

Land | For Sale - \$2,950,000

CBRE

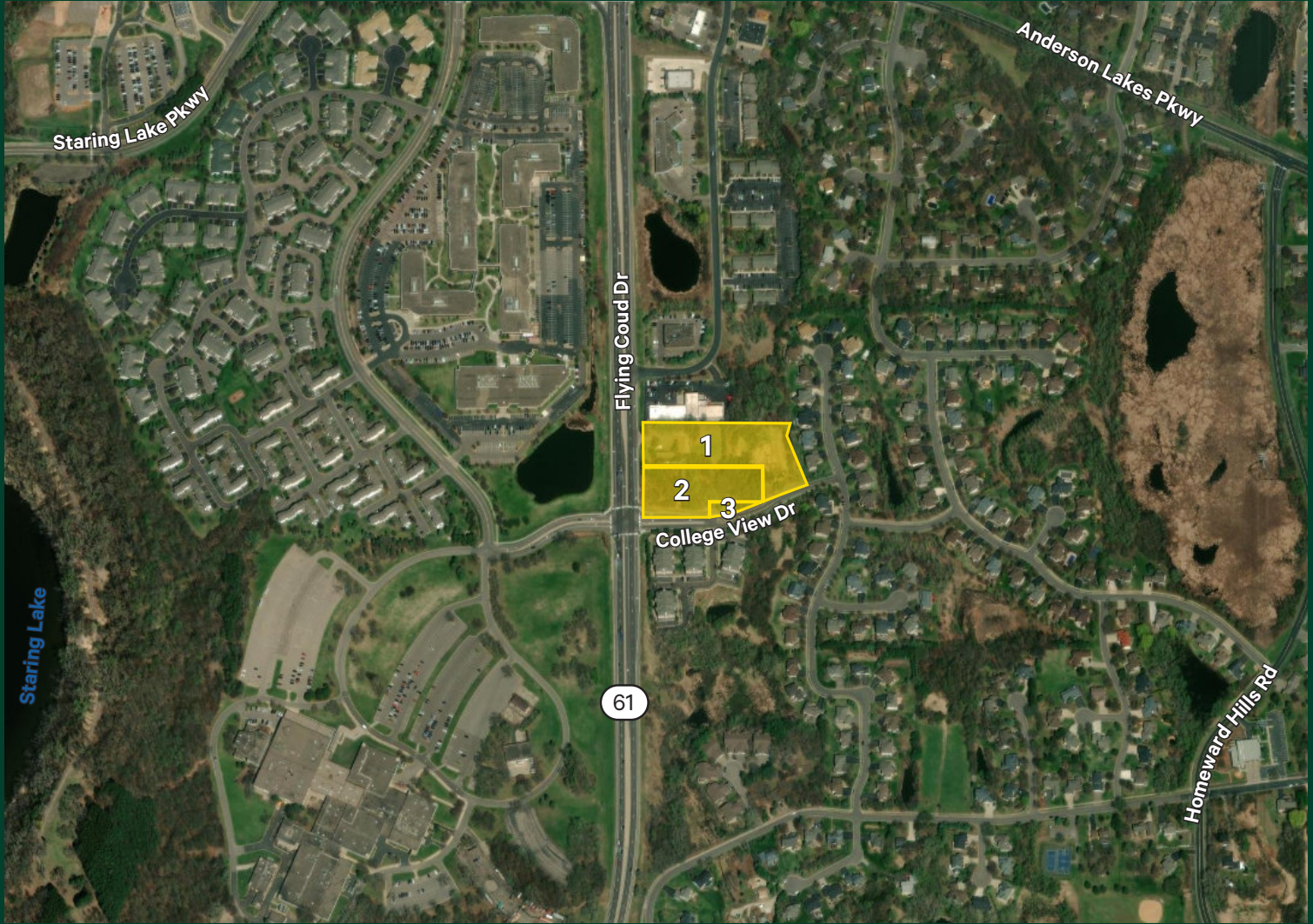
Zoned Industrial/Guided for Medium Density Residential

±4.31 Gross Acres

± 6,382 Building SF

9061 and 9125 Flying Cloud Dr
Eden Prairie, MN 55347





Property Highlights

- Great location for Infill property located along Flying Cloud Dr with access off of College View Dr. Quick access to retail, parks, schools, future SW light rail.
- Potential uses: I-2 will allow a variety of showroom and office uses. Future Land Use supports 5-14 units an acre supporting townhomes, small lot single family.
- Zoned - Industrial Park: I-2
- Future Land Use - Medium Density Residential (5-14 units per acre)
- Eden Prairie Public School District
- Utilities to Site

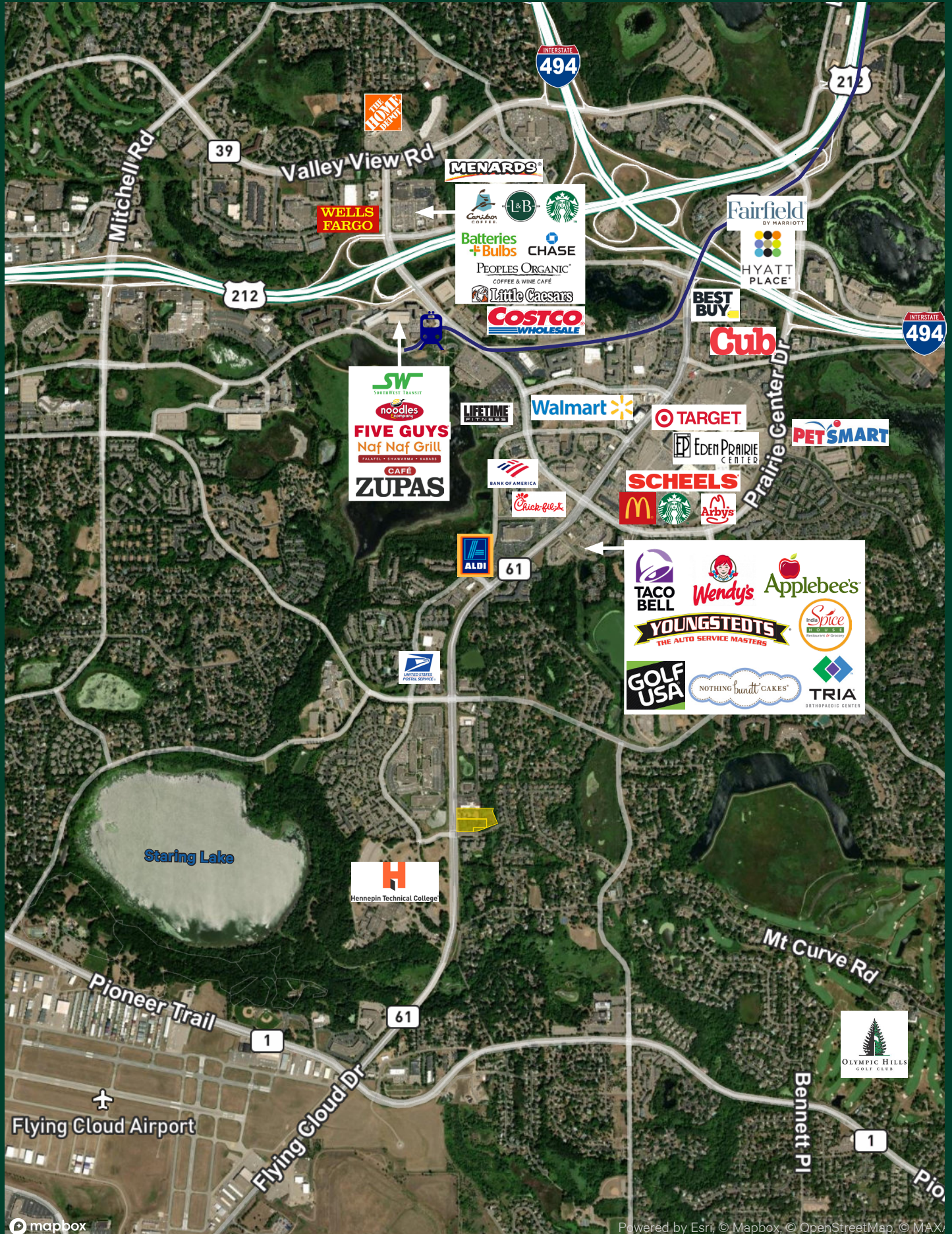
Traffic Counts

Flying Cloud Dr 12,757 VPD

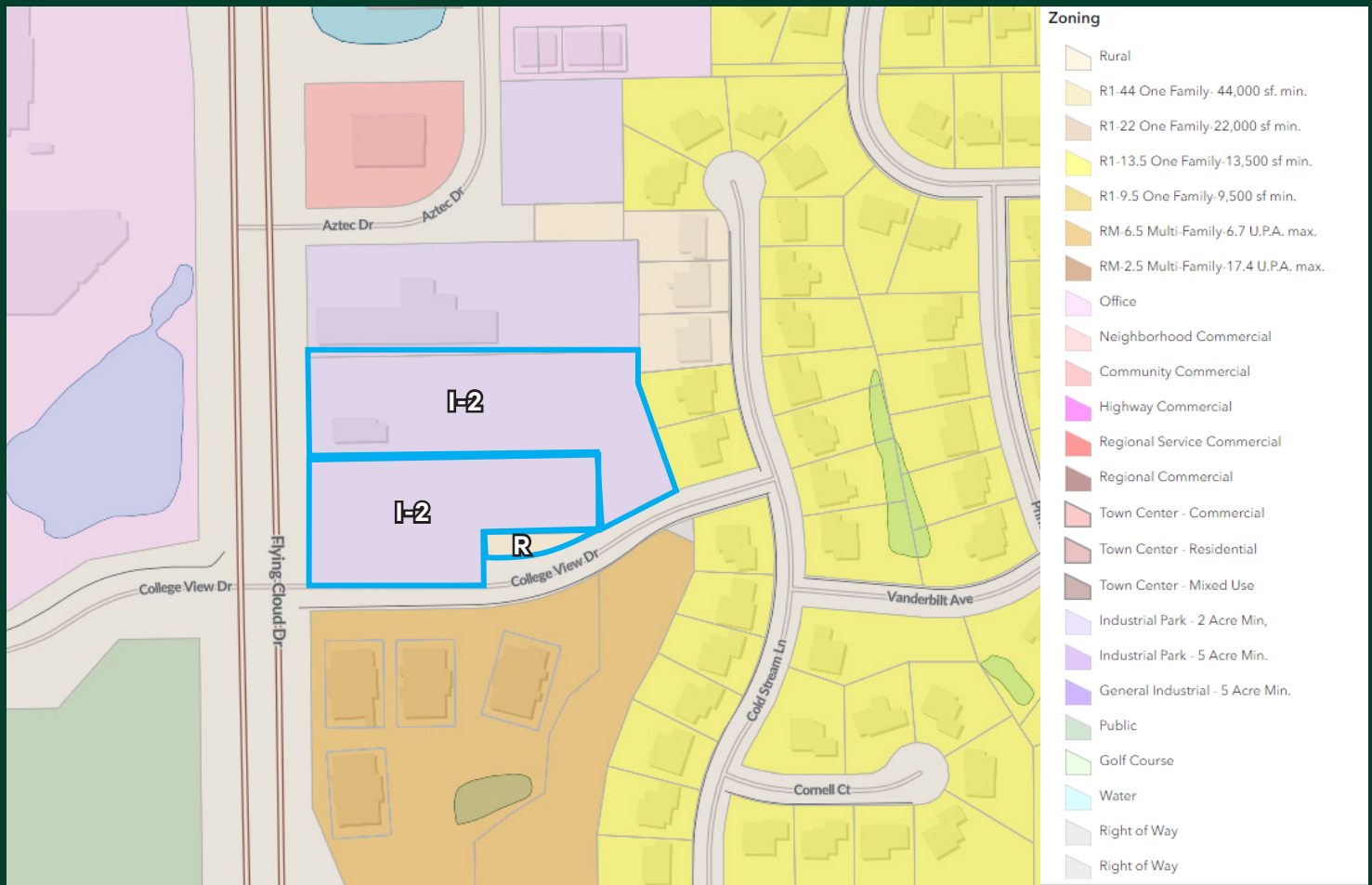
Anderson Lakes Pkwy 7,800 VPD

#	PID	Zoning	Future Land Use	Acres	2023 Taxes
1	23-116-22-32-0070	I-2	Medium Density Residential	±2.29	\$22,924
2	23-116-22-32-0003	I-2	Medium Density Residential	±1.91	\$16,337
3	23-116-22-32-0069	I-2	Medium Density Residential	±.11	\$438
Total				±4.31	\$39,699

Area Map



Zoning



Industrial Park: I-2

The purposes of the I-Industrial District are to:

1. Reserve appropriately located area for industrial and related activities;
2. Protect areas appropriate for industrial use from intrusion by inharmonious uses;
3. Protect residential and commercial properties and protect nuisance-free, non-hazardous, industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck and rail traffic, and other objectionable influences, and from fire, explosion, noxious fumes, radiation, and other hazards incidental to certain industrial uses;
4. Provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationship to each other;
5. Provide adequate space to meet the needs of modern industrial development including off-street parking and truck loading areas and landscaping;
6. Provide sufficient open space around industrial structures to protect them from the hazards of fire and minimize the impact of industrial plants on nearby uses;
7. Minimize traffic congestion and avoid the over-loading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them; and,
8. Permit and reserve areas for employment activity and service to the public which do not materially detract from nearby industrial uses.:

Zoning cont.

Industrial Park: I-2

Permitted Uses:

- A. Manufacturing, warehousing, wholesale, distribution, processing, packaging, assembling, compounding, and accessory uses, conducted within a building.
- B. Office Uses.
- C. Public Infrastructure.
- D. Supporting minor commercial uses as contained within office/industrial buildings, providing a supplemental function to the major office and/or industrial use. The commercial use is not to exceed fifteen percent (15%) of the gross Floor Area Ratio of the building it occupies.
- E. Gymnasium.
- F. Funeral Homes.
- G. Antennas and Towers, in those locations and subject to the limitations contained in City Code Section 11.06.
- H. Showrooms, provided products are for display purposes only and not for direct retail sales.
- I. Automotive Repair Services - Major, when conducted exclusively in an enclosed building
- J. Commercial Kennel.
- K. Self-Storage Facility within the I-Gen Zoning District.
- L. Small Brewer.
- M. Small Brewer with Brewer Taproom.
- N. Microdistillery.
- O. Microdistillery with Cocktail Room.
- P. Sexually oriented businesses within the I-2 and I-5 Zoning Districts, subject to the limitations contained in Subdivision 5 of this section. The sexually oriented business, together with other commercial uses permitted under this section, may not exceed fifteen percent (15%) of the gross Floor Area Ratio of the building they occupy.

Rural: R

The purposes of the R-Rural District are to:

Permitted Uses:

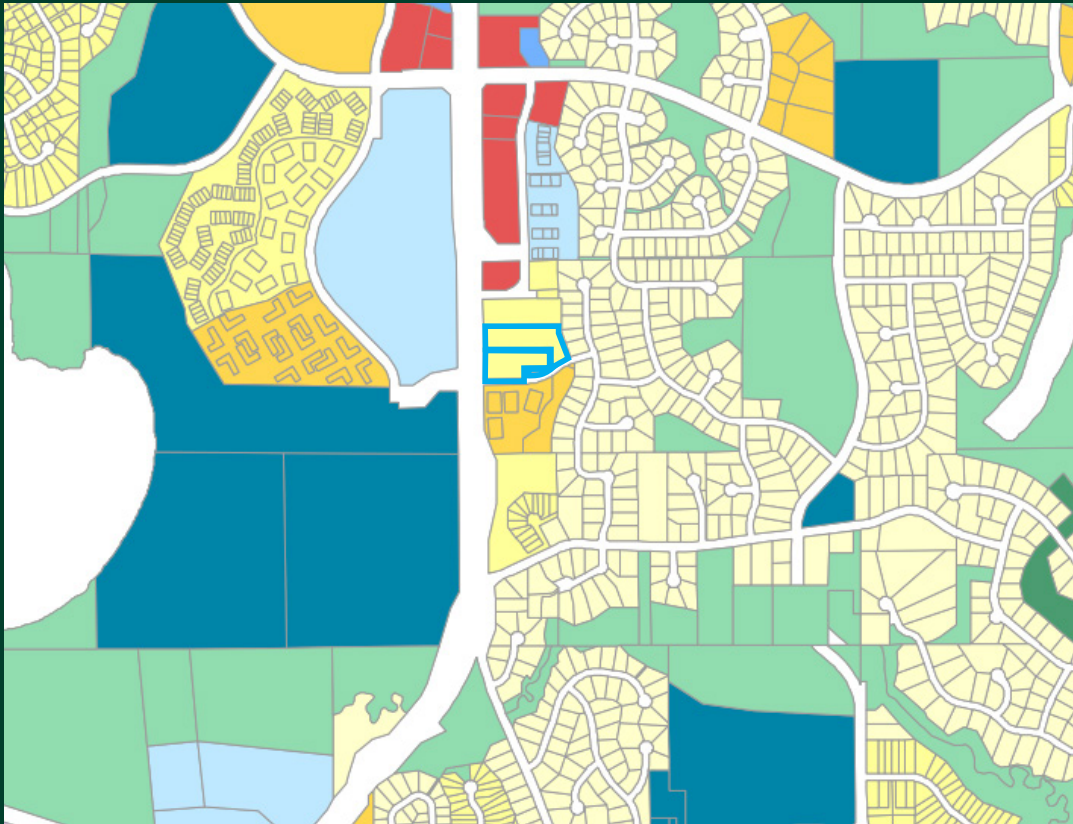
1. Prevent premature urban development of certain lands which eventually will be appropriate for urban uses, until the installation of drainage works streets, utilities, and community facilities and the ability to objectively determine and project appropriate land use patterns makes orderly development possible;
2. Permit the conduct of certain agricultural pursuits on land in the City;
3. Ensure adequate light, air, and privacy for each dwelling unit, and to provide adequate separation between dwellings and facilities for housing animals.

Permitted Uses:

- A. Agriculture, accessory and related uses.
- B. Public Infrastructure.
- C. Single family detached dwellings and accessory structures on parcels of not less than ten (10) acres.
- D. Single family detached dwellings and accessory structures on parcels of five (5) or more acres, as of July 6, 1982.
- E. Commercial stables.
- F. Antennas and Towers, in those locations and subject to the limitations contained in City Code Section 11.06.

Click [HERE](#) for Additional Zoning Information

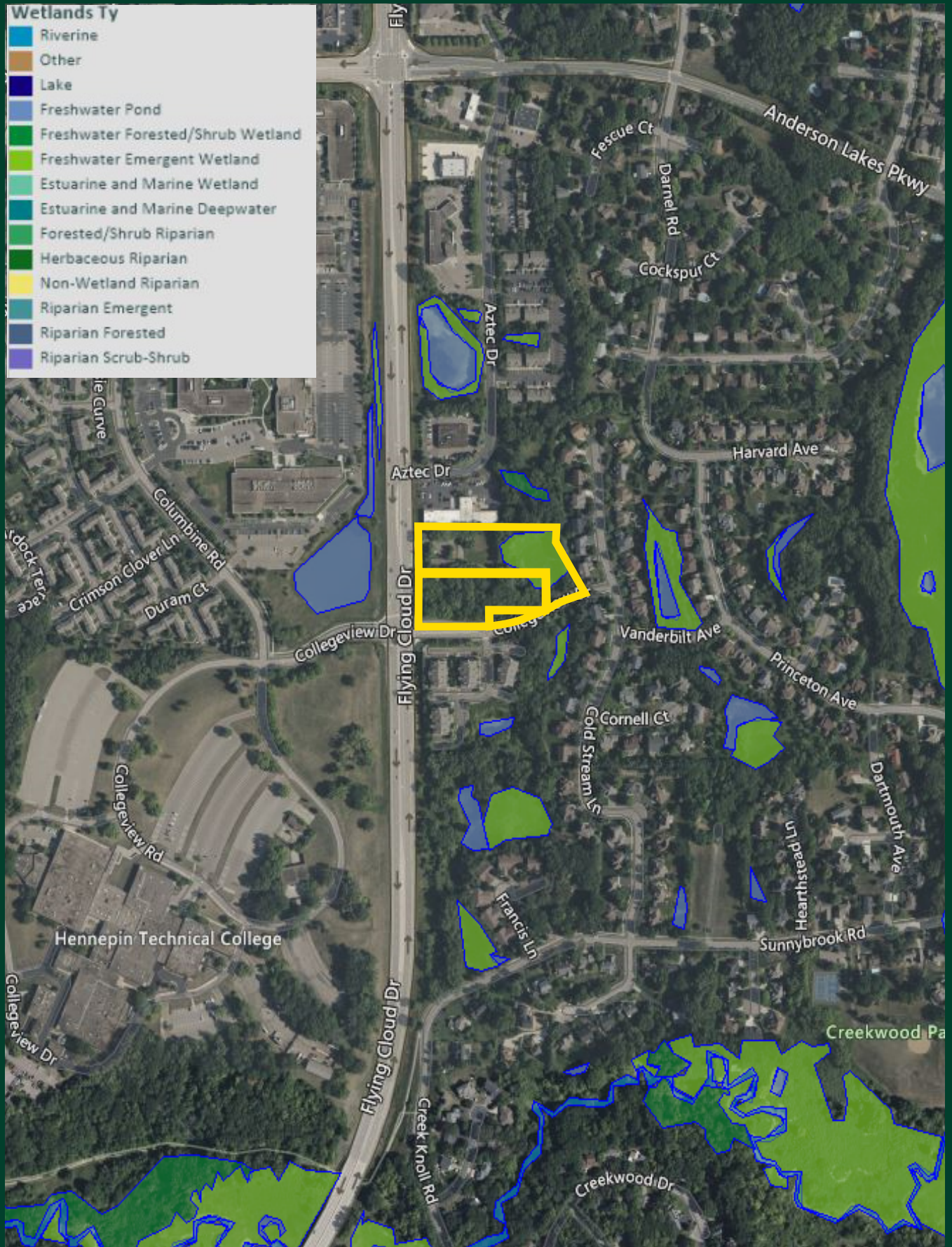
Land Use Guide Plan Map 2040



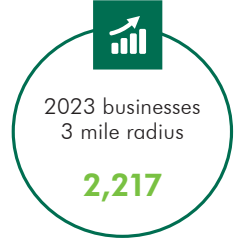
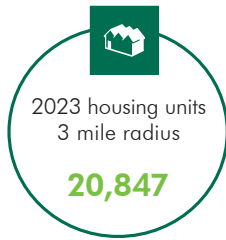
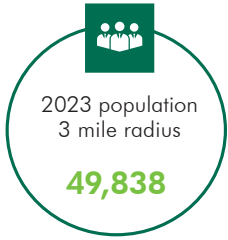
Medium Density Residential:

The Medium Density Residential land use designation is comprised of residential areas with densities ranging from 5 to 14 units per acre. Housing types in Medium Density areas should primarily include single-family attached where residences are stacked horizontally or vertically with individual units sharing a common entrance and onsite amenities. This includes apartments, condominiums, senior housing developments, townhomes, and row houses. This category may also include single-family detached housing that resembles single-family attached housing.

Wetlands Map



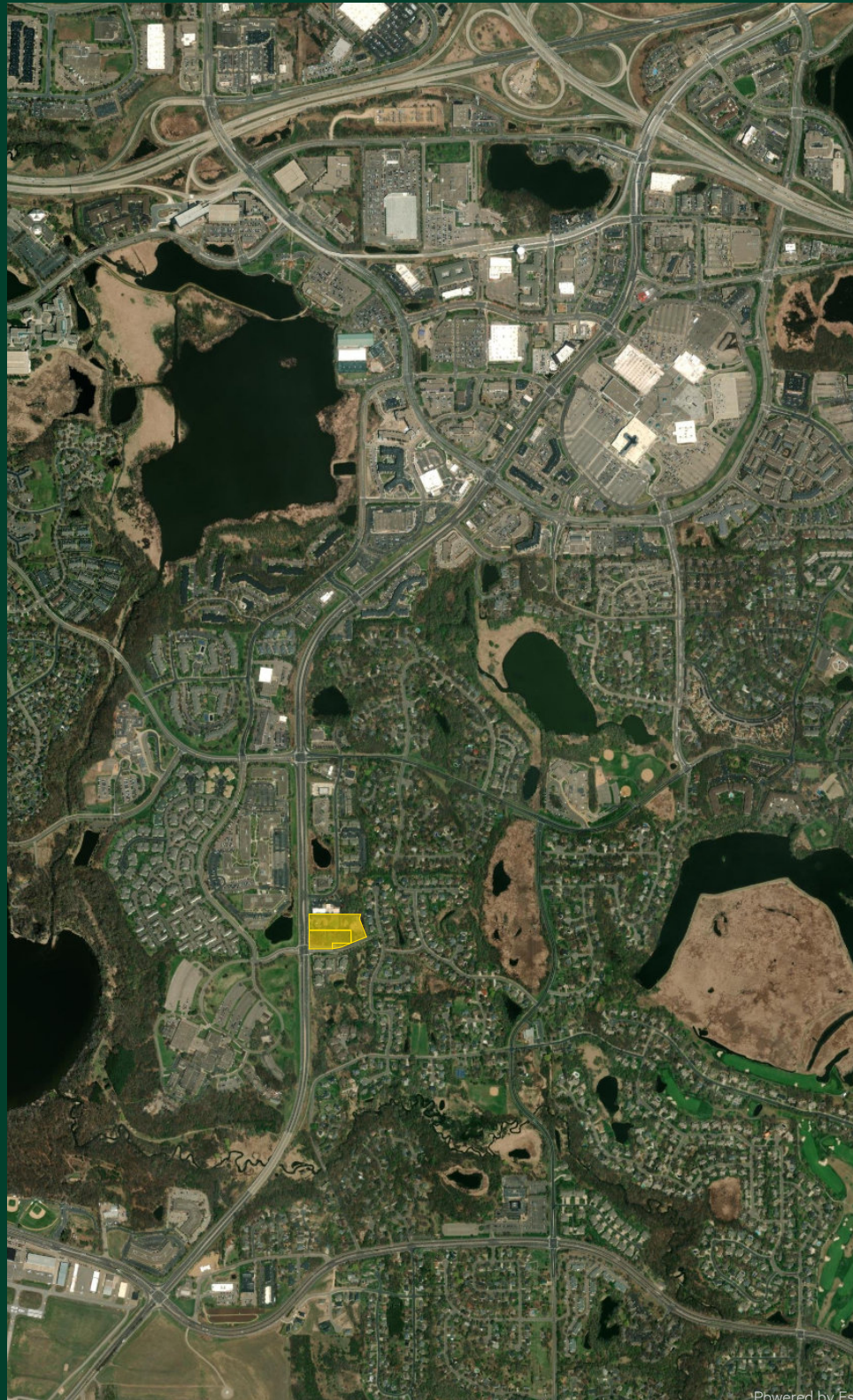
Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	8,307	49,838	139,031
2028 Population - Five Year Projection	8,380	51,061	143,235
2020 Population - Census	8,264	49,065	136,782
2010 Population - Census	7,808	45,589	126,045
2020-2023 Annual Population Growth Rate	0.16%	0.48%	0.50%
2023-2028 Annual Population Growth Rate	0.18%	0.49%	0.60%
HOUSEHOLDS			
2023 Households - Current Year Estimate	3,311	19,855	56,749
2028 Households - Five Year Projection	3,339	20,462	58,748
2010 Households - Census	3,269	18,759	52,193
2020 Households - Census	3,277 93.6%	19,680 95.3%	55,854 95.1%
2020-2023 Compound Annual Household Growth Rate	0.32%	0.27%	0.49%
2023-2028 Annual Household Growth Rate	0.17%	0.60%	0.69%
2023 Average Household Size	2.48	2.49	2.43
HOUSEHOLD INCOME			
2023 Average Household Income	\$137,015	\$158,349	\$152,709
2028 Average Household Income	\$155,039	\$178,492	\$172,142
2023 Median Household Income	\$104,141	\$112,716	\$106,655
2028 Median Household Income	\$110,859	\$124,614	\$118,565
2023 Per Capita Income	\$55,425	\$62,858	\$62,060
2028 Per Capita Income	\$62,806	\$71,119	\$70,293
HOUSING UNITS			
2023 Housing Units	3,538	20,847	59,838
2023 Vacant Housing Units	227 6.4%	992 4.8%	3,089 5.2%
2023 Occupied Housing Units	3,311 93.6%	19,855 95.2%	56,749 94.8%
2023 Owner Occupied Housing Units	1,936 54.7%	14,113 67.7%	41,768 69.8%
2023 Renter Occupied Housing Units	1,375 38.9%	5,742 27.5%	14,981 25.0%
EDUCATION			
2023 Population 25 and Over	5,624	34,859	98,133
HS and Associates Degrees	1,602 28.5%	11,100 31.8%	34,873 35.5%
Bachelor's Degree or Higher	3,762 66.9%	22,753 65.3%	60,615 61.8%
PLACE OF WORK			
2023 Businesses	229	2,217	6,587
2023 Employees	4,451	47,121	140,309

9061 and 9125 Flying Cloud Dr
Eden Prairie, MN 55347

For Sale



Contact Us

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