

LAND FOR SALE

XXXX COMMERCE BLVD

MOUND, MINNESOTA 55364



Mound, Minnesota



Subject Property Approximately 2.15 Acres

LAND FOR SALE

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFF MEEHAN

O: (612) 991-6360

C: (612) 991-6360

jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFF MEEHAN

O: (612) 991-6360

C: (612) 991-6360

jeff.meehan@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

THE OFFERING

KW Commercial is pleased to present the sale of 2.15 Acres land in Mound, Minnesota. Scenic location positioned on Langdon Lake with direct access to the Dakota Trail. Excellent walkability factor with retail/restaurants, including Dakota Junction, Lost Lake Creamery, Walgreens, Carbone's Pizza and Jubilee Foods.



KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com

EXECUTIVE SUMMARY



Address: xxxx Commerce Blvd, Mound, MN 55364

Size: 2.15 Acres

Price: \$720,000

Zoning: MU- D. Mixed Use

Price/SF: \$7.69/SF

Mound, Minnesota



Meisel Property Approximately 2.1 Acres

KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305

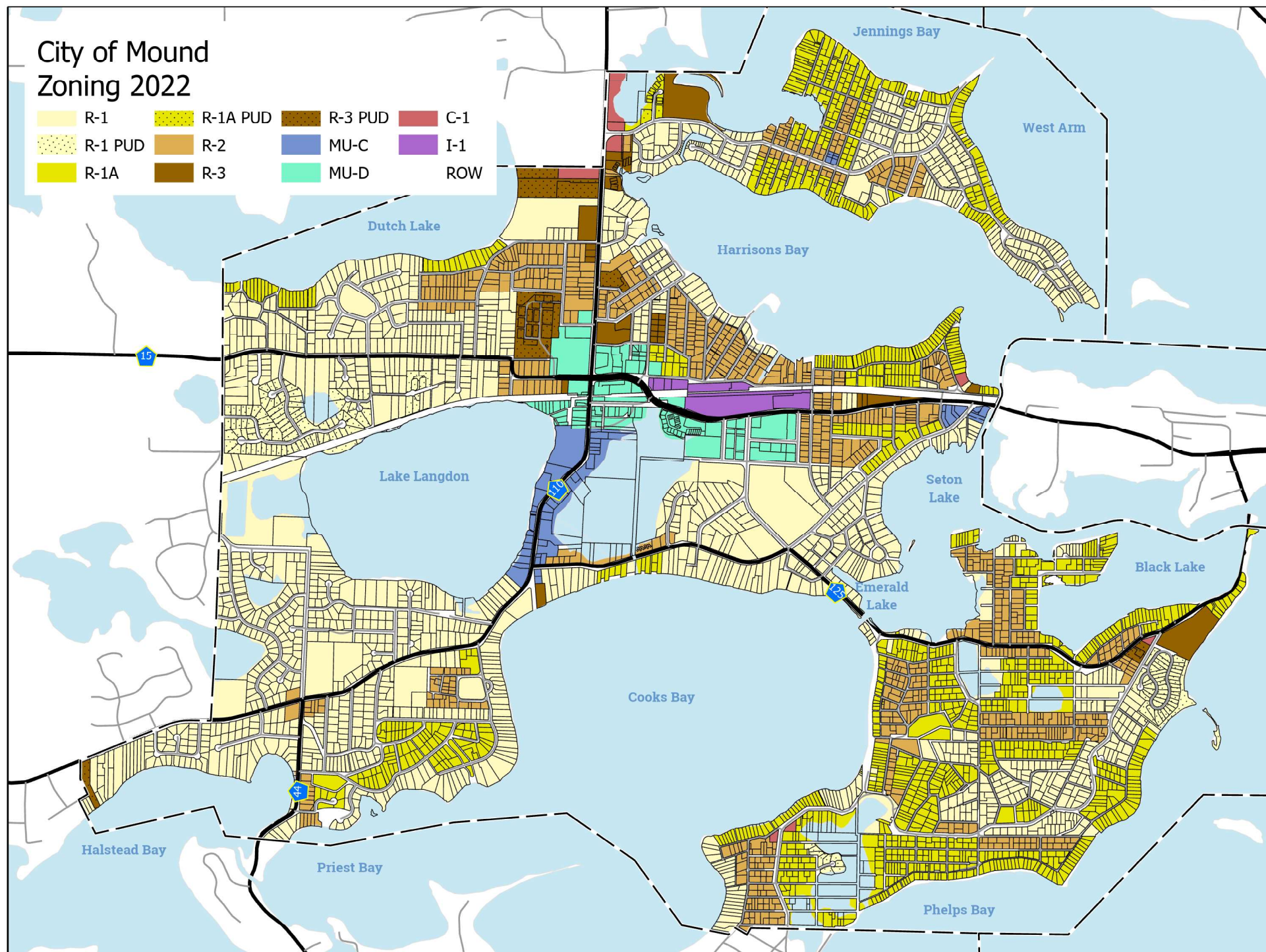


Each Office Independently Owned and Operated

JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com

City of Mound Zoning 2022

R-1	R-1A PUD	R-3 PUD	C-1
R-1 PUD	R-2	MU-C	I-1
R-1A	R-3	MU-D	ROW



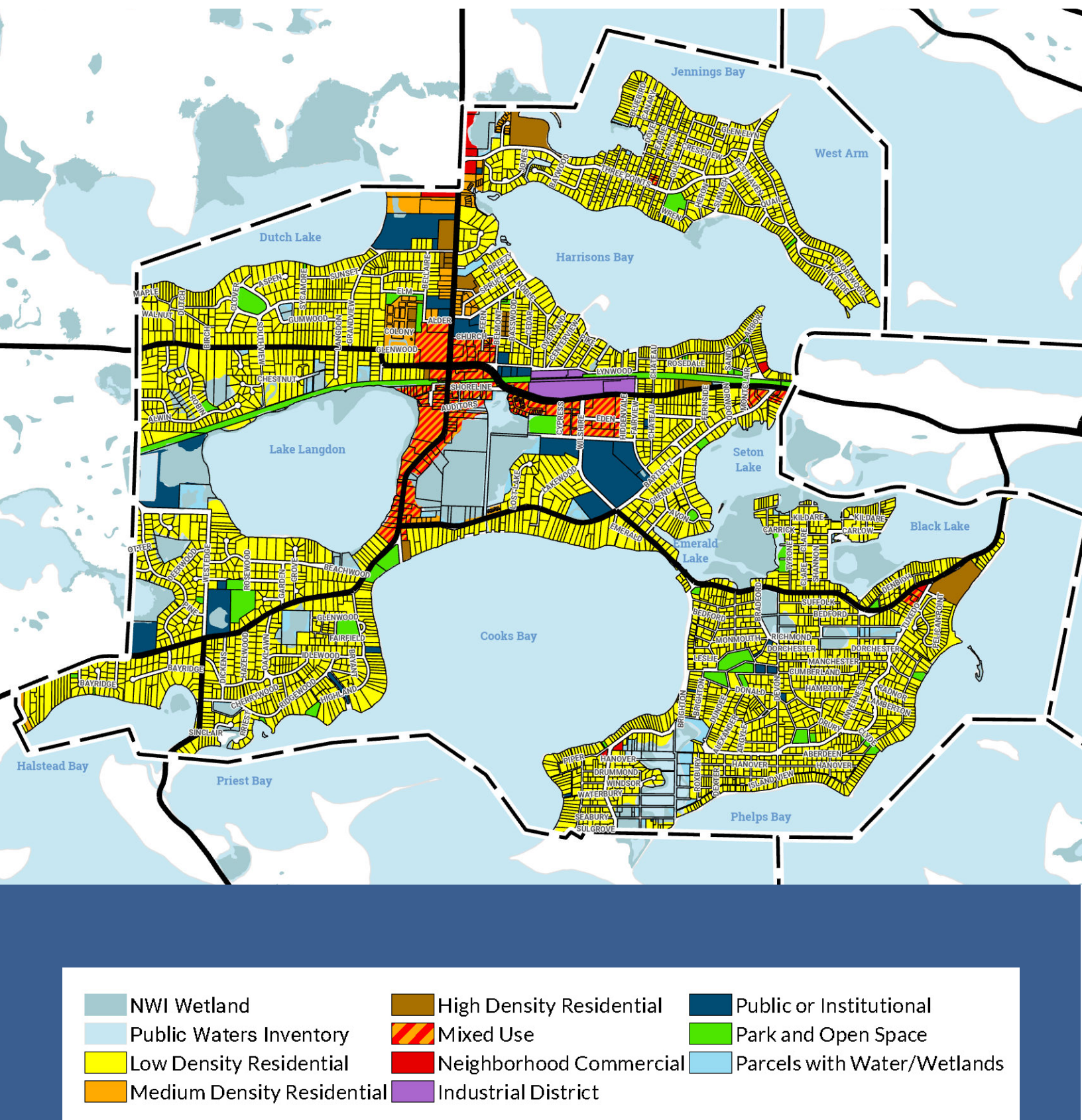


In January of 2024 the City of Mound completed an amendment to the 2040 Comprehensive Plan to more clearly articulate the community's vision for growth and development. The amendment was sought in response to community discussions about proposed development over the past few years. The revised vision acknowledges that the community is fully developed and that future growth will primarily come from infill development that is at the property owner's initiative.

The primary area of change in the amendment was related to the mixed use land use category. Mixed use is meant to support a variety of uses, including commercial, public, and residential (*townhomes, row houses and existing multifamily apartments.*) The City has almost 69 acres of mixed use designated, with the largest areas focused along Shoreline and Commerce. In the amendment, the City changed the allowable new residential uses from apartments to only townhouses or rowhouses. The intent is that densities will be limited to between 8 and 15 units per acre. Attached is the *Future Land Use Map*, which did not change with the amendment.

The Comprehensive Plan was amended to remove specific mixed use areas considerations and to update the attached Considerations in Developing Mixed Use Development Character to further describe the type of development the City is seeking.

Figure 3.4 Future Land Use



Mixed Use Areas

A significant portion of the commercial areas of the City have been designated as “Mixed Use.” This designation is meant to recognize that the characteristics of these areas are unique and can support a variety of uses, including commercial, public, and residential including townhomes, row houses and existing multifamily apartments. This designation is intended to provide flexibility so that property owners and developers have options when considering infill development in the areas.

The overall intent is that commercial development and infill development will be primarily focused around the intersection of Shoreline Drive and Commerce Boulevard with only small pockets located further away. Areas away from these main corridors are anticipated to contain a greater percentage of residential development as part of the mixed use. Most of these areas are planned for medium density residential given their location adjacent to transportation corridors, proximity to commercial businesses, and likely costs related to infill development.

Considerations in Developing Mixed Use Development Character

All Mixed Use areas within Mound will be encouraged to incorporate elements which create character and support a pedestrian-oriented environment. While each Mixed Use area is distinct, there are common elements that are important to consider. The City will explore, as a follow-up to the Comprehensive Plan, how these design elements could be addressed through guidelines and/or regulations.

Building Placement and Linkages

- » Along major corridors buildings should be placed close to the street with adjacent buildings having similar setbacks.
- » Townhouses and row houses should be setback from roadways to provide for a front yard area.
- » A minimum amount of street frontage along major corridors should be occupied by building facades to provide a frame to the street and minimize long stretches of parking.
- » Street-facing entries are encouraged along major roadways and should be architecturally prominent and accessible from the street. Rear entries should be well-defined if there is rear-yard parking.
- » Plazas and pockets of connected open space should be created to provide informal gathering areas.
- » Pedestrian connections should be made to Dakota Rail Regional Trail, Andrews Sisters Trail, Surfside Park, the transit ramp, and the Village Center.
- » Views and connections through developments to the lakes and to the downtown core should be preserved.



Commercial and mixed use buildings should be built similarly close to the street



Public plazas and pockets of open spaces should be linked through sidewalks/trails



Facade articulation through multiple materials and setbacks creates visual interest



Townhouses and row houses should be setback from major roadways



Entries should be architecturally predominant with accesses along major streets



Ground floor elements like awning, and windows are important for multi-story buildings



Facades should have windows and doors at pedestrian level



Bulkheads and other accents should include brick or stone



Pedestrian and cyclist connections should be provided to nearby natural features



Landscaping within and around development makes for pleasant movement throughout



Pitched roofs with dormers and cupolas replicate Mound's historical character



Street facing facades should include wood lap siding



Public areas have the opportunity for multiple functions



Parking should be screened and interior to the site

Building Materials and Roofs

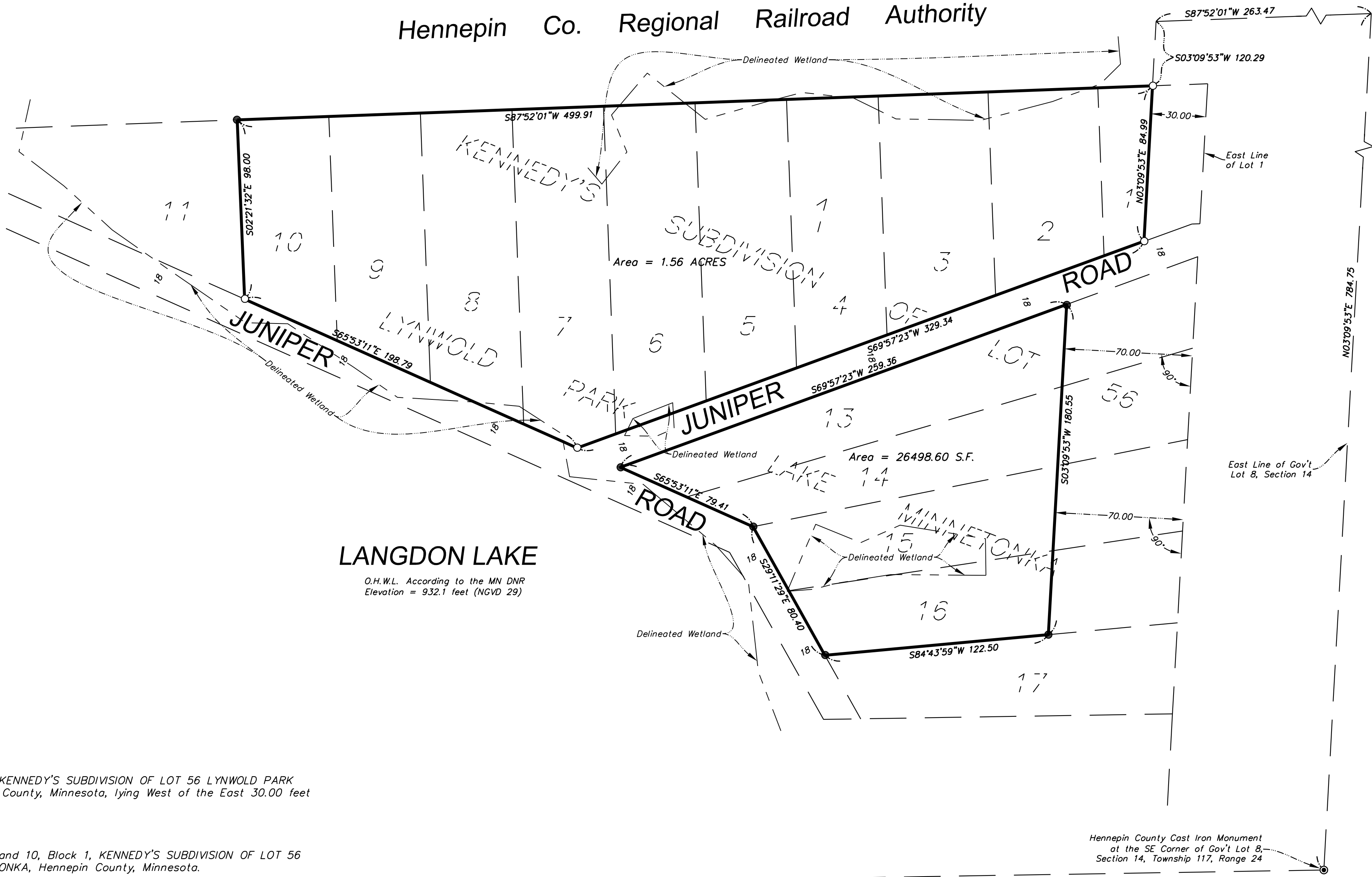
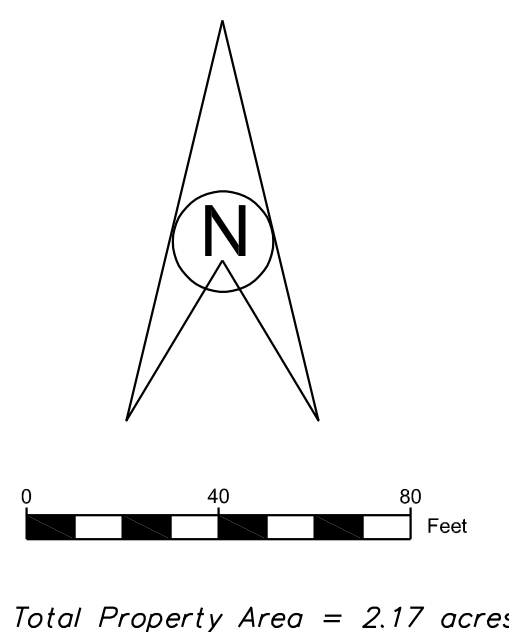
- » A minimum amount of the building facade along the major roadway should be windows and doors.
- » Wood lap siding, or comparable products, should be used.
- » Bulkheads may have wood, brick, stone, or precast products.
- » Roofs are recommended to have architecturally interesting compound hip and gable roofs with dormers, cupolas, etc.
- » Long facades should be divided into smaller increments by architectural elements, including variation in building materials, shift in facade depth, etc.
- » Multi story buildings should have ground floor elements that appeal to the pedestrian like awnings, windows, etc.

Parking and Landscaping

- » Where possible, parking should be located to the rear or side of buildings rather than in front.
- » Shared parking is encouraged between complementary land uses.
- » Interconnected circulation within sites or blocks is encouraged.
- » Screening with hedges, low walls, or decorative fencing should be used to separate parking and service areas from streets.
- » Large expanses of parking should be minimized through use of parking islands and creating smaller, scattered parking.

Certificate of Survey and Wetland Location Map

Hennepin Co. Regional Railroad Authority



PROPERTY DESCRIPTIONS

That part of Lot 1, Block 1, KENNEDY'S SUBDIVISION OF LOT 56 LYNWOLD PARK LAKE MINNETONKA, Hennepin County, Minnesota, lying West of the East 30.00 feet thereof.

AND

Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 1, KENNEDY'S SUBDIVISION OF LOT 56 LYNWOLD PARK LAKE MINNETONKA, Hennepin County, Minnesota.

AND

That part of Lots 13, 14, 15, and 16, Block 1, KENNEDY'S SUBDIVISION OF LOT 56 LYNWOLD PARK LAKE MINNETONKA, Hennepin County, Minnesota, lying West of the East 70.00 feet thereof, as measured at right angles from the East line thereof.

Hennepin County Cast Iron Monument
at the SE Corner of Gov't Lot 8,
Section 14, Township 117, Range 24

Note: Wetland Delineated by Kjolhaug
Environmental Services Company

Certificate of Survey and Wetland Location on Part of
Block 1, KENNEDY'S SUBDIVISION OF LOT 56 LYNWOLD
PARK LAKE MINNETONKA, Section 14, Township 117,
Range 24, Hennepin County, Minnesota

I hereby certify that this survey, plan, or
report was prepared by me or under my
direct supervision and that I am a duly
Licensed Land Surveyor under the laws
of the State of Minnesota.

Paul E. Otto
Paul E. Otto
License #40062 Date: 11-16-20

Requested By:

Paul Meisel

Date: 11-06-20	Drawn By: T.R.K.	Scale: 1"=40'	Checked By: P.E.O.
-------------------	---------------------	------------------	-----------------------



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

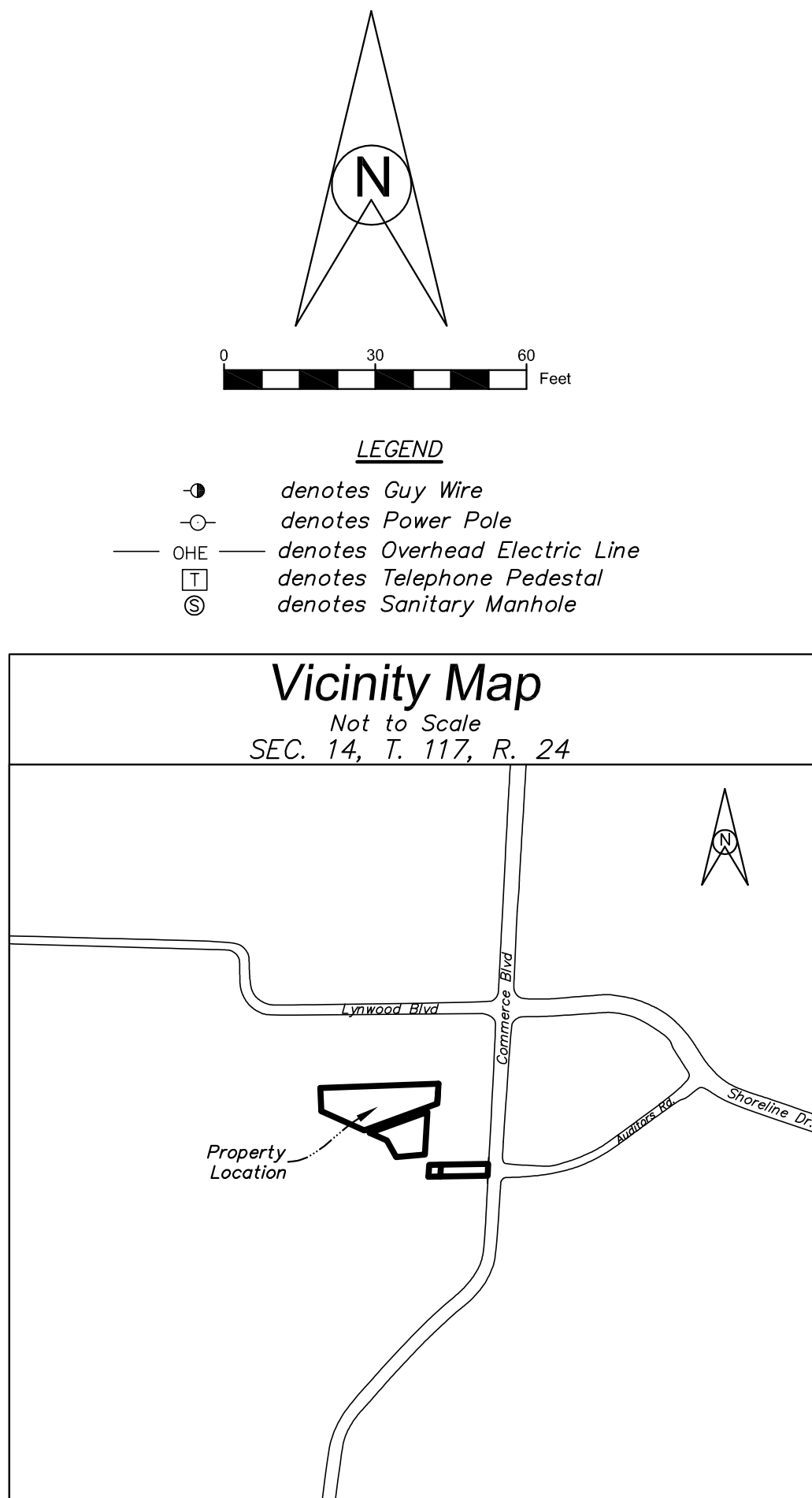
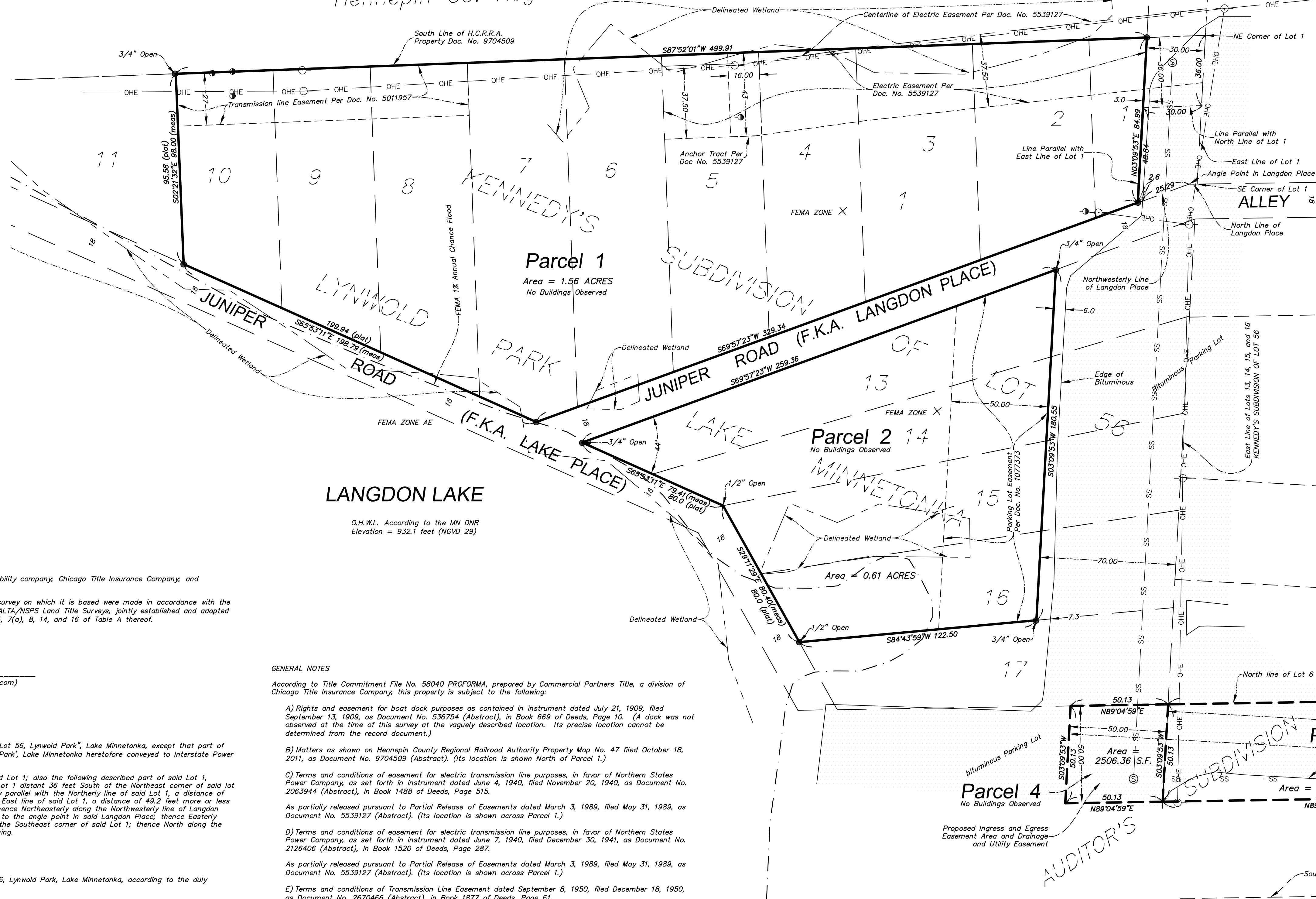
Project No.
20-0535

Revised:

ALTA/NSPS LAND TITLE SURVEY

DAKOTA TRAIL

Hennepin Co. Regional Railroad Authority Property Map No. 47



To Bateau Properties, LLC, a Minnesota limited liability company, Chicago Title Insurance Company, and Commercial Partners Title, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 14, and 16 of Table A thereof.

The field work was completed on 06-07-2021.

Date of Map: 6-16-21

PROFORMA

Paul E. Otto, Land Surveyor (paul@ottoassociates.com)
Minnesota License No. 40062

PROPERTY DESCRIPTION

Parcel 1:

Lots 1, 2, 3, 4 and 5, "Kennedy's Subdivision of Lot 56, Lynwood Park", Lake Minnetonka, except that part of Lot 1, "Kennedy's Subdivision of Lot 56, Lynwood Park", Lake Minnetonka heretofore conveyed to Interstate Power Company, described as follows:

The East 30 feet of the North 36 feet of said Lot 1; also the following described part of said Lot 1, commencing at a point on the East side of Lot 1 distant 36 feet South of the Northeast corner of said lot for a point of beginning; thence Southwesterly parallel with the Northern line of said Lot 1, a distance of 30 feet; thence Southerly and parallel to the East line of said Lot 1, a distance of 49.2 feet more or less to the Northwesterly line of Langdon Place, thence Northwesterly along the Northwesterly line of Langdon Place, a distance of 27.2 feet more or less to the angle point in said Langdon Place; thence Easterly along the Northern line of Langdon Place to the Southeast corner of said Lot 1; thence North along the East line of said Lot 1 to the point of beginning.

Hennepin County, Minnesota Abstract Property

AND

Lots 8, 9 and 10, Kennedy's Subdivision of Lot 56, Lynwood Park, Lake Minnetonka, according to the duly recorded plat thereof.

Hennepin County, Minnesota Abstract Property

AND

Lots 6 and 7, "Kennedy's Subdivision of Lot 56, Lynwood Park", Lake Minnetonka, according to the duly recorded plat thereof.

Hennepin County, Minnesota Abstract Property

Parcel 2:

That part of Lots 13, 14, 15 and 16 lying West of a line drawn parallel with and 70 feet West measured at right angles from the East line of said Lots in "Kennedy's Subdivision of Lot 56 Lynwood Park" Lake Minnetonka.

Hennepin County, Minnesota Torrens Property

Parcel 3:

Ingress, egress and driveway maintenance easements, and drainage and utility easements, all contained in Ingress and Egress Easement, Drainage and Utility Easement, and Maintenance Easement Agreement, dated 2021, filed 2021 as Document No. 2021 as Document No. 2021

[NOTE FOR PROFORMA ONLY: Two easements being recorded together have the same title. The document number to be filled in for Parcel 3 will be that attributable to the "Weiss easement," i.e. the easement upon the North 50 feet of the East 200 feet of Lot 6, Auditors Subdivision No. 167.]

Parcel 4:

Ingress, egress and driveway maintenance easements, and drainage and utility easements, all contained in Ingress and Egress Easement, Drainage and Utility Easement, and Maintenance Easement Agreement, dated 2021, filed 2021 as Document No. 2021 as Document No. 2021

[NOTE FOR PROFORMA ONLY: Two easements being recorded together have the same title. The document number to be filled in for Parcel 4 will be that attributable to the "Our Lady of the Lake easement," i.e. the easement upon the West 50 feet of the East 250 feet of the North 50 feet of Lot 6, Auditors Subdivision No. 167.]

GENERAL NOTES

According to Title Commitment File No. 58040 PROFORMA, prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, this property is subject to the following:

A) Rights and easement for boat dock purposes as contained in instrument dated July 21, 1909, filed September 13, 1909, as Document No. 536754 (Abstract), in Book 669 of Deeds, Page 10. (A dock was not observed at the time of this survey at the vaguely described location. Its precise location cannot be determined from the record document.)

B) Matters as shown on Hennepin County Regional Railroad Authority Property Map No. 47 filed October 18, 2011, as Document No. 9704509 (Abstract). (Its location is shown North of Parcel 1.)

C) Terms and conditions of easement for electric transmission line purposes, in favor of Northern States Power Company, as set forth in instrument dated June 4, 1940, filed November 20, 1940, as Document No. 2063944 (Abstract), in Book 1488 of Deeds, Page 515.

As partially released pursuant to Partial Release of Easements dated March 3, 1989, filed May 31, 1989, as Document No. 5539127 (Abstract). (Its location is shown across Parcel 1.)

D) Terms and conditions of easement for electric transmission line purposes, in favor of Northern States Power Company, as set forth in instrument dated June 7, 1940, filed December 30, 1941, as Document No. 2126406 (Abstract), in Book 1520 of Deeds, Page 287.

As partially released pursuant to Partial Release of Easements dated March 3, 1989, filed May 31, 1989, as Document No. 5539127 (Abstract). (Its location is shown across Parcel 1.)

E) Terms and conditions of Transmission Line Easement dated September 8, 1950, filed December 18, 1950, as Document No. 2670466 (Abstract), in Book 1877 of Deeds, Page 61.

Assigned by Assignment dated October 31, 1956, filed November 28, 1956, as Document No. 3042014 (Abstract), in Book 2113 of Deeds, Page 144.

As partially released pursuant to Partial Release of Easements dated March 3, 1989, filed May 31, 1989, as Document No. 5539128 (Abstract). This document releases Easement Document No's. 2670466 and 3042014.

F) Terms and conditions of Transmission Line Easement dated September 8, 1950, filed December 18, 1950, as Document No. 2670467 (Abstract), in Book 1877 of Deeds, Page 62.

Assigned by Assignment dated October 31, 1956, filed November 28, 1956, as Document No. 3042014 (Abstract), in Book 2113 of Deeds, Page 144.

As partially released pursuant to Partial Release of Easement dated July 3, 1985, filed July 11, 1985, as Document No. 5011957 (Abstract). (Its location is shown within Parcel 1.)

G) Reservation of all minerals and mineral rights in favor of the State of Minnesota as shown in Conveyance of Forfeited Lands dated September 11, 1950, filed May 11, 1951, as Document No. 2692839 (Abstract); Conveyance of Forfeited Lands dated March 8, 1945, filed March 12, 1945, as Document No. 2277232 (Abstract); Conveyance of Forfeited Lands dated March 8, 1945, filed March 22, 1945, as Document No. 2278621 (Abstract); and Conveyance of Forfeited Lands dated September 11, 1950, filed September 19, 1950, as Document No. 2652113 (Abstract). (Its location cannot be determined from the record document.)

H) Terms and conditions of Easement dated July 9, 1973, filed July 11, 1973, as Document No. 1077373 (Torrens). (Its location is shown within Parcel 2.)

I)

SURVEYOR'S NOTES

1) The property addresses are unassigned. The Property Identifications Numbers are as follows:

Parcel 1: 14-117-24-44-0043, 14-117-24-44-0044, 14-117-24-44-0045, 14-117-24-44-0046, 14-117-24-44-0047, 14-117-24-44-0048, 14-117-24-44-0049, 14-117-24-44-0050, 14-117-24-44-0051.

Parcel 2: 14-117-24-44-0061, 14-117-24-44-0060

2) According to FEMA Flood Insurance Rate Map 27053C 0291F, dated November 4, 2016, this property is located in Flood Zone AE and X. (Depicted by scaled map location and graphic plotting only per FEMA FIRM)

3) There is no visible evidence of current earth moving work, building construction, or building additions.

4) The intersection of Commerce Boulevard and Lynwood Boulevard is located 700 feet North of Parcel 3.

5) The title work does not have an easement for access from Parcels 1 and 2 to Parcels 3 and 4.

6) Wetlands delineated by Kijhaug Environmental Services Company.

7) Utilities located per Gopher State One Call System Ticket No. 211480869 and plat recording data.

8) Parcels 3 and 4 are proposed easements and are not recorded.

Requested By:

6-16-21

ALTA/NSPS LAND TITLE SURVEY on Part of KENNEDY'S SUBDIVISION OF LOT 56 LYNWOOD PARK LAKE MINNETONKA, Section 14, Township 117, Range 24, Hennepin County, Minnesota

Revised:

Date:

Drawn By:

N.N.B.

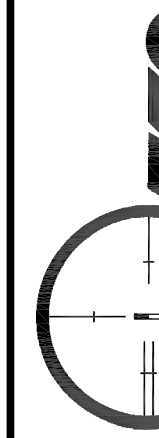
Scale:

1"=30'

Checked By:

J.J.A.

Bateau Properties, LLC



www.ottoassociates.com

9 West Division Street
Buffalo, MN 55313
(763) 682-4727
Fax: (763) 682-3522

SSOCIATES

Engineers & Land Surveyors, Inc.

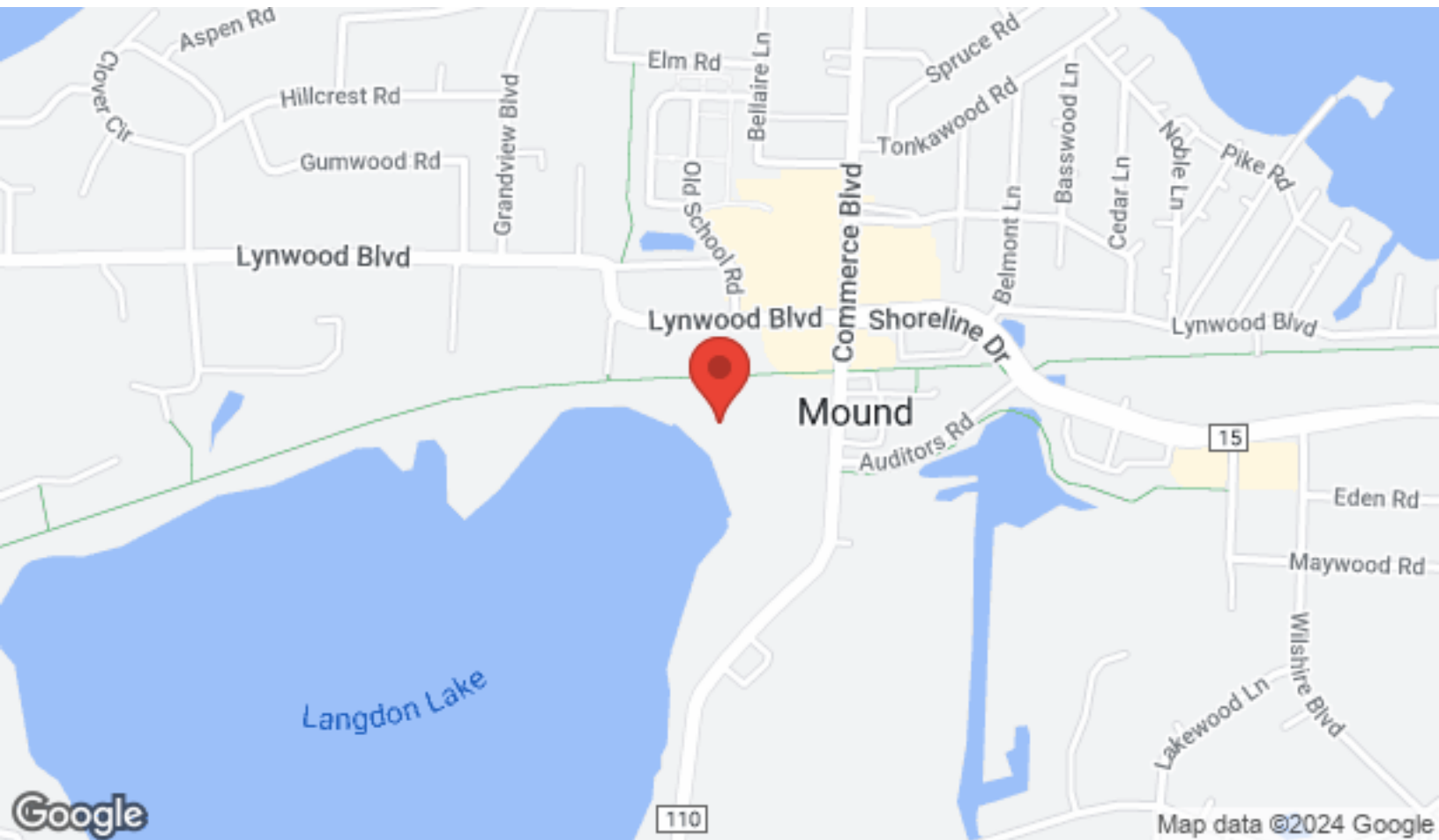
Project No.

21-0287

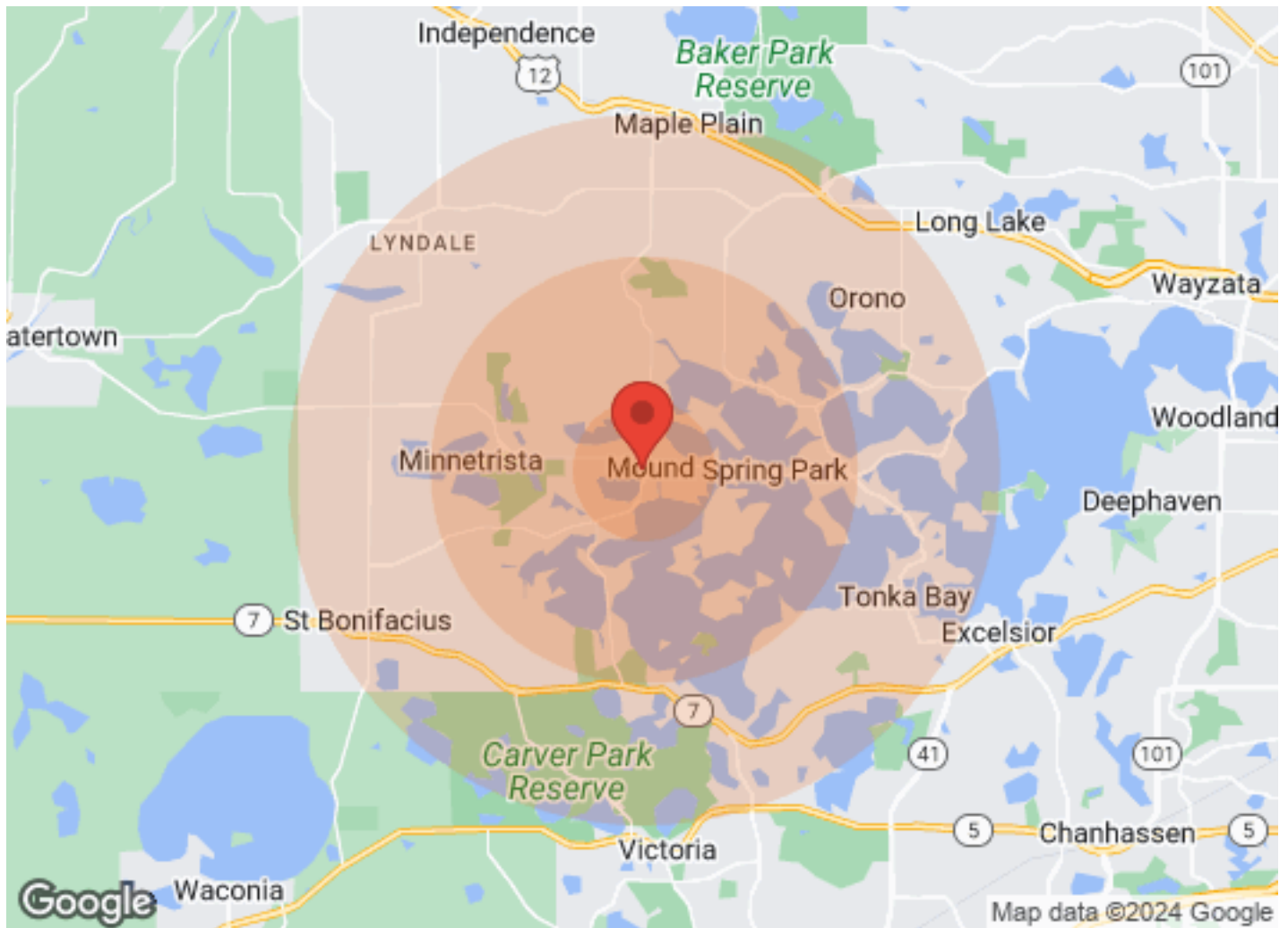
denotes iron monument found

denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

LOCATION MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,025	8,344	19,576	Median	\$65,265	\$73,314	\$92,702
Female	2,865	7,959	19,170	< \$15,000	327	557	816
Total Population	5,890	16,303	38,746	\$15,000-\$24,999	188	412	678
				\$25,000-\$34,999	131	430	725
				\$35,000-\$49,999	313	739	1,453
				\$50,000-\$74,999	478	1,257	2,546
				\$75,000-\$99,999	382	922	2,280
				\$100,000-\$149,999	580	1,279	2,935
				\$150,000-\$199,999	57	434	1,304
				> \$200,000	90	743	2,241
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	907	2,575	7,024	Total Units	2,702	7,556	16,399
Ages 15-24	776	2,179	5,772	Occupied	2,465	6,824	14,994
Ages 25-54	2,374	6,080	13,767	Owner Occupied	1,862	5,350	12,493
Ages 55-64	892	2,524	5,826	Renter Occupied	603	1,474	2,501
Ages 65+	941	2,945	6,357	Vacant	237	732	1,405
Race	1 Mile	3 Miles	5 Miles				
White	5,806	16,117	38,166				
Black	18	48	107				
Am In/AK Nat	N/A	N/A	6				
Hawaiian	N/A	N/A	N/A				
Hispanic	65	109	342				
Multi-Racial	122	192	630				

KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com