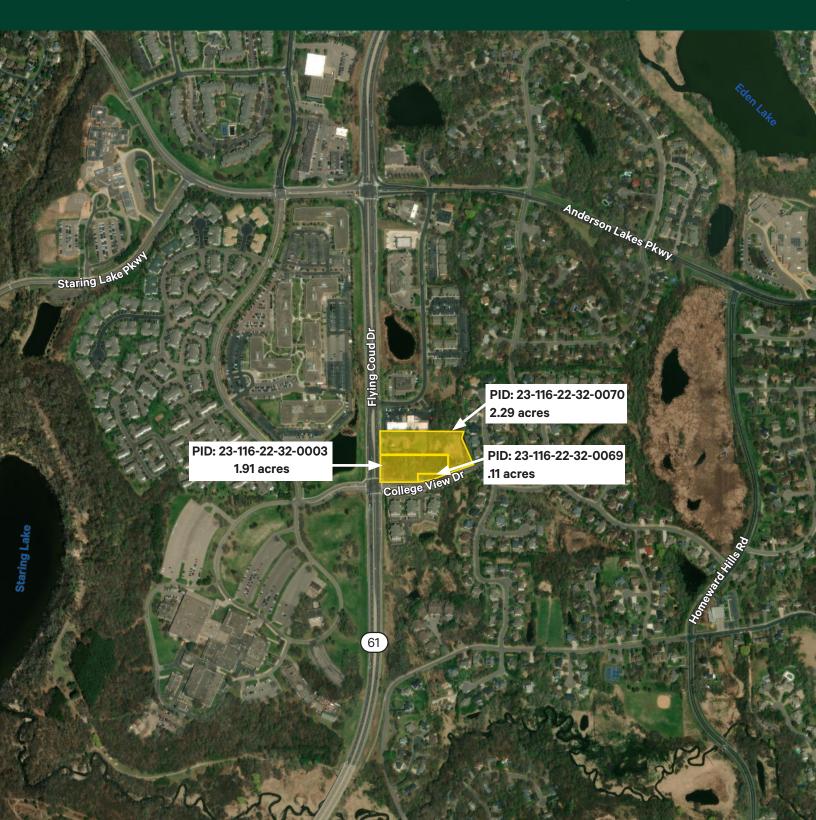


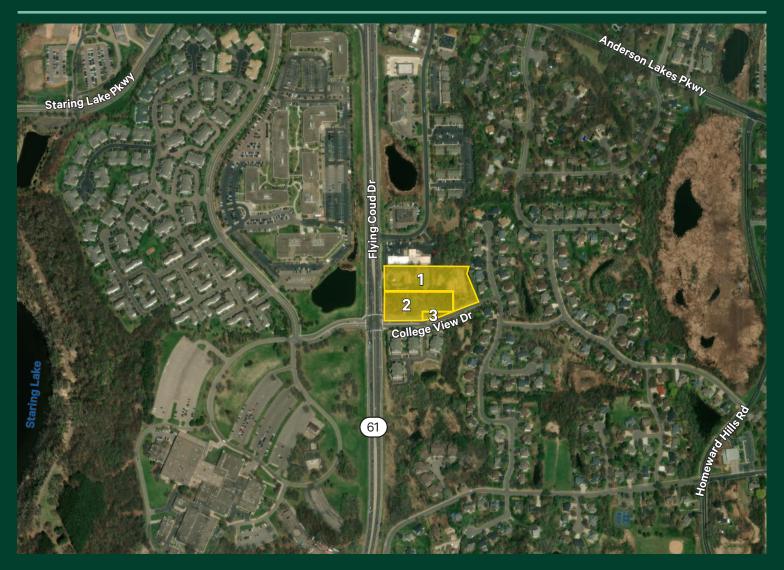
Zoned Industrial/Guided for Medium Density Residential

±4.31 Gross Acres

± 6,382 Building SF

9061 and 9125 Flying Cloud Dr Eden Prairie, MN 55347





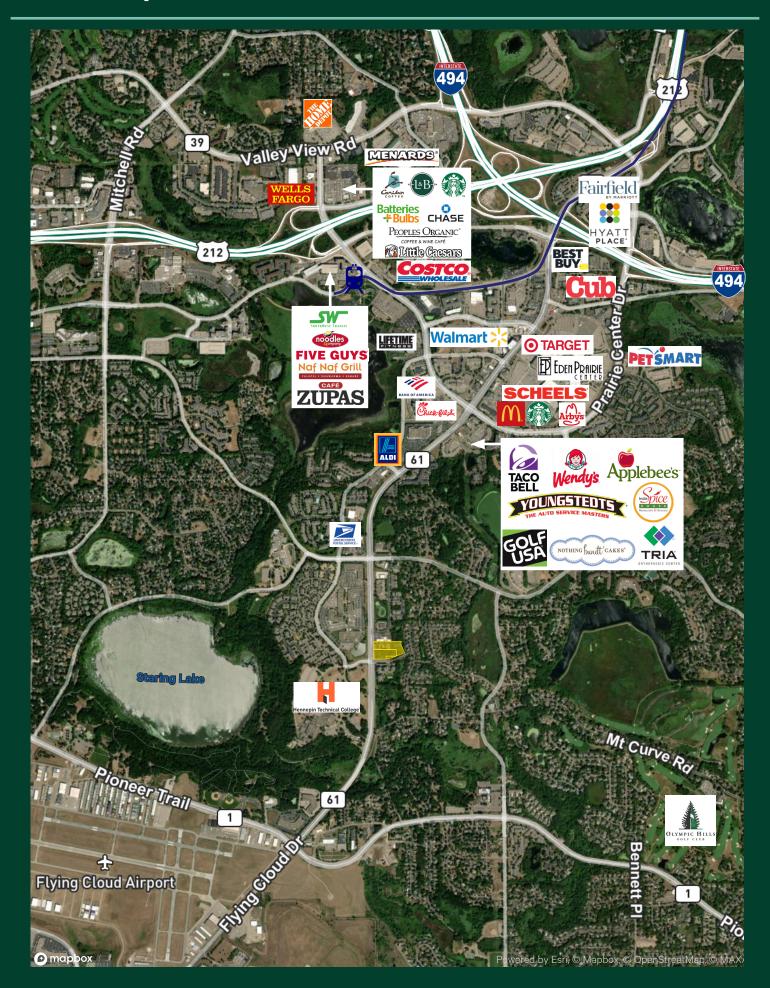
Property Highlights

- 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

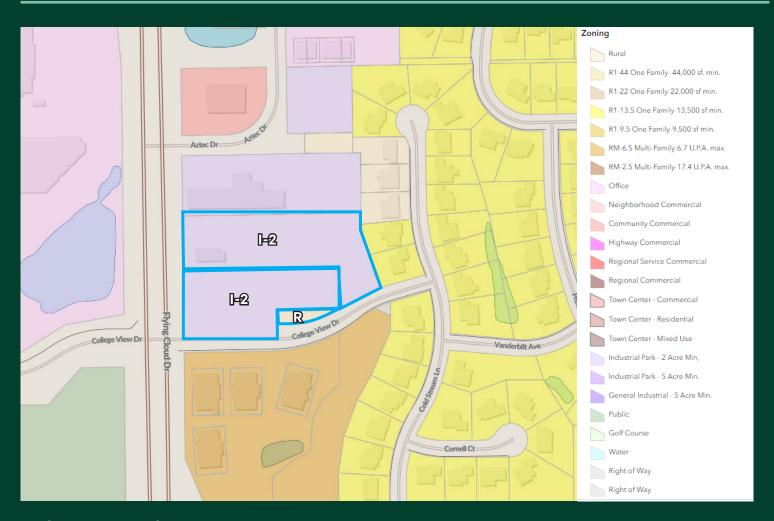
#	PID	Zoning	Future Land Use	Acres	2023 Taxes
1	23-116-22-32-0070	I-2	Medium Density Residential	±2.29	\$22,924
2	23-116-22-32-0003	I-2	Medium Density Residential	±1.91	\$16,337
3	23-116-22-32-0069	I-2	Medium Density Residential	±.11	\$438
			Total	±4.31	\$39,699

Traffic Counts					
Flying Cloud Dr	12,757 VPD				
Anderson Lakes Pkwy	7,800 VPD				

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:

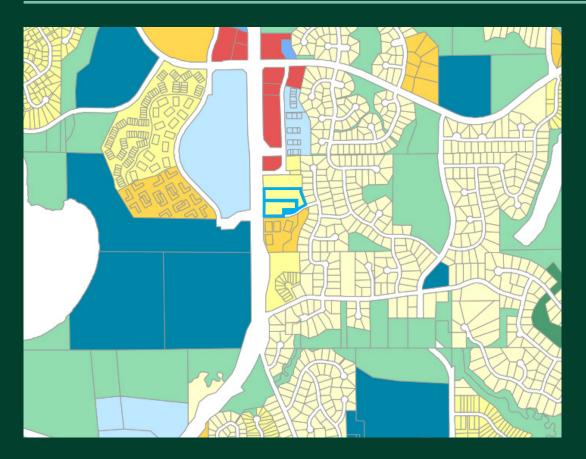
Permitted Uses:

- 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.

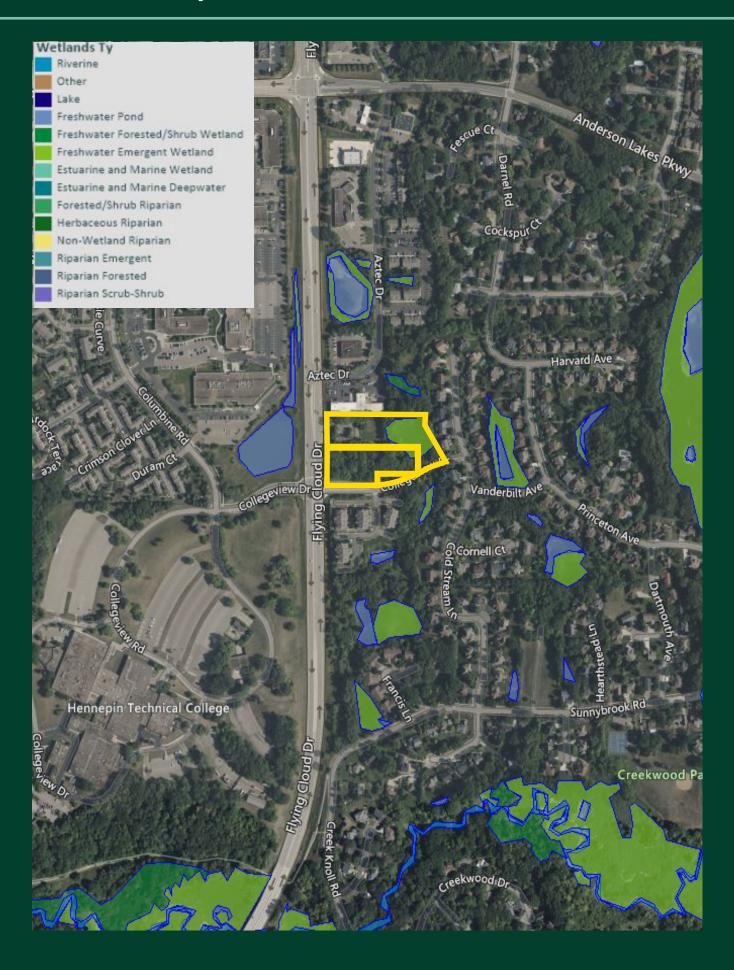
Land Use Guide Plan Map 2040



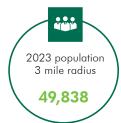
Medium Density Residential:

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



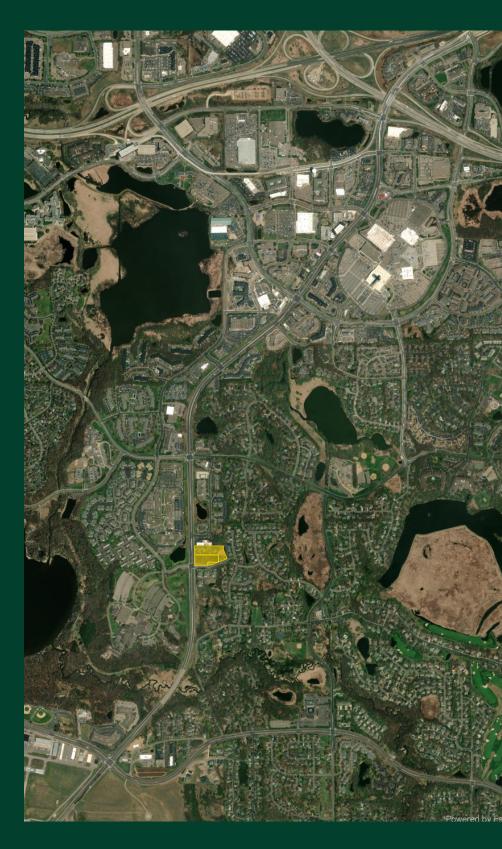








2023 Population - Current Year Estimate 2028 Population - Five Year Projection 8,380 51,061 143,235 2010 Population - Census 8,280 44,065 136,782 2010 Population - Census 7,808 45,589 126,045 2020-2023 Annual Population Growth Rate 0,16% 0,48% 0,50% 2023-2023 Annual Population Growth Rate 0,18% 0,49% 0,80% H	POPULATION —	1 Mile	3 MILES	5 MILES
2028 Population - Five Year Projection 2020 Population - Census 2020 Population - Census 2020 Population - Census 2020 Population - Census 2020-2023 Annual Population Growth Rate 2023-2028 Annual Population State	2023 Population - Current Year Estimate	8,307	49,838	139,031
2020 Population - Census 7,808 45,89 126,045 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 0.16% 0.49% 0.60% HOUSEHOLDS 2023 Households - Current Year Estimate 2028 Households - Current Year Estimate 2028 Households - Census 2029 18,759 52,193 2020 Households - Census 3,269 18,759 52,193 2020 Households - Census 3,279 93,6% 19,680 95,3% 55,864 95,1% 2020-2023 Compound Annual Household Growth Rate 0,32% 0,27% 0,49% 2023-2028 Annual Household Growth Rate 0,17% 0,66% 0,69% 2023 Average Household Size 2023 Average Household Size 2024 Average Household Income \$137,015 \$158,349 \$152,709 2028 Average Household Income \$137,015 \$158,349 \$152,709 2028 Average Household Income \$104,141 \$112,716 \$106,655 2028 Median Household Income \$104,141 \$112,716 \$106,655 2028 Median Household Income \$104,141 \$112,716 \$106,655 2028 Per Capita Income \$555,425 \$62,858 \$2,868 2023 Per Capita Income \$62,806 \$71,119 \$70,293 ↑↑ HOUSING UNITS 2023 Housing Units 2023 Average Housing Units 2023 Average Housing Units 1,375 38,9% 5,742 27,5% 14,981 25,0% 2023 Compoide Housing Units 1,375 38,9% 5,742 27,5% 14,981 25,0% ▶ EDUCATION 2023 Renter Occupied Housing Units 1,375 38,9% 5,742 27,5% 14,981 25,0% ▶ EDUCATION 2023 Population 25 and Over 15 and Associates Degrees 1,602 28,5% 11,100 31,8% 34,873 35,5% Bachelor's Degree or Higher 3,762 66,9% 22,775 65,3% 60,615 61,8%				
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### HOUSEHOLDS 19,855 56,749	2010 Population - Census	7,808	45,589	126,045
### HOUSEHOLDS 19,855 56,749	2020-2023 Annual Population Growth Rate	0.16%	0.48%	0.50%
Heri HOUSEHOLDS 2023 Households - Current Year Estimate 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% 19,880 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 2023 Average Household Income 2023 Average Household Income 2023 Average Household Income 2023 Median Household Income 2024 Average Household Income 2025 Median Household Income 2026 Average Household Income 2027 Median Household Income 2028 Per Capita Income 2029 Per Capita Income 2020 Value Housing Units 2020 Value Housing Units 2021 Occupied Housing Units 2023 Value Housing Units 2023 Value Housing Units 2024 Occupied Housing Units 2025 Value Housing Units 2026 Value Housing Units 2027 6,4% 2028 Per Capita Income 2029 Value Housing Units 2020 Value Housing Units 2021 Value Housing Units 2023 Value Housing Units 2024 Value Housing Units 2025 Value Housing Units 2026 Value Housing Units 2027 6,4% 2028 Value Va				
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 2,43 2,49 2,44 2,43 2,49 2,44 2,43 2,49 2,44 2,43 2,44				
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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 (i) HOUSEHOLD INCOME 2023 Average Household Income \$137,015 \$158,349 \$152,709 2028 Average Household Income \$155,039 \$178,492 \$172,142 2023 Average Household Income \$110,4141 \$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 (ii) HOUSING UNITS 2023 Housing Units 2023 Vacant Housing Units 2023 Occupied Housing Units 3,538 20,847 \$9,838 2023 Vacant Housing Units 2023 Owner Occupied Housing Units 1,936 54,7% 14,113 67,7% 41,68 69.8% 2023 Renter Occupied Housing Units 1,375 38.9% 5,742 27.5% 14,981 \$2.0% EDUCATION 2023 Population 25 and Over 4,86 99.8% 2024 PLACE OF WORK 2023 Businesses 229 2,217 6,587				
2020 Households - Census 2020-2023 Compound Annual Household Growth Rate 2023-2028 Annual Household Growth Rate 2023-2028 Annual Household Growth Rate 2023 Average Household Size 2.48 2.49 2.43 (S) HOUSEHOLD INCOME 2023 Average Household Income 2023 Average Household Income 2024 Average Household Income 2025 Average Household Income 2026 Average Household Income 2027 Average Household Income 2028 Median Household Income 2029 Average Household Income 2020 Average Household Income 2021 Average Household Income 2022 Average Household Income 2023 Average Household Income 2024 For Capita Income 2025 Average Household Income 2026 For Capita Income 2027 Average Household Income 2028 For Capita Income 2028 For Capita Income 2029 Average Household Income 2020 Average Household Inco	•			
2023-2028 Annual Household Growth Rate 2.48 2.49 2.43 **PROUSEHOLD INCOME** 2023 Average Household Income** 2023 Average Household Income** 2023 Average Household Income** 2023 Average Household Income** 2023 Median Household Income** 2024 Median Household Income** 2028 Median Household Income** 2028 Median Household Income** 2028 Per Capita Income** 310,859 3124,614 \$118,565 2023 Per Capita Income** \$55,425 \$62,858 \$62,060 2028 Per Capita Income** \$62,806 \$71,119 \$70,293 **PROUSING UNITS** 2023 Vacant Housing Units** 2023 Vacant Housing Units** 2023 Occupied Housing Units** 2023 Occupied Housing Units** 2023 Occupied Housing Units** 2023 Renter Occupied Housing Units** 2023 Population 25 and Over** 5,624 34,859 98,133 HS and Associates Degrees** 1,602 28.5% 11,100 31.8% 3,4873 35.5% Bachelor's Degree or Higher** PLACE OF WORK** 2023 Businesses** 229 2,217 6,587				
2023-2028 Annual Household Growth Rate 2.48 2.49 2.43 **PROUSEHOLD INCOME** 2023 Average Household Income** 2023 Average Household Income** 2023 Average Household Income** 2023 Average Household Income** 2023 Median Household Income** 2024 Median Household Income** 2028 Median Household Income** 2028 Median Household Income** 2028 Per Capita Income** 310,859 3124,614 \$118,565 2023 Per Capita Income** \$55,425 \$62,858 \$62,060 2028 Per Capita Income** \$62,806 \$71,119 \$70,293 **PROUSING UNITS** 2023 Vacant Housing Units** 2023 Vacant Housing Units** 2023 Occupied Housing Units** 2023 Occupied Housing Units** 2023 Occupied Housing Units** 2023 Renter Occupied Housing Units** 2023 Population 25 and Over** 5,624 34,859 98,133 HS and Associates Degrees** 1,602 28.5% 11,100 31.8% 3,4873 35.5% Bachelor's Degree or Higher** PLACE OF WORK** 2023 Businesses** 229 2,217 6,587	2020-2023 Compound Annual Household Growth Rate	0.32%	0.27%	0.49%
## HOUSEHOLD INCOME 2023 Average Household Income 2028 Average Household Income 2028 Average Household Income 2028 Median Household Income 2028 Per Capita Income 2029 Per Capita Income 2029 Per Capita Income 2020 World Housing Units 2023 Vacant Housing Units 2023 Occupied Housing Units 2023 Occupied Housing Units 2023 Owner Occupied Housing Units 2023 Owner Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Per Capita Income 2024 Per Capita Income 2025 Per Capita Income 2026 Per Capita Income 2027 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% 2023 Per Capita Income 2023 Per Capita Income 2023 Per Capita Income 2024 Per Capita Income 2025 Per Capita Income 2026 Per Capita Income 2027 6.4% 992 4.8% 3.089 5.2% 2028 Each Income 2028 Per Capita Income 2029 2,217 6,587	•	0.17%	0.60%	0.69%
2023 Average Household Income 2028 Average Household Income 2028 Average Household Income 2028 Median Household Income 2028 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2020 Per Capita Income 2020 National Income 2020 Per Capita Income 2020 National Income 2021 Per Capita Income 2022 Per Capita Income 2023 Per Capita Income 2024 Per Capita Income 2025 Per Capita Income 2026 Per Capita Income 2027 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2020 Per Capita Income 2021 Per Capita Income 2022 Per Capita Income 2023 Per Capita Income 2024 Per Capita Income 2024 Per Capita Income 2024 Per Capita Income 2025 Per Capita Income 2026 Per Capita Income 2027 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2020 Per Capita	2023 Average Household Size	2.48	2.49	2.43
2028 Average Household Income 2028 Median Household Income 2028 Per Capita Income 2029 Median Household Income 2028 Per Capita Income 2028 Per Capita Income 2029 Median Household Income 2029 Median Household Income 2029 Median Household Income 2029 Median Household Income 2020 Nore Capita Income 2020 Vacant Housing Units 2021 Median Household Income 2023 Vacant Housing Units 2023 Cacupied Housing Units 2023 Cacupied Housing Units 2023 Renter Occupied Housing Units 2023 Population 25 and Over 2023 Population 25 and Over 2024 Per Capita Household Income 2024 Per Capita Household Income 2025 Population 25 and Over 2026 Per Capita Income 2027 Population 25 and Over 2028 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2029 Per Capita Income 2029 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2029	HOUSEHOLD INCOME			
2023 Median Household Income 2028 Median Household Income 2028 Median Household Income 2028 Median Household Income 2028 Per Capita Income 2028 Median Household Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2029 Per Capita Income 2028 Per Capita Income 2029 Per Capita	2023 Average Household Income	\$137,015	\$158,349	\$152,709
2028 Median Household Income 2023 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 2028 Per Capita Income 362,806 371,119 \$70,293 PHOUSING UNITS 2023 Housing Units 2023 Vacant Housing Units 2023 Occupied Housing Units 2023 Occupied Housing Units 2023 Owner Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Population 25 and Over 4 Special S	2028 Average Household Income	\$155,039	\$178,492	\$172,142
2023 Per Capita Income 2028 Per Capita Income \$55,425 \$62,858 \$62,060 \$71,119 \$70,293 HOUSING UNITS 2023 Housing Units 2023 Vacant Housing Units 2023 Occupied Housing Units 2023 Owner Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Population 25 and Over EDUCATION 2023 Population 25 and Over Backbelor's Degree or Higher PLACE OF WORK 2023 Businesses 2024 \$2,217 \$6,587	2023 Median Household Income	\$104,141	\$112,716	\$106,655
2028 Per Capita Income ## HOUSING UNITS 2023 Housing Units 2023 Vacant Housing Units 2023 Occupied Housing Units 2023 Owner Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Population 25 and Over HS and Associates Degrees Bachelor's Degree or Higher PLACE OF WORK 2023 Businesses \$62,806 \$71,119 \$70,293 \$70,293 \$71,119 \$70,293 \$70,2	2028 Median Household Income	\$110,859	\$124,614	\$118,565
# HOUSING UNITS 2023 Housing Units 2023 Vacant Housing Units 2023 Occupied Housing Units 2023 Occupied Housing Units 2023 Owner Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Population 25 and Over 1,375 38.9% 2023 Population 25 and Over 45,624 2023 Population 25 and Over 45,624 34,859 38,133 48,873 35.5% 8achelor's Degree or Higher PLACE OF WORK 2023 Businesses 229 2,217 6,587	2023 Per Capita Income	\$55,425	\$62,858	\$62,060
2023 Housing Units 2023 Vacant Housing Units 2023 Occupied Housing Units 2023 Owner Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Renter Occupied Housing Units 2023 Population 25 and Over HS and Associates Degrees Bachelor's Degree or Higher 2023 Businesses 20,847 59,838 20,847 60,848 20,848	2028 Per Capita Income	\$62,806	\$71,119	\$70,293
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% ED U C A T I O N 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% P L A C E O F W O R K 229 2,217 6,587	HOUSING UNITS			
2023 Occupied Housing Units 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 4S and Associates Degrees 1,602 28.5% 11,100 31.8% 34,873 35.5% Bachelor's Degree or Higher PLACE OF WORK 2023 Businesses 229 2,217 6,587	2023 Housing Units	3,538	20,847	59,838
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 HS and Associates Degrees 1,602 28.5% 11,100 31.8% 34,873 35.5% Bachelor's Degree or Higher PLACE OF WORK 2023 Businesses 229 2,217 6,587	2023 Vacant Housing Units	227 6.4%	992 4.8%	3,089 5.2%
2023 Renter Occupied Housing Units 1,375 38.9% 5,742 27.5% 14,981 25.0% EDUCATION 2023 Population 25 and Over HS and Associates Degrees 1,602 28.5% 11,100 31.8% 34,873 35.5% Bachelor's Degree or Higher PLACE OF WORK 2023 Businesses 229 2,217 6,587	2023 Occupied Housing Units	3,311 93.6%	19,855 95.2%	56,749 94.8%
EDUCATION 2023 Population 25 and Over HS and Associates Degrees Bachelor's Degree or Higher PLACE OF WORK 2023 Businesses EDUCATION 5,624 34,859 98,133 11,100 31.8% 34,873 35.5% 60,615 61.8% 22,753 65.3% 60,615 61.8%	2023 Owner Occupied Housing Units	1,936 54.7%	14,113 67.7%	41,768 69.8%
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 Renter Occupied Housing Units	1,375 38.9%	5,742 27.5%	14,981 25.0%
HS and Associates Degrees Bachelor's Degree or Higher PLACE OF WORK 2023 Businesses 1,602 28.5% 11,100 31.8% 22,753 65.3% 60,615 61.8% 229 2,217 6,587	EDUCATION —			
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 Population 25 and Over	5,624	34,859	98,133
PLACE OF WORK 2023 Businesses 229 2,217 6,587	HS and Associates Degrees	1,602 28.5%	11,100 31.8%	34,873 35.5%
2023 Businesses 229 2,217 6,587	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			



Contact Us

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

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