units	4,158	15,757	39,418
2024 Vacant Housing Units	402 9.7%	637 4.0%	1,871 4.7%
2024 Occupied Housing Units	3,756 90.3%	15,120 96.0%	37,547 95.3%
2024 Owner Occupied Housing Units	2,141 51.5%	10,593 67.2%	28,953 73.5%
2024 Renter Occupied Housing Units	1,615 38.8%	4,527 28.7%	8,594 21.8%
 EDUCATION			
2024 Population 25 and Over	6,417	28,760	70,375
HS and Associates Degrees	3,576 55.7%	14,918 51.9%	30,085 42.7%
Bachelor's Degree or Higher	2,304 35.9%	12,100 42.1%	37,332 53.0%
 PLACE OF WORK			
2024 Businesses	185	1,045	2,241
2024 Employees	4,233	21,447	49,235

2695 Paddock Path
Shakopee, MN 55379

For Sale



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

© 2025 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