

# Medium Density Residential Land For Sale

+/-4.9 Gross Acres

5830 Peony Ln.  
Plymouth, MN 55446



 Wayzata Meadow Ridge Elementary

The Meadows Park 

Plymouth Dog Park 

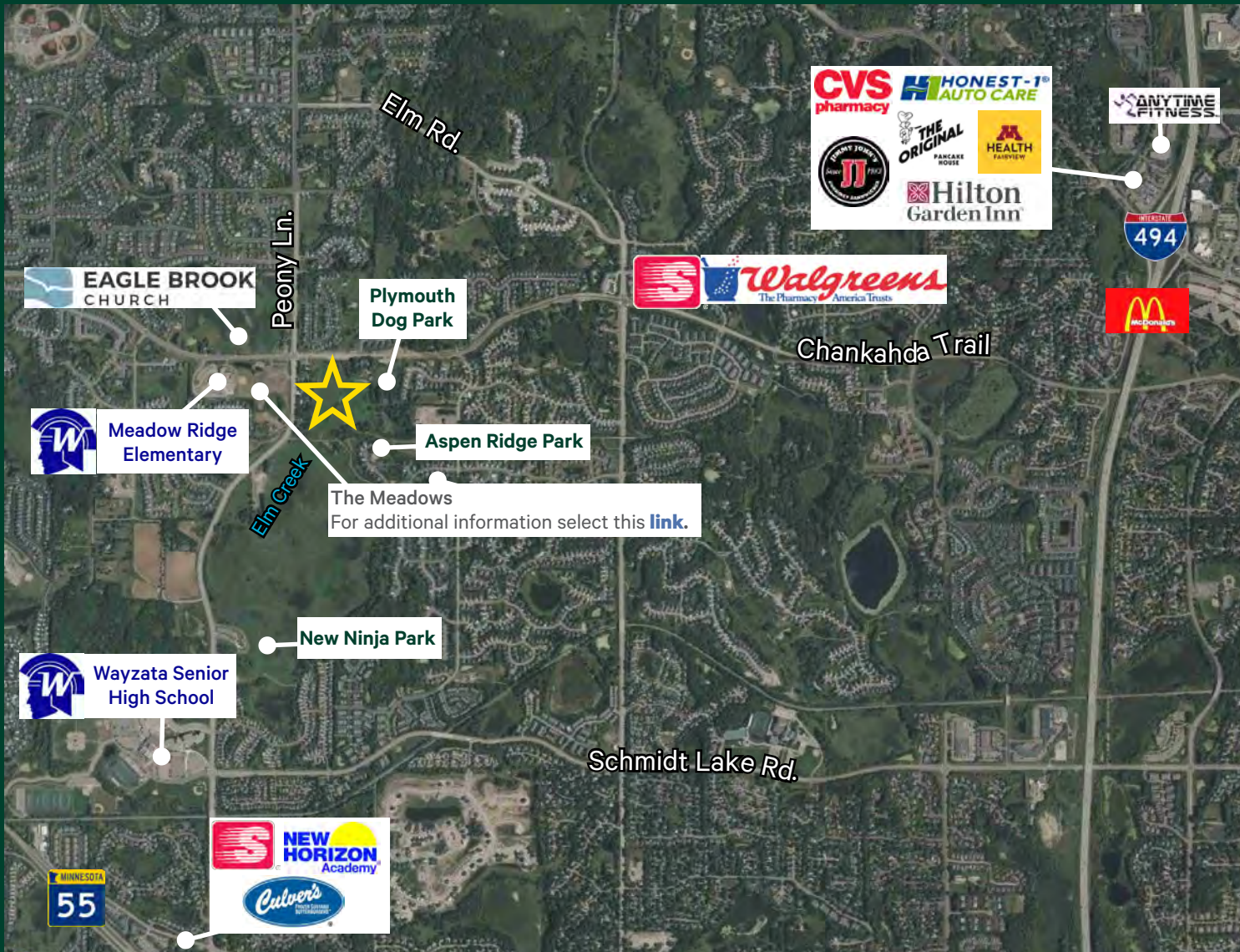
Northwest Greenway 

Chankahda Trail

Peony Ln

Elm Creek

Dunkin Ln. N.



# Property Highlights

- Direct access to Peony Ln N, providing access to Hwy. 55 and Chankahda Trail
- Future Land Use allows for mid-density housing development for attached and detached housing
- Estimated ± 1.72 acres of developable upland
- Across the street from new The Meadows playfield which includes cricket pitch, soccer fields, pickleball courts, tennis courts, hockey/basketball, sledding hill
- Direct access to Northwest Greenway Board walk. Select this [link](#) for additional information.
- 1.5 Miles to Wayzata High School, and 16 Miles to Downtown Minneapolis
- Wayzata Public School District #284

### Traffic Counts

Chankahda Trail	4,550 VPD
Peony Ln.	6,956 VPD
Schmidt Lake Rd.	8,531 VPD

PID	Zoning	Future Land Use	Acres	2024 Taxes
0511822230005	Future restricted Development	Mid-density Housing Development	±4.9 Acres	\$4,497.78

# Wetlands Sketch



5830 Lawndale Lane N (KES  
2022-081)  
Plymouth, Minnesota

Note: Boundaries indicated  
on this figure are approximate  
and do not constitute an  
official survey pro  
duct. 6.16.22



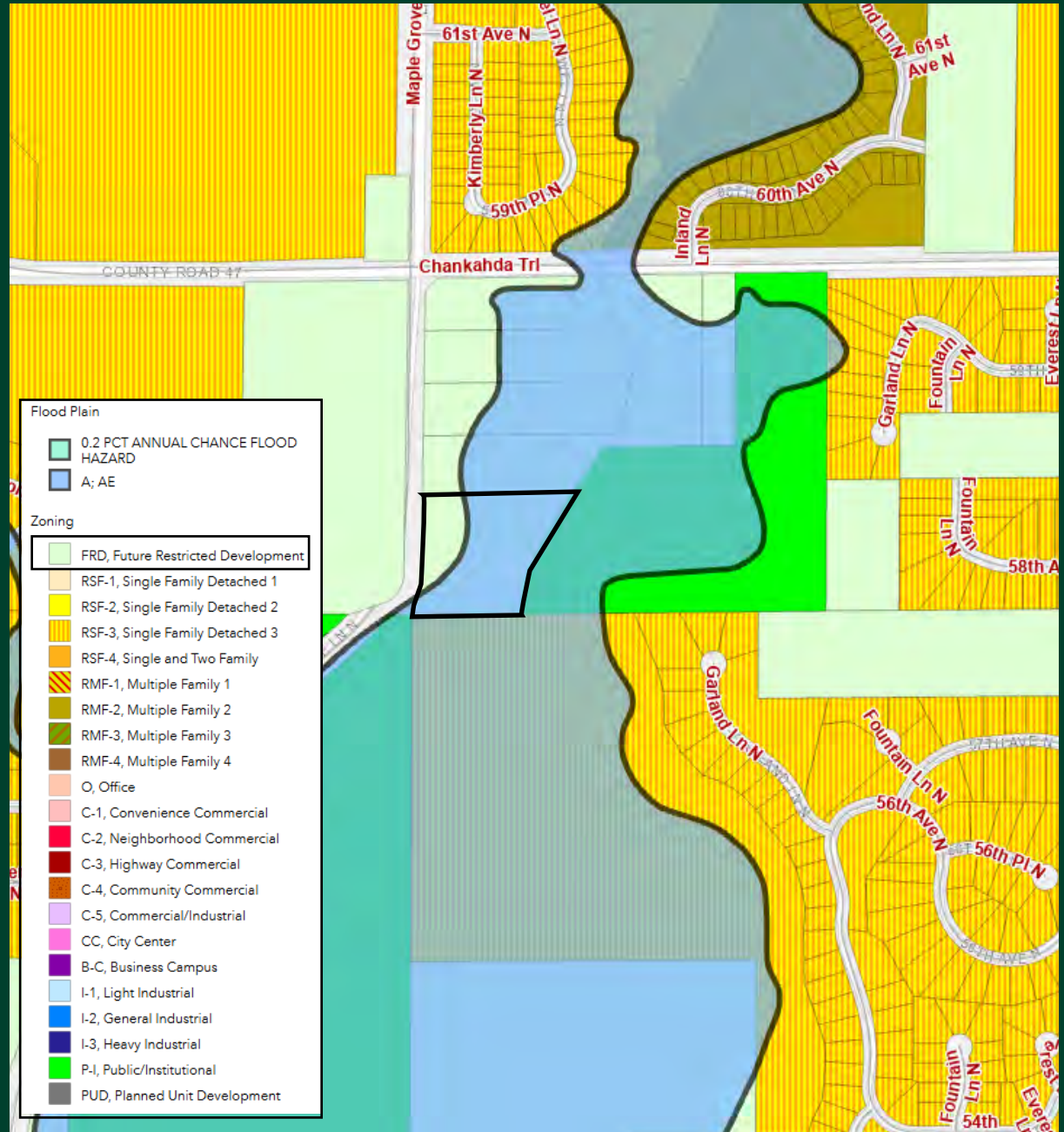
# Area Map



# Zoning

## Future Restricted Development

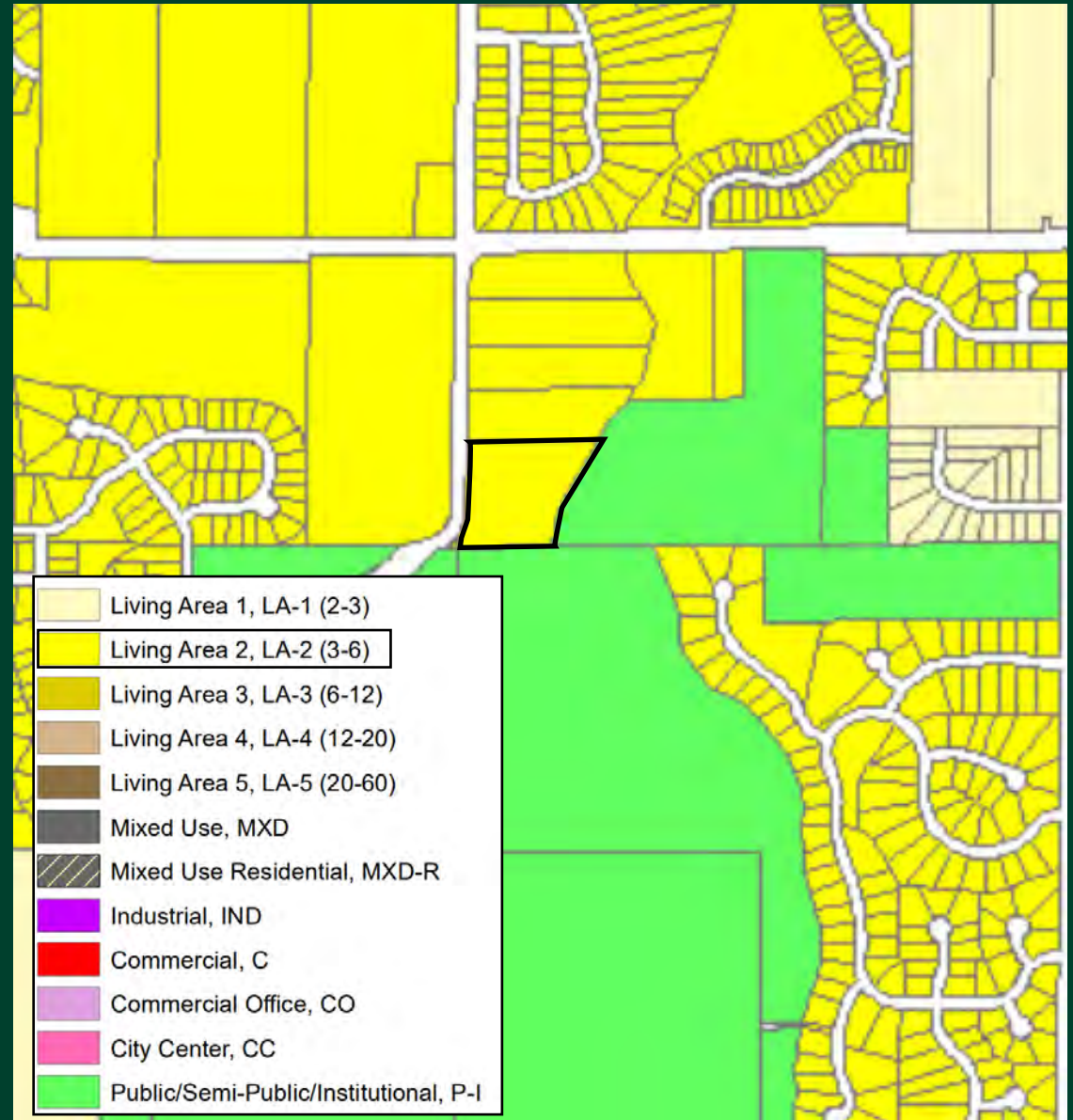
The purpose of the Future Restricted Development (FRD) District is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, or services. A lot size minimum of 20 acres will retain these lands in their natural or current state or in agricultural uses until such time as development occurs.



# Land Use Guide Plan Map 2040

## Mid-density housing development

**Living Area 2 (LA-2)** identifies areas for detached and attached homes and townhomes, and directly related complementary uses such as churches, schools and recreational facilities. The primary intent behind the LA-2 designation is to respond to a need for smaller homes on smaller lots. The City needs to offer the opportunity for this type of housing alternative to expand opportunities for people seeking more affordable detached home living and to respond to changing demographics. As the population ages, there will be a growing need for smaller homes for empty nesters and for smaller households. LA-2 also offers the opportunity for townhomes, which provide additional life cycle housing opportunities. Townhomes in LA-2 neighborhoods offer residents a housing option with less maintenance than a typical detached home, while still being located in a familiar residential setting.





# Wetlands


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# Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	9,953	64,238	133,105
2029 Population - Five Year Projection	10,291	65,184	134,609
2020 Population - Census	8,638	60,634	129,514
2010 Population - Census	3,002	44,830	109,487
2020-2024 Annual Population Growth Rate	3.39%	1.37%	0.65%
2024-2029 Annual Population Growth Rate	0.67%	0.29%	0.22%

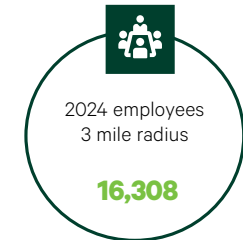
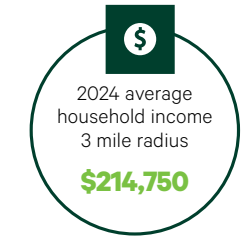
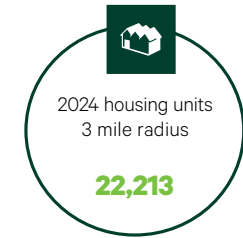
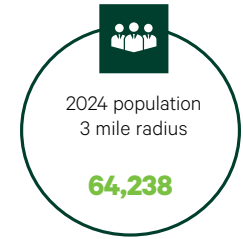
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	2,790	22,213	50,560
2029 Households - Five Year Projection	2,897	22,724	51,688
2020 Households - Census	2,426	21,059	49,250
2010 Households - Census	965	16,148	42,235
2020-2024 Compound Annual Household Growth Rate	3.34%	1.26%	0.62%
2024-2029 Annual Household Growth Rate	0.76%	0.46%	0.44%
2024 Average Household Size	3.57	2.88	2.62

 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$255,249	\$214,750	\$185,258
2029 Average Household Income	\$286,744	\$244,304	\$211,241
2024 Median Household Income	\$200,001	\$172,570	\$145,264
2029 Median Household Income	\$200,001	\$193,637	\$163,173
2024 Per Capita Income	\$73,215	\$74,389	\$70,553
2029 Per Capita Income	\$82,522	\$85,324	\$81,317

 HOUSING UNITS	1 MILE	3 MILES	5 MILES
<b>2024 Housing Units</b>	<b>2,901</b>	<b>22,850</b>	<b>52,175</b>
2024 Vacant Housing Units	111 3.8%	637 2.8%	1,615 3.1%
2024 Occupied Housing Units	2,790 96.2%	22,213 97.2%	50,560 96.9%
2024 Owner Occupied Housing Units	2,497 86.1%	18,555 81.2%	38,978 74.7%
2024 Renter Occupied Housing Units	293 10.1%	3,658 16.0%	11,582 22.2%

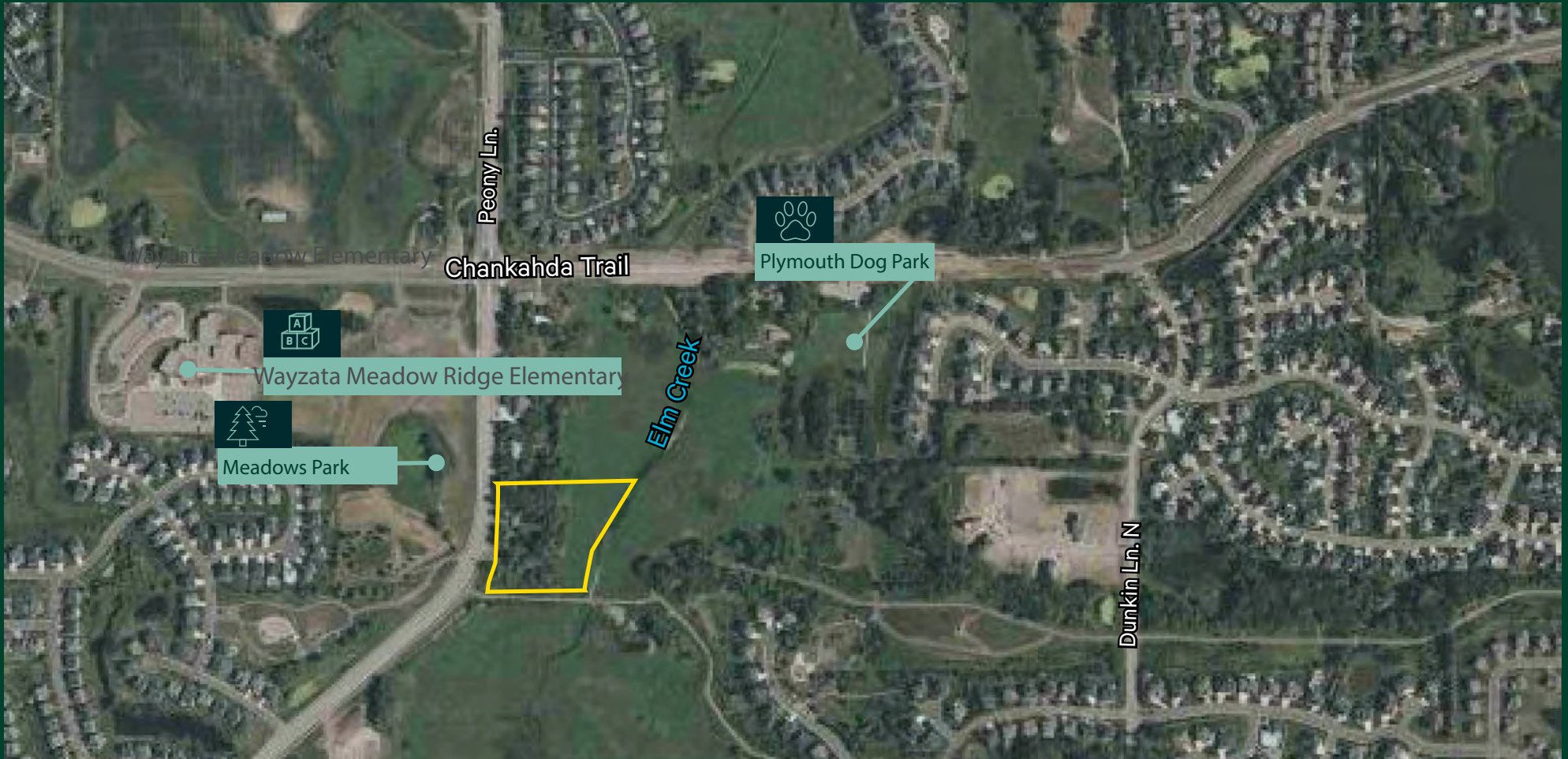
 EDUCATION	1 MILE	3 MILES	5 MILES
<b>2024 Population 25 and Over</b>	<b>5,511</b>	<b>41,226</b>	<b>90,761</b>
HS and Associates Degrees	564 10.2%	11,188 27.1%	30,834 34.0%
Bachelor's Degree or Higher	4,836 87.8%	29,370 71.2%	58,102 64.0%

 PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	35	1,145	4,270
2024 Employees	525	16,308	68,868



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For Sale



## Contact Us

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