

GROUND LEASE OPPORTUNITY

±56.91 ACRES

INDUSTRIAL/OUTSIDE STORAGE/TRAILER STORAGE

GROUND LEASE

215TH ST W & CEDAR AVE | LAKEVILLE, MN 55044





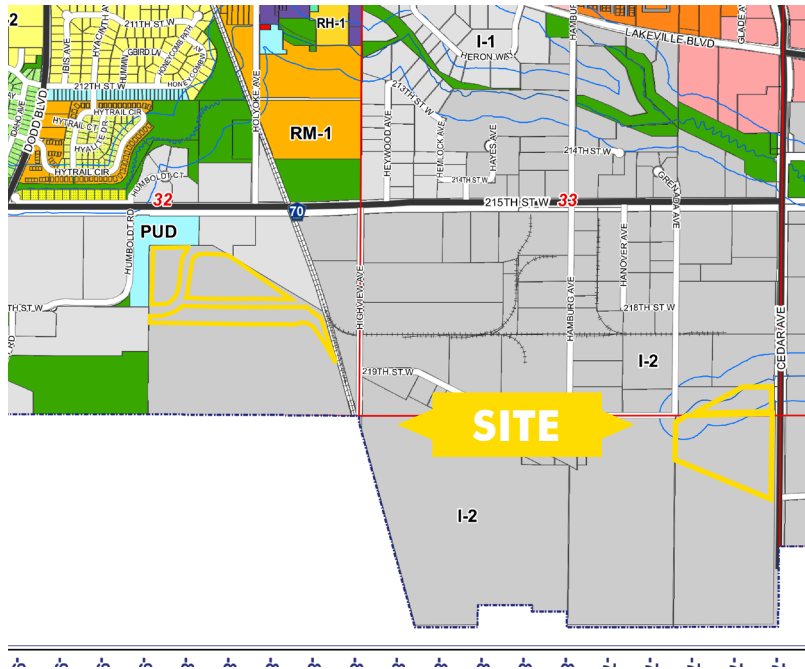
PROPERTY HIGHLIGHTS

- Potential uses include outside storage, trailer/truck storage, industrial buildings
- Potential uses include retail services, office, industrial, distribution
- Quick access to I-35 and Hwy 77
- Regional Distribution Center location with area tenants including Amazon, FedEx, UPS, Uponor, Boise Cascade, BTD Manufacturing, Scheiderman's
- Zoned for I-2, General Industrial District
- Guided for Airport

#	ACRES
1A	5.50
1B	13.75
1C	8.96
2	4.7
3	24.0
Total	56.91

TRAFFIC COUNTS	
I-35	47,500 VPD
215th St W	9,100 VPD
Cedar Ave	8,000 VPD

ZONING



Legend

ZONING	ACRES	PCT
Agricultural Preserve	1542.9	6.3%
A-P, AGRICULTURAL PRESERVE DISTRICT	72.0	0.3%
RA, RURAL/AGRICULTURAL DISTRICT	1470.9	6.0%
Residential Districts	10454.7	42.6%
RS-1, SINGLE FAMILY RESIDENTIAL DISTRICT	626.8	2.6%
RS-2, SINGLE FAMILY RESIDENTIAL DISTRICT	1634.5	6.7%
RS-3, SINGLE FAMILY RESIDENTIAL DISTRICT	4640.2	18.9%
RS-4, SINGLE FAMILY RESIDENTIAL DISTRICT	718.2	2.9%
RS-CBD, SINGLE FAMILY RESIDENTIAL CENTRAL BUSINESS DISTRICT	52.3	0.2%
RSMH, SINGLE FAMILY MANUFACTURED HOME PARK DISTRICT	214.8	0.9%
RST-1, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT	74.0	0.3%
RST-2, SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT	1364.6	5.6%
RM-1, MEDIUM DENSITY RESIDENTIAL DISTRICT	371.0	1.5%
RM-2, MEDIUM DENSITY RESIDENTIAL DISTRICT	484.8	2.0%
RM-3, MEDIUM DENSITY RESIDENTIAL DISTRICT	144.4	0.6%
RH-1, MULTIPLE FAMILY RESIDENTIAL DISTRICT	75.7	0.3%
RH-2, MULTIPLE FAMILY RESIDENTIAL DISTRICT	53.4	0.2%
Commercial Districts	1483.9	6.0%
M-1, MIXED USE I-35 CORRIDOR DISTRICT	17.8	0.1%
M-2, MIXED USE CEDAR CORRIDOR DISTRICT	183.4	0.7%
O-R, OFFICE/RESIDENTIAL TRANSITION DISTRICT	76.3	0.3%
C-1, NEIGHBORHOOD COMMERCIAL DISTRICT	13.9	0.1%
C-2, HIGHWAY COMMERCIAL DISTRICT	83.8	0.3%
C-3, GENERAL COMMERCIAL DISTRICT	634.9	2.6%
C-CBD, COMMERCIAL CENTRAL BUSINESS DISTRICT	16.6	0.1%
OP, OFFICE PARK DISTRICT	457.3	1.9%
Industrial Districts	1765.8	7.2%
I-1, LIGHT INDUSTRIAL DISTRICT	667.1	2.7%
I-2, GENERAL INDUSTRIAL DISTRICT	1094.8	4.5%
I-CBD, INDUSTRIAL CENTRAL BUSINESS DISTRICT	3.8	0.0%
Special Districts	4598.1	18.7%
PUD, PLANNED UNIT DEVELOPMENT DISTRICT	1518.3	6.2%
P/O/S, PUBLIC AND OPEN SPACE DISTRICT	3079.8	12.5%
Other Areas	4738.7	19.3%
RIGHT OF WAY	3630.1	14.8%
WATER	1108.6	4.5%

SECTION LINES	COUNTY ROADS
SHORELINE	CITY STREETS
FREEWAY CORRIDOR DISTRICT	GRAVEL ROADS
STREAMS	PRIVATE STREETS
	INTERSTATE

June 2020

I-2, GENERAL INDUSTRIAL DISTRICT

PURPOSE

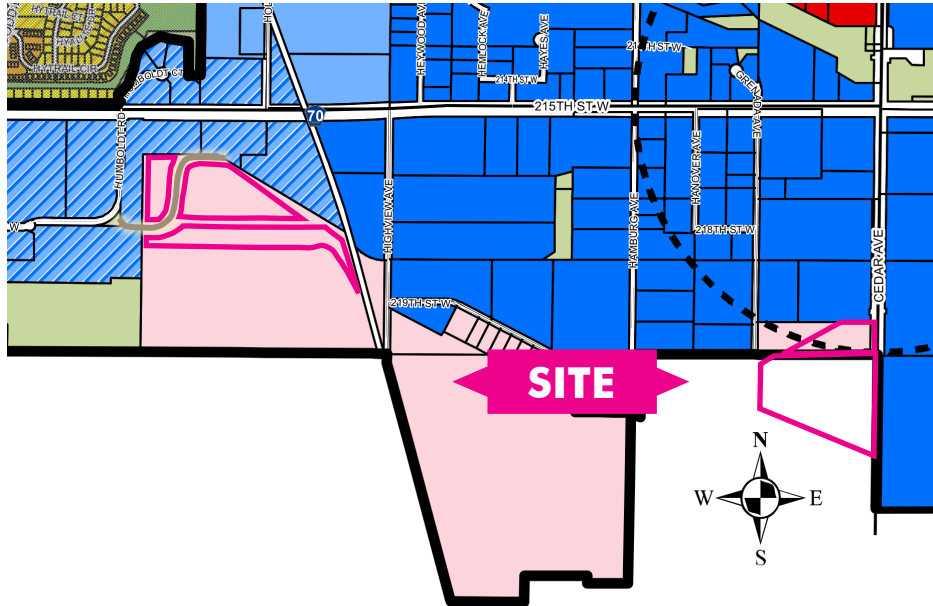
The purpose of the I-2 district is to provide for the establishment of heavy industrial and manufacturing development land use which, because of the nature of the product or character of activity, requires isolation from residential and retail- service commercial uses.

PERMITTED USES

In addition to other uses specifically identified elsewhere in this title, the following are permitted uses in an I-2 district:

- Automobile repair, major.
- Automobile repair, minor
- Building materials sales.
- Cartage and express facilities.
- Commercial printing establishments.
- Compounding, assembly, packaging, treatment, or storage of products and materials except waste.
- Governmental and public utility buildings and structures, city of Lakeville only.
- Laboratories, research and development facilities.
- Manufacturing.
- Office, general.
- Outdoor civic events conducted by nonprofit organizations, each such outdoor event being limited to fourteen (14) days in any calendar year.
- Radio and television stations.
- Servicing of motor freight vehicles and heavy construction equipment; directly related accessory materials and parts sales for such repair and servicing (not including new or used vehicle sales); and accessory materials and parts warehousing which is related to and dependent upon such uses, provided that:
 - All servicing of vehicles and equipment shall occur entirely within the principal structure;
 - To the extent required by state law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulate matter;
 - Storage and use of all flammable materials, including liquids and rags, shall conform with applicable provisions of the Minnesota uniform fire code;
 - Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the city engineer and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semitrailer/tractor trucks;
- The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building; and
- The sale of products other than those specifically mentioned in this subsection M shall be subject to a separate conditional use permit and shall be in compliance with section 11-87-7 of this chapter.
- Sexually oriented uses, principal.
- Trade schools.
- Transportation terminals.
- Warehousing, including self-storage facilities.
- Wholesale business. (Ord. 867, sec. 115, 5-17-2010)
- Data centers. (Ord. 917, 2-18-2014)
- Breweries and small breweries.
- Distilleries and microdistilleries. (Ord. 924, 7-7-2014)

FUTURE LAND USE



- | | |
|---|--|
| Rural Density Residential (1.0 unit per 10 acres) | Warehouse/Light Industrial |
| Low Density Residential (0.1 to 3.0 units per acre) | Airport |
| Low/Medium Density Residential (4.0 to 5.0 units per acre) | Industrial |
| Medium Density Residential (4.0 to 7.0 units per acre) | Public and Quasi-Public |
| Medium/High Density Residential (5.0 to 9.0 units per acre) | Parks |
| High Density Residential (9.0 to 26.0 units per acre) | Restricted Development |
| Manufactured Housing (4.0 to 7.0 units per acre) | Water |
| Office/Residential Transition (9.0 to 26.0 units per acre) | Cedar Corridor |
| Corridor Mixed Use (26.0 to 45.0 units per acre) | Agriculture Preserves |
| Commercial | Agriculture Preserves (Expiring in 2020) |
| Office Park | Transit Development Target Area |

DEMOGRAPHICS



2020 population
3 mile radius

15,366



2020 housing units
3 mile radius

5,661



2020 average
household income
3 mile radius

\$125,419



2020 employees
3 mile radius

8,712



2020 businesses
3 mile radius

550

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population - Current Year Estimate	217	15,366	61,877
2025 Population - Five Year Projection	230	16,383	65,580
2010 Population - Census	191	12,099	52,029
2000 Population - Census	140	8,084	34,792
2010-2020 Annual Population Growth Rate	1.25%	2.36%	1.71%
2020-2025 Annual Population Growth Rate	1.17%	1.29%	1.17%



HOUSEHOLDS

2020 Households - Current Year Estimate	80	5,371	20,824
2025 Households - Five Year Projection	84	5,732	22,077
2010 Households - Census	71	4,154	17,416
2000 Households - Census	56	2,751	11,352
2010-2020 Annual Household Growth Rate	1.17%	2.54%	1.76%
2020-2025 Annual Household Growth Rate	0.98%	1.31%	1.18%
2020 Average Household Size	2.71	2.86	2.96



HOUSEHOLD INCOME

2020 Average Household Income	\$96,166	\$125,419	\$125,962
2025 Average Household Income	\$104,940	\$139,392	\$140,359
2020 Median Household Income	\$80,075	\$102,101	\$105,216
2025 Median Household Income	\$84,623	\$109,625	\$112,661
2020 Per Capita Income	\$36,225	\$44,440	\$42,401
2025 Per Capita Income	\$39,099	\$49,450	\$47,257



HOUSING UNITS

2020 Housing Units	85	5,661	21,378
2020 Vacant Housing Units	5 5.9%	290 5.1%	554 2.6%
2020 Occupied Housing Units	79 92.9%	5,371 94.9%	20,824 97.4%
2020 Owner Occupied Housing Units	45 52.9%	4,406 77.8%	18,009 84.2%
2020 Renter Occupied Housing Units	34 40.0%	965 17.0%	2,815 13.2%



EDUCATION

2020 Population 25 and Over	138	9,857	39,228
HS and Associates Degrees	73 52.9%	4,703 47.7%	19,822 50.5%
Bachelor's Degree or Higher	55 39.9%	4,784 48.5%	18,180 46.3%



PLACE OF WORK

2020 Businesses	190	550	1,378
2020 Employees	3,989	8,712	19,966

CONTACT US

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