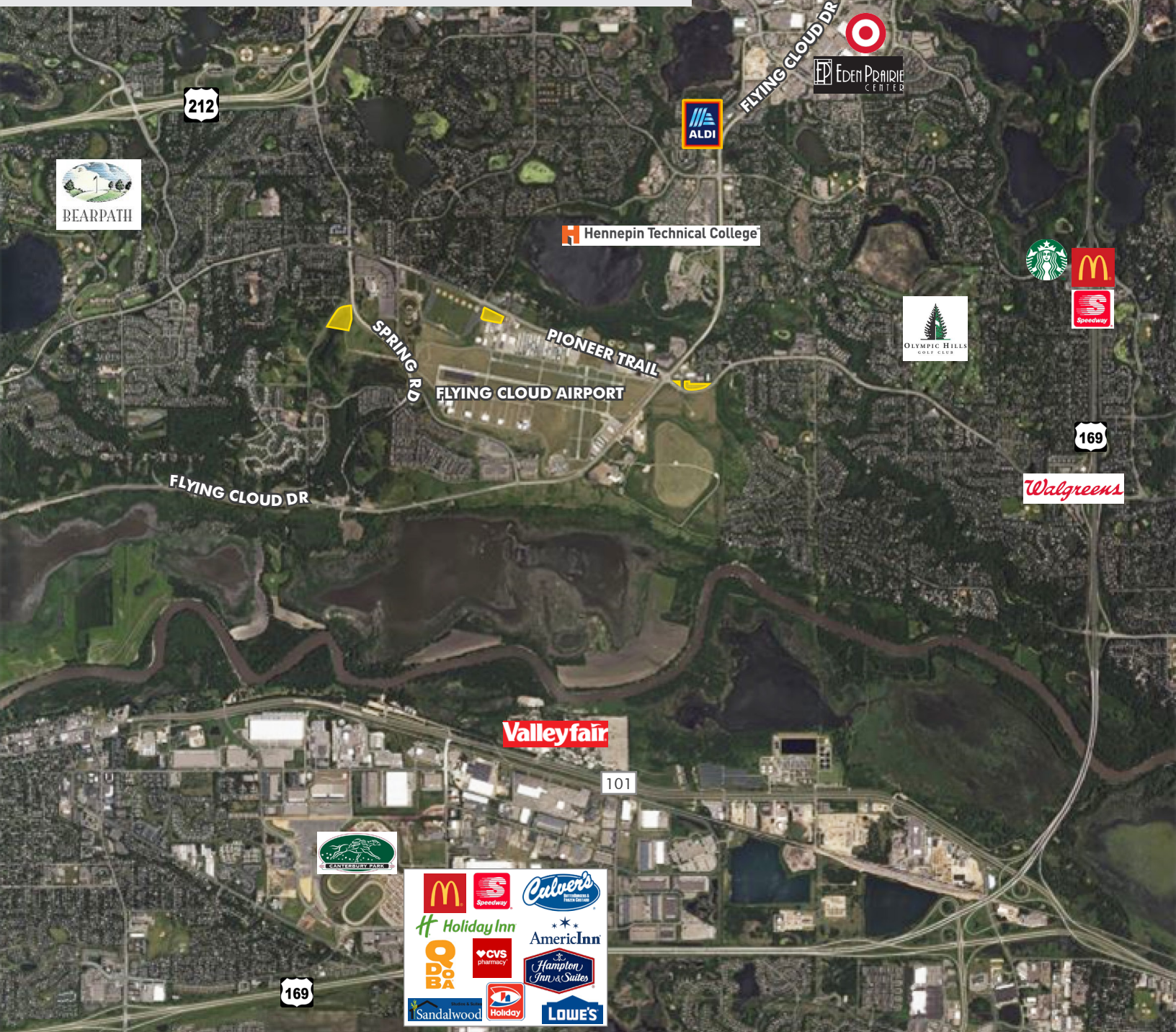


# COMMERCIAL AND INDUSTRIAL LAND FOR LEASE

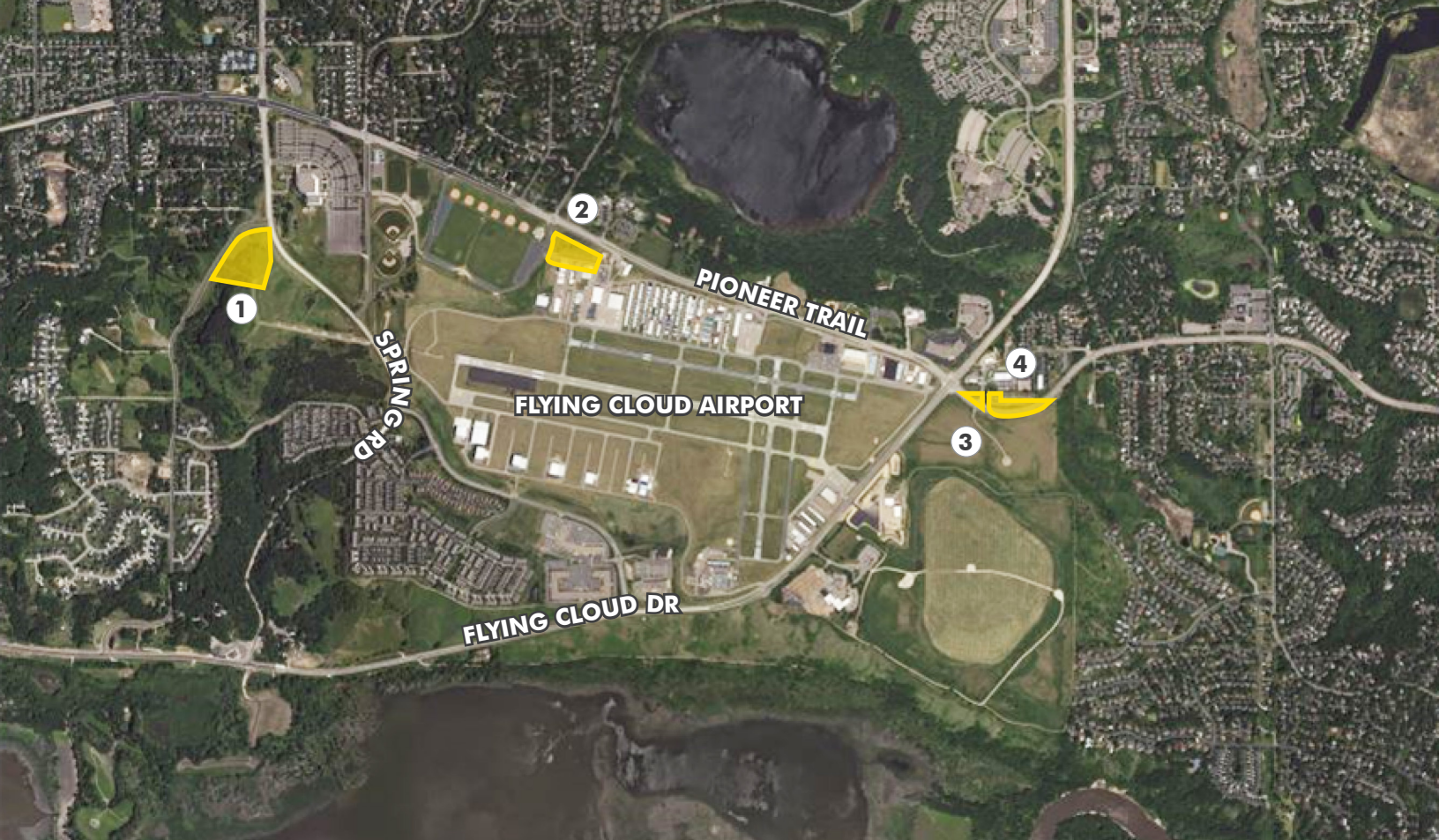
±17.2 ACRES

PIONEER TRAIL & FLYING CLOUD DR | EDEN PRAIRIE, MN 55347

GROUND LEASE







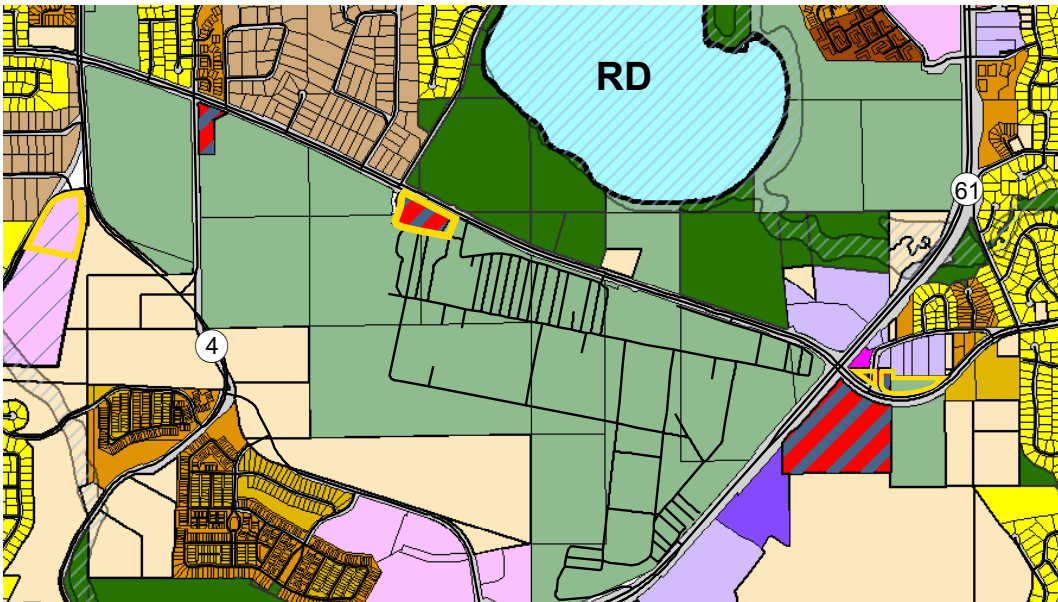
# PROPERTY HIGHLIGHTS

- Prime location in Eden Prairie
- Near retail amenities, parks, and schools
- Potential uses include industrial, office, retail
- Frontage onto Pioneer Trail
- Zoned for Airport-Office District, Airport C-Commercial District, PUB-Public District, R-Rural District
- Guided for Airport, Commercial

#	ACRES
1	9.0
2	4.5
3	0.6
4	3.1

TRAFFIC COUNTS	
US 169	91,000 VPD
Pioneer Trail	15,700 VPD
Flying Cloud Dr	18,300 VPD

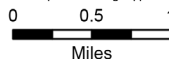
# ZONING



Rural	TC-C Town Center Commercial
R1-44 One Family-44,000 sf. min.	TC-R Town Center - Residential
R1-22 One Family-22,000 sf min.	TC-MU Town Center - Mixed Use
R1-13.5 One Family-13,500 sf min.	TOD-E Transit Oriented Development - Employment
R1-9.5 One Family-9,500 sf min.	TOD-R Transit Oriented Development - Residential
RM-6.5 Multi-Family-6.7 U.P.A. max.	TOD-MU Transit Oriented Development - Mixed Use
RM-2.5 Multi-Family-17.4 U.P.A. max.	I-2 Industrial Park - 2 Acre Min.
A-OFC Airport Office	I-5 Industrial Park - 5 Acre Min.
OFC Office	I-Gen General Industrial - 5 Acre Min.
N-Com Neighborhood Commercial	PUB Public
C-Com Community Commercial	P Parks and Open Space
C-Hwy Highway Commercial	GC Golf Course
A-C Airport Commercial	Water
C-Reg-Ser Regional Service Commercial	Right of Way
C-Reg Regional Commercial	

Shoreland Management Classifications	
NE	Natural Environment Waters
RD	Recreational Development Waters
GD	General Development Waters (Creeks Only)
	100 - Year Floodplain

Ordinance #33-2001 (BFI Addition) approved, but not shown on this map edition.  
 Ordinance #19-2018 and 20-2018 approved, but not shown on this map edition.  
 Date: March 1, 2020  
 In case of discrepancy related to a zoning classification on this zoning map, the Ordinance and attached legal description on file at Eden Prairie City Center will prevail.  
 Updated through approved Ordinances #8-2020 10-13-20



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## AIRPORT - OFFICE DISTRICT

### PURPOSE

The purposes of the Airport - Office District (A-OFC) are to:

1. Provide opportunities for offices of a semi-commercial character to locate outside of commercial districts;
2. Establish and maintain in portions of the City the high standards of site planning, architecture, and landscape design sought by many business and professional offices;
3. Provide adequate space to meet the needs of modern offices, including off-street parking of automobiles and, where appropriate, off-street loading of trucks;
4. 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, (6) Protect offices from the noise, disturbance, traffic hazards, safety hazards, and other objectionable influences incidental to certain commercial uses.

### PERMITTED USES

- A. Business and professional offices and accessory uses.
- B. Supporting commercial sales and services to office users within large office structures of thirty thousand (30,000) square feet or more. The Commercial use is not to exceed fifteen percent, (15%), of the gross Floor Area Ratio.
- C. Public Infrastructure.
- D. Antennas and Towers, in those locations and subject to the limitations contained in City Code Section 11.06.
- E. Day care facility.

# ZONING

## AIRPORT C - COMMERCIAL DISTRICT

### PURPOSE

The purposes of the Airport C-Commercial District (A-C) are to

1. Provide appropriately located areas for retail stores, offices, service establishments, restaurants, business and professional offices and accessory uses, gasoline/convenience stores and amusement establishments;
2. Provide opportunities for retail stores, offices, service establishments, and amusement establishments, to concentrate for the convenience of the public and in mutually beneficial relationship to each other;
3. Provide space for community facilities and institutions that appropriately may be located in commercial areas;
4. Provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading areas;
5. 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,
6. Protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, traffic, fire, explosion, noxious fumes, and other hazards.

### PERMITTED USES

- A. All direct retail sales to users of goods and services conducted within structures and accessory uses, including related or supporting office and distribution uses.
- B. Public Infrastructure.
- C. Antennas and Towers, in those locations and subject to the limitations contained in City Code Section 11.06.
- D. Day care facility.
- E. Small Brewer with Brewer Taproom.
- F. Microdistillery with Cocktail Room.

## PUB PUBLIC DISTRICT

### PURPOSE

The purposes of the PUB - Public District are to provide a procedure for the orderly establishment of public facilities, expansion of their operations, or change in the use of lands owned by governmental agencies or entities that operate places of worship, cemeteries, private schools, and community centers as defined by City Code and for the identification of drainage ways and flood plains.

### PERMITTED USES

- A. Public Infrastructure.
- B. Drainage ways and flood plains approved by the Council.
- C. Places of Worship.
- D. Cemeteries.
- E. Private schools and related boarding facilities which have public sanitary sewer and water service and which are located within the area described in Ordinance No. 12-87.
- F. Antennas and Towers, in those locations and subject to the limitations contained in City Code Section 11.06.
- G. Governmental offices in buildings of less than six thousand (6,000) square feet.
- H. Public School and Private School.
- I. Community Center.
- J. Day care facility as an accessory use.

## R - RURAL DISTRICT

### PURPOSE

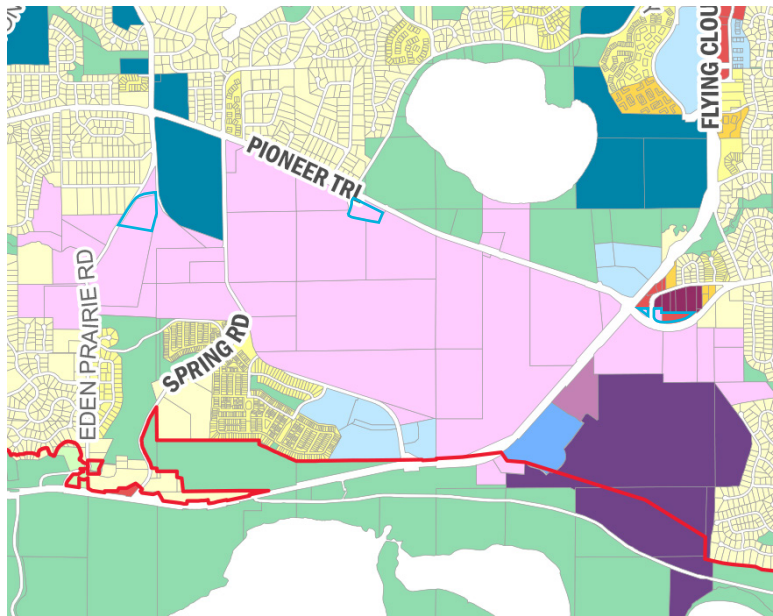
The purposes of the R-Rural District are to:

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.

# FUTURE LAND USE



<span style="color: #90EE90;">■</span> Rural	<span style="color: #FF0000;">■</span> Regional Commercial	<span style="color: #0000FF;">■</span> Public / Semi-Public
<span style="color: #FFFF00;">■</span> Low Density Residential	<span style="color: #FF0000;">■</span> Commercial	<span style="color: #90EE90;">■</span> Parks & Open Space
<span style="color: #FFD700;">■</span> Medium Density Residential	<span style="color: #ADD8E6;">■</span> Office	<span style="color: #006400;">■</span> Golf Course
<span style="color: #FFA500;">■</span> Medium High Density Residential	<span style="color: #4169E1;">■</span> Industrial Flex Tech	<span style="color: #696969;">■</span> Utility & Railroad
<span style="color: #FF8C00;">■</span> High Density Residential	<span style="color: #483D8B;">■</span> Flex Service	<span style="color: #A9A9A9;">■</span> Right-of-Way
<span style="color: #D2B48C;">■</span> Mixed-Use	<span style="color: #800080;">■</span> Eco Innovation	<span style="color: #FF0000;">—</span> MUSA Line
<span style="color: #8B4513;">■</span> Town Center	<span style="color: #800080;">■</span> Industrial	
<span style="color: #8B0000;">■</span> Transit-Oriented Development	<span style="color: #FF00FF;">■</span> Airport	

## AIRPORT

The Airport land use designation includes the approximate 737 acres known as Flying Cloud Airport owned by the Metropolitan Airports Commission (MAC). In addition to the operational runway areas, maintenance equipment buildings, and the Federal Aviation Administration air traffic control tower, facilities such as airplane hangars and associated aeronautical businesses are located within this area. The Airport Design Framework, adopted in 1996, is a tool utilized by the City to improve the quality of new and rehab construction through building materials and colors, signage, lighting, landscaping, and trash containment.

## COMMERCIAL

The Commercial land use designation includes both neighborhood retail and community retail uses, such as restaurants, service businesses, and grocery stores. Commercial uses are intended to cater to the daily shopping and service needs of Eden Prairie's residential neighborhoods. They should be accessible by sidewalks and bicycle paths, connecting these areas with nearby neighborhoods.



# DEMOGRAPHICS



2020 population  
3 mile radius

**44,930**



2020 housing units  
3 mile radius

**18,736**



2020 average  
household income  
3 mile radius

**\$149,349**



2020 employees  
3 mile radius

**33,106**



2020 businesses  
3 mile radius

**1,766**

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population - Current Year Estimate	2,574	44,930	131,678
2025 Population - Five Year Projection	2,659	46,804	137,888
2010 Population - Census	2,396	41,905	121,279
2000 Population - Census	1,595	34,887	101,200
2010-2020 Annual Population Growth Rate	0.70%	0.68%	0.81%
2020-2025 Annual Population Growth Rate	0.65%	0.82%	0.93%



## HOUSEHOLDS

2020 Households - Current Year Estimate	1,031	17,778	50,295
2025 Households - Five Year Projection	1,058	18,407	52,396
2010 Households - Census	975	16,822	47,057
2000 Households - Census	621	13,489	38,459
2010-2020 Annual Household Growth Rate	0.55%	0.54%	0.65%
2020-2025 Annual Household Growth Rate	0.52%	0.70%	0.82%
2020 Average Household Size	2.49	2.52	2.59



## HOUSEHOLD INCOME

2020 Average Household Income	\$192,813	\$149,349	\$140,418
2025 Average Household Income	\$221,342	\$167,809	\$156,216
2020 Median Household Income	\$162,789	\$112,805	\$107,278
2025 Median Household Income	\$187,084	\$124,510	\$116,384
2020 Per Capita Income	\$67,169	\$58,977	\$53,824
2025 Per Capita Income	\$76,607	\$65,856	\$59,574



## HOUSING UNITS

<b>2020 Housing Units</b>	<b>1,099</b>	<b>18,736</b>	<b>52,406</b>
2020 Vacant Housing Units	68 6.2%	958 5.1%	2,111 4.0%
2020 Occupied Housing Units	1,031 93.8%	17,778 94.9%	50,295 96.0%
2020 Owner Occupied Housing Units	962 87.5%	12,210 65.2%	37,448 71.5%
2020 Renter Occupied Housing Units	69 6.3%	5,568 29.7%	12,847 24.5%



## EDUCATION

<b>2020 Population 25 and Over</b>	<b>1,654</b>	<b>30,134</b>	<b>90,339</b>
HS and Associates Degrees	391 23.6%	8,898 29.5%	35,272 39.0%
Bachelor's Degree or Higher	1,240 75.0%	20,252 67.2%	51,668 57.2%



## PLACE OF WORK

2020 Businesses	79	1,766	5,048
2020 Employees	1,264	33,106	98,149

## CONTACT US

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