FOR SALE

LAND - FOR SALE

510 Clydesdale Trail
Medina, MN

ARROW REAL ESTATE

3.85 ACRE LAND ZONED FOR MIXED USE COMMERCIAL

Overview 1
Aerial Maps 2
Area Amenities 3
Lot Dimensions 4
Photo Gallery 5
Demographics 6
Traffic Count 7

SALES PRICE:

$499,900

Property Taxes - $14,771.00

Presented By:

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FEATURES

- **3.85 Acre property - FOR SALE overlooking Medina Golf & County Club.**
- **Zoned: Mixed - Use Commercial, which would allow 7 - 45 residential units per acre.**
- **Location is conveniently located next to many retail business, including Target, Caribou, Banks, etc…**
- **Property has no special assessments.**

FACTS

- **$14,771 - 2012 Property Taxes**
- **PID # - 121-18-23-24-0028**
- **City Sewer / Water available**

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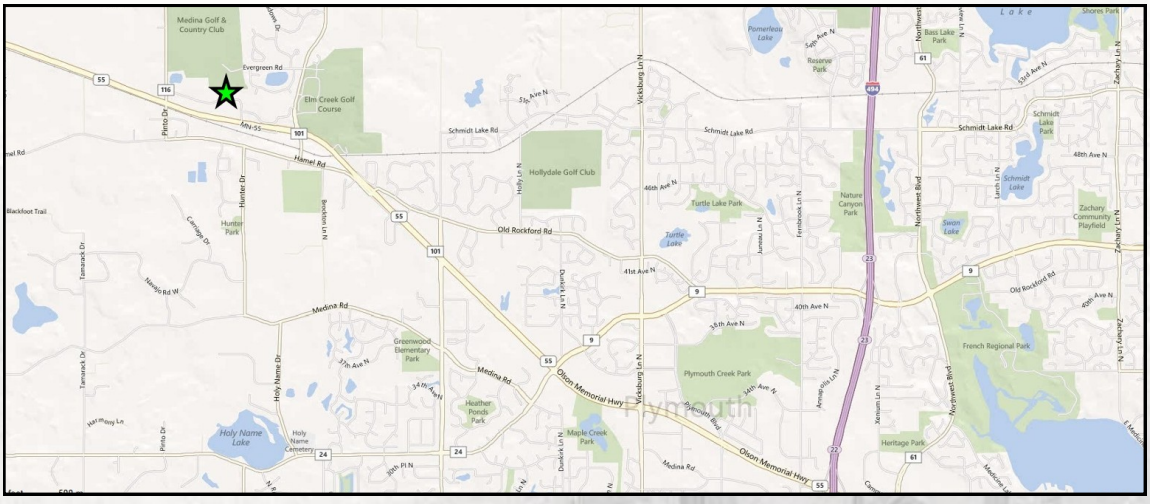
AERIAL & MAP



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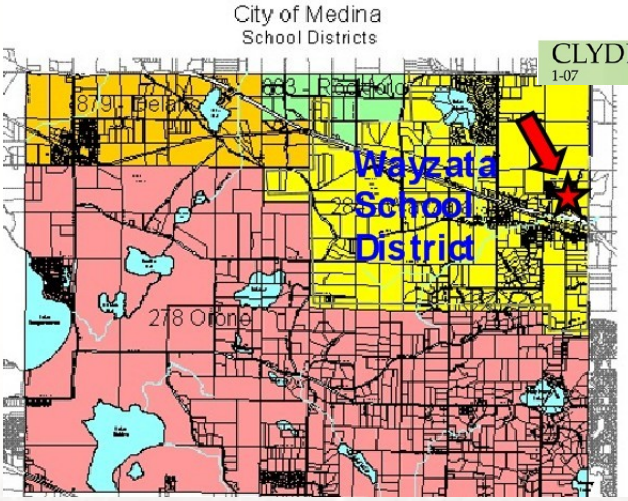
AREA AMENITIES

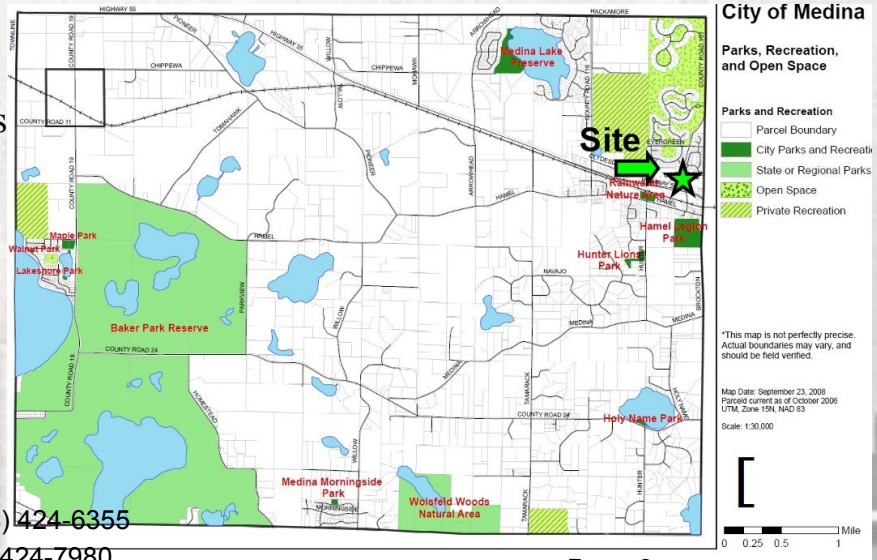
BUSINESSES - Property is located close to Clydesdale Marketplace which has the following retail—Target, Caribou, Great Clips, Verizon Wireless, Wells Fargo, etc...



CLYDESDALE MARKETPLACE, MEDINA- MASTER PLAN
1-07

SCHOOLS - Property is located within the district boundaries of Wayzata High School.
Highlights of the district include: The enrollment for the 2011 - 2012 school year is about 10,200 students. The district employs more than 1,400 employees including 700 teaching positions.

PARKS & RECREATION - Medina is a city abounding in natural beauty and recreation. There are many natural resources accessible to our residents and visitors from the Lake Independence boat launch and Medina Lake's boardwalk to Hamel Legion Park's playground and ball fields.



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LOT DIMENSIONS

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PHOTO GALLERY

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510 Clydesdale Trail
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DEMOGRAPHICS

Demographic Summary Report

510 Clydesdale Trl, Medina, MN 55340

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -

Radius	1 Mile		3 Mile		5 Mile	
Population						
2016 Projection	2,391		24,829		83,791	
2011 Estimate	2,313		23,703		80,933	
2010 Census	2,271		23,146		79,563	
Growth 2011 - 2016	3.30%		4.80%		3.50%	
Growth 2010 - 2011	1.90%		2.40%		1.70%	
2011 Population by Hispanic Origin	34		556		1,974	
2011 Population By Race	2,313		23,703		80,933	
White	2,114	91.40%	20,096	84.78%	69,414	85.77%
Black or African American	33	1.43%	648	2.73%	3,076	3.80%
American Indian and Alaska Native	1	0.04%	28	0.12%	164	0.20%
Asian	120	5.19%	2,287	9.65%	6,011	7.43%
Native Hawaiian and Pacific Islander	1	0.04%	11	0.05%	27	0.03%
Other Race	10	0.43%	155	0.65%	584	0.72%
Two or More Races	33	1.43%	477	2.01%	1,657	2.05%
Households						
2016 Projection	844		8,712		31,748	
2011 Estimate	807		8,221		30,421	
2010 Census	791		8,024		29,940	
Growth 2011 - 2016	4.70%		6.00%		4.40%	
Growth 2010 - 2011	2.00%		2.50%		1.60%	
Owner Occupied	712	88.23%	7,249	88.18%	24,391	80.18%
Renter Occupied	95	11.77%	973	11.84%	6,031	19.83%
2011 Households by HH Income	806		8,223		30,421	
Income Less Than $15,000	40	4.96%	314	3.82%	1,121	3.68%
Income: $15,000 - $24,999	29	3.60%	423	5.14%	1,376	4.52%
Income: $25,000 - $34,999	34	4.22%	255	3.10%	1,329	4.37%
Income: $35,000 - $49,999	70	8.68%	400	4.86%	2,402	7.90%
Income: $50,000 - $74,999	107	13.28%	943	11.47%	4,489	14.76%
Income: $75,000 - $99,999	110	13.65%	965	11.74%	4,110	13.51%
Income: $100,000 - $149,999	176	21.84%	2,128	25.88%	6,997	23.00%
Income: $150,000 - $199,999	83	10.30%	1,176	14.30%	4,085	13.43%
Income: $200,000+	157	19.48%	1,619	19.69%	4,512	14.83%
2011 Avg Household Income	$129,217		$137,222		$122,923	
2011 Med Household Income	$102,368		$113,771		$101,710	
2011 Per Capita Income	$45,133		$48,230		$46,274	

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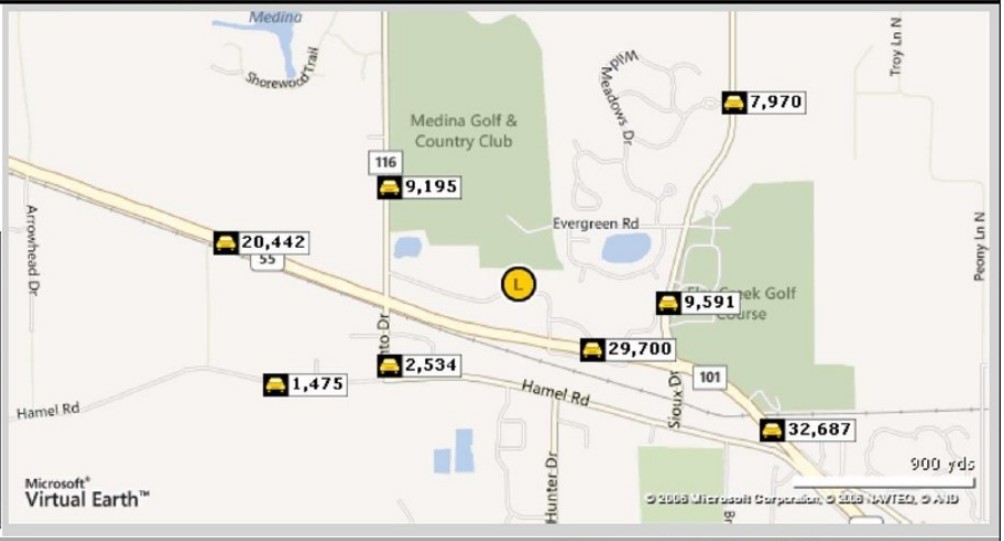
TRAFFIC SUMMARY

Traffic Count Report

510 Clydesdale Trl, Medina, MN 55340

Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**
Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Highway 55		0.00	2011	29,700	MPSI	.29
2	Sioux Dr	Clydesdale Trl	0.03 S	2011	9,591	MPSI	.43
3	Pinto Dr	Hamel Rd	0.05 S	2010	2,492	MPSI	.44
4	Pinto Dr	Hamel Rd	0.05 S	2011	2,534	MPSI	.44
5	Pinto Dr	Meander Rd	0.14 N	2011	9,195	MPSI	.46
6	Hamel Rd	Hickory Dr	0.12 E	2011	1,475	MPSI	.75
7	Brockton Ln N	Prairie Creek Rd	0.01 S	2011	7,970	MPSI	.81
8	State Highway 55		0.00	2011	32,687	MPSI	.84
9	State Highway 55		0.00	2011	20,442	MPSI	.85

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