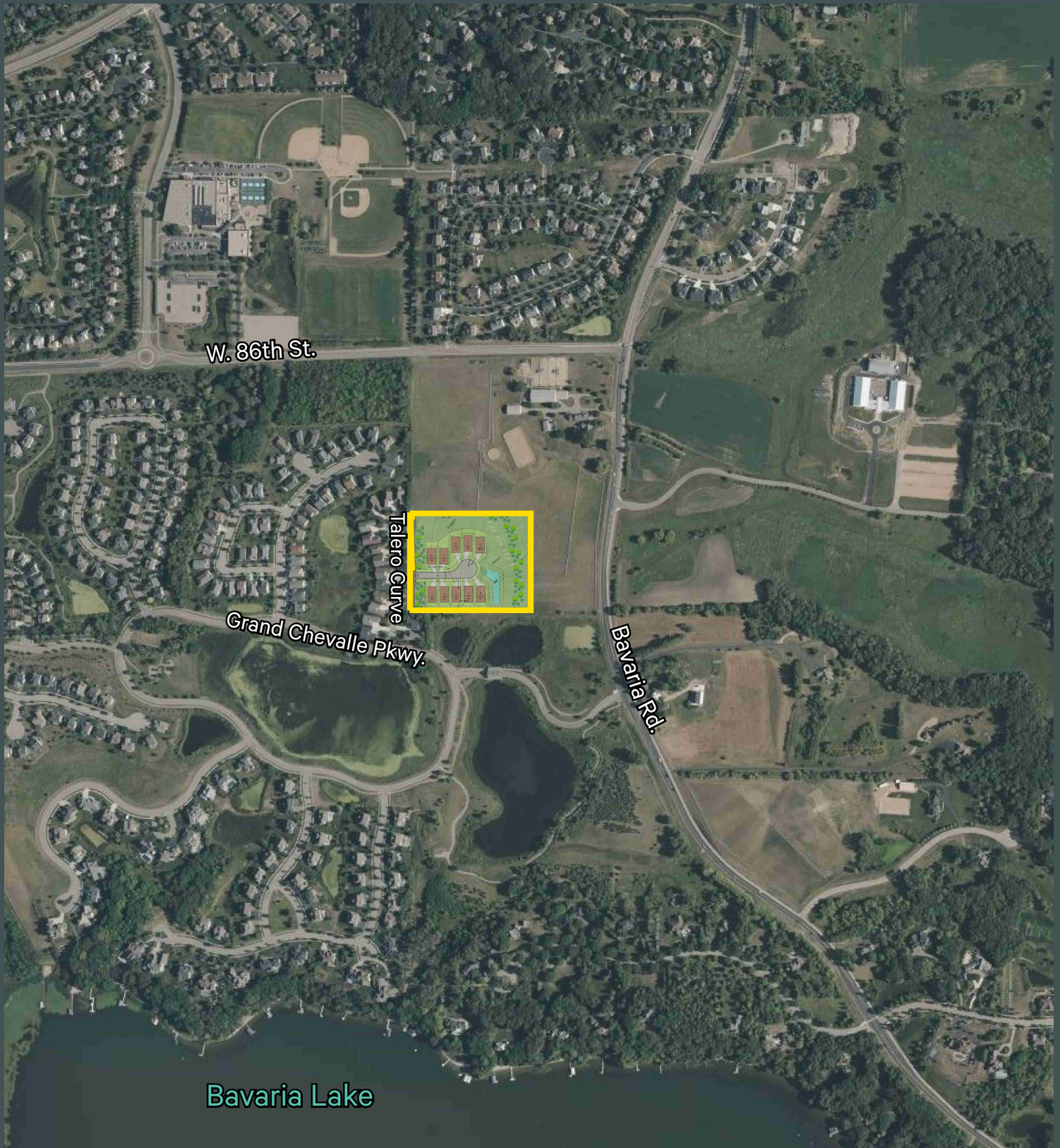
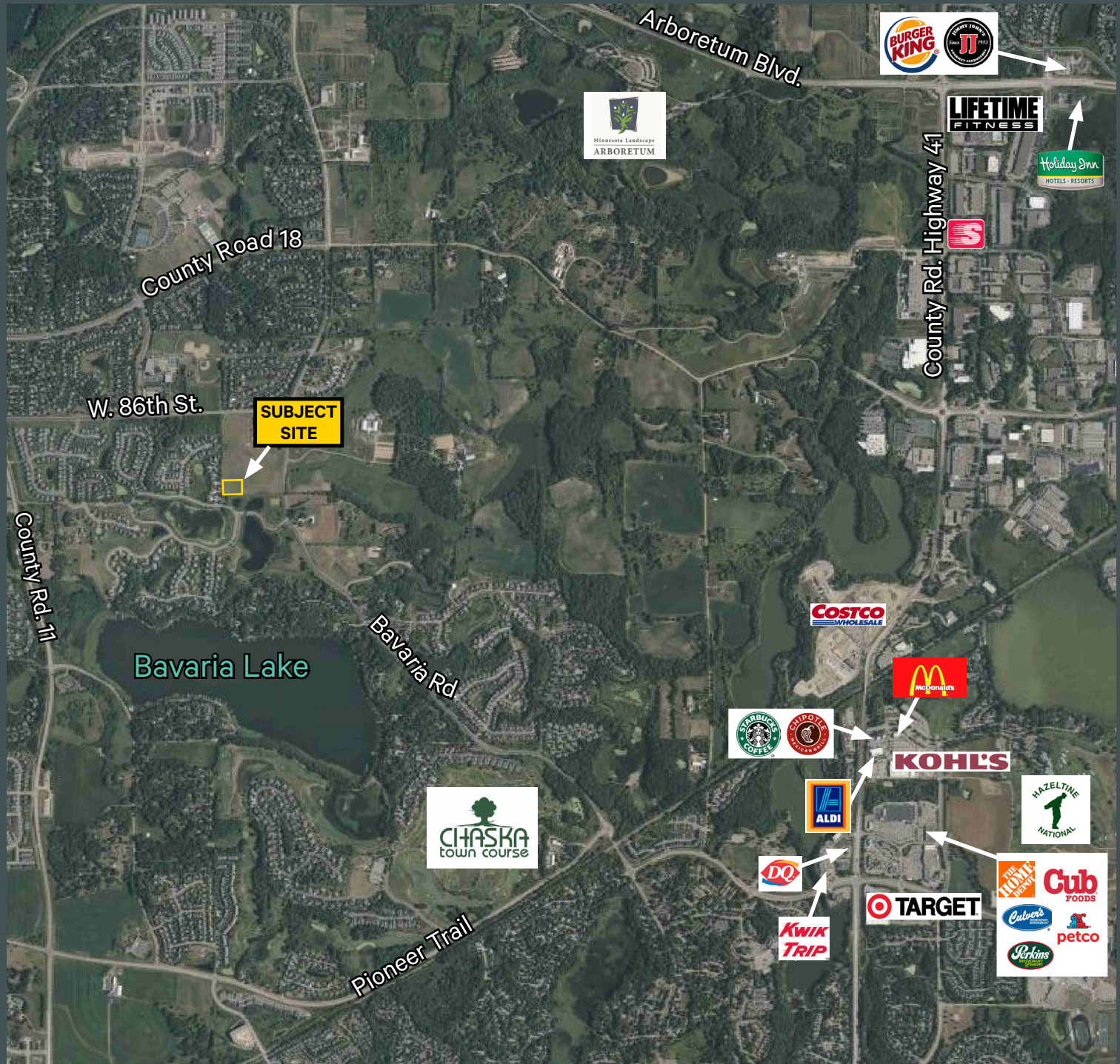


Proposed 10 Lot Single Family Residential Development Opportunity

±6 Acres

Grand Chevalle Pkwy. & Talero Curve
Chaska, MN 55318





Property Highlights

- Single Family Land Development Planned for 10 Lots
- Located adjacent to Chevalle Residential Development
- Zoned Rural Residential, with a future use of Rural Residential
- Access to County Rd. 18, County Rd. 11, Highway 5, and Highway 212
- Outdoor amenities include parks, golf courses, and the Minnesotan Landscape Arboretum
- Located in Eastern Carver County School District #112

PID	Zoning	Future Land Use	Acres
300190120	Rural Residential	RR1 Rural Residential	±6

Traffic Counts	
W. 86th St.	1798 VPN
Bavaria Rd.	4450 VPN

Concept Plan



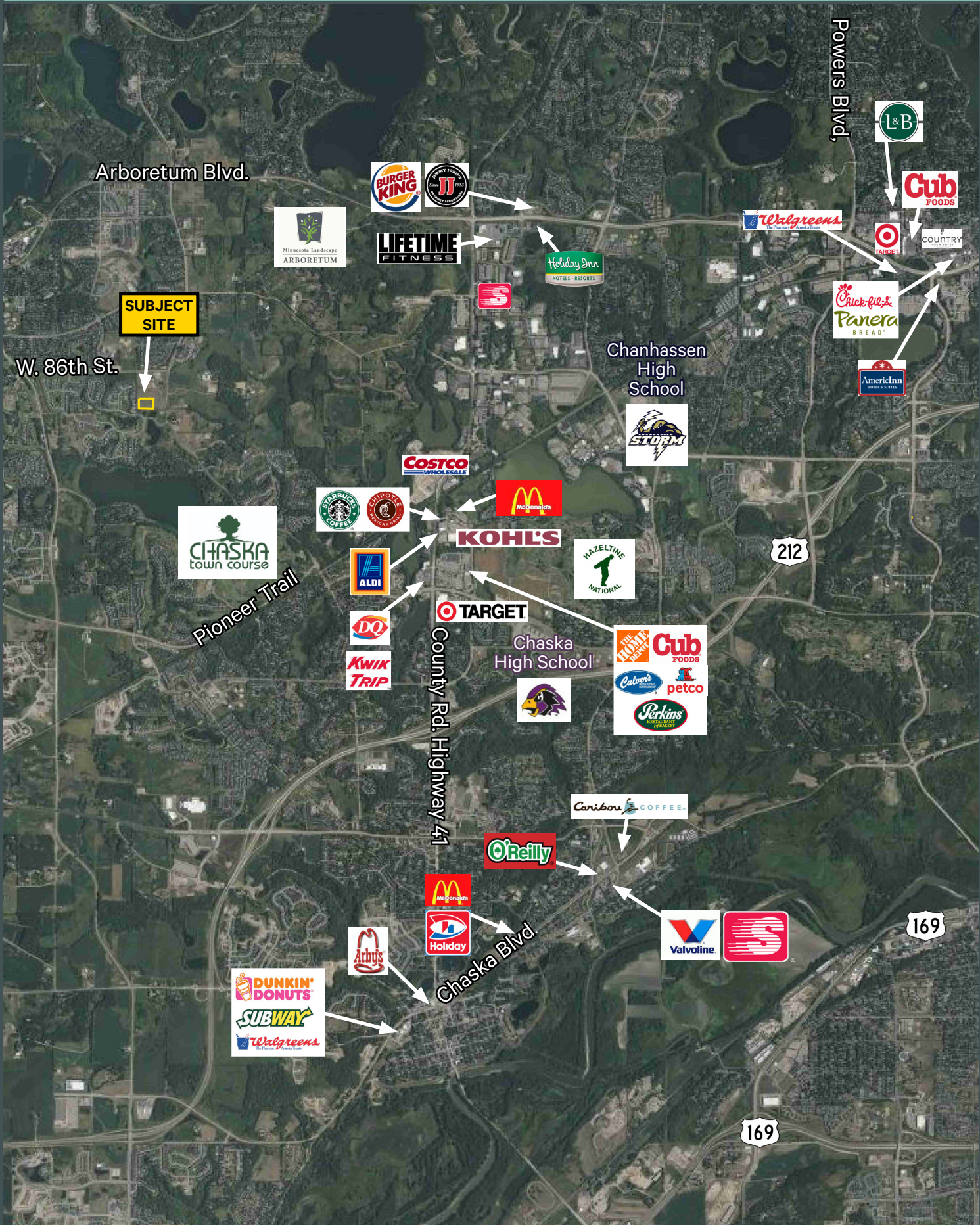
CONCEPT DATA

STOEBNER PROPERTY	
TOTAL GROSS AREA:	29.82 ACRES
GROSS DEVELOPMENT AREA:	0.00 ACRES
NET DEVELOPED AREA:	2.41 ACRES
(includes right of way and full 10%)	
2040 COMPREHENSIVE PLAN:	
GUIDED USE:	RURAL RESIDENTIAL
CURRENT ZONING:	RURAL RESIDENTIAL 2
PROPOSED ZONING:	PRD - LOW DENSITY RESIDENTIAL
TOTAL PROPOSED LOTS:	
NET DENSITY:	10 ± 4.15 UNITS/ACRE

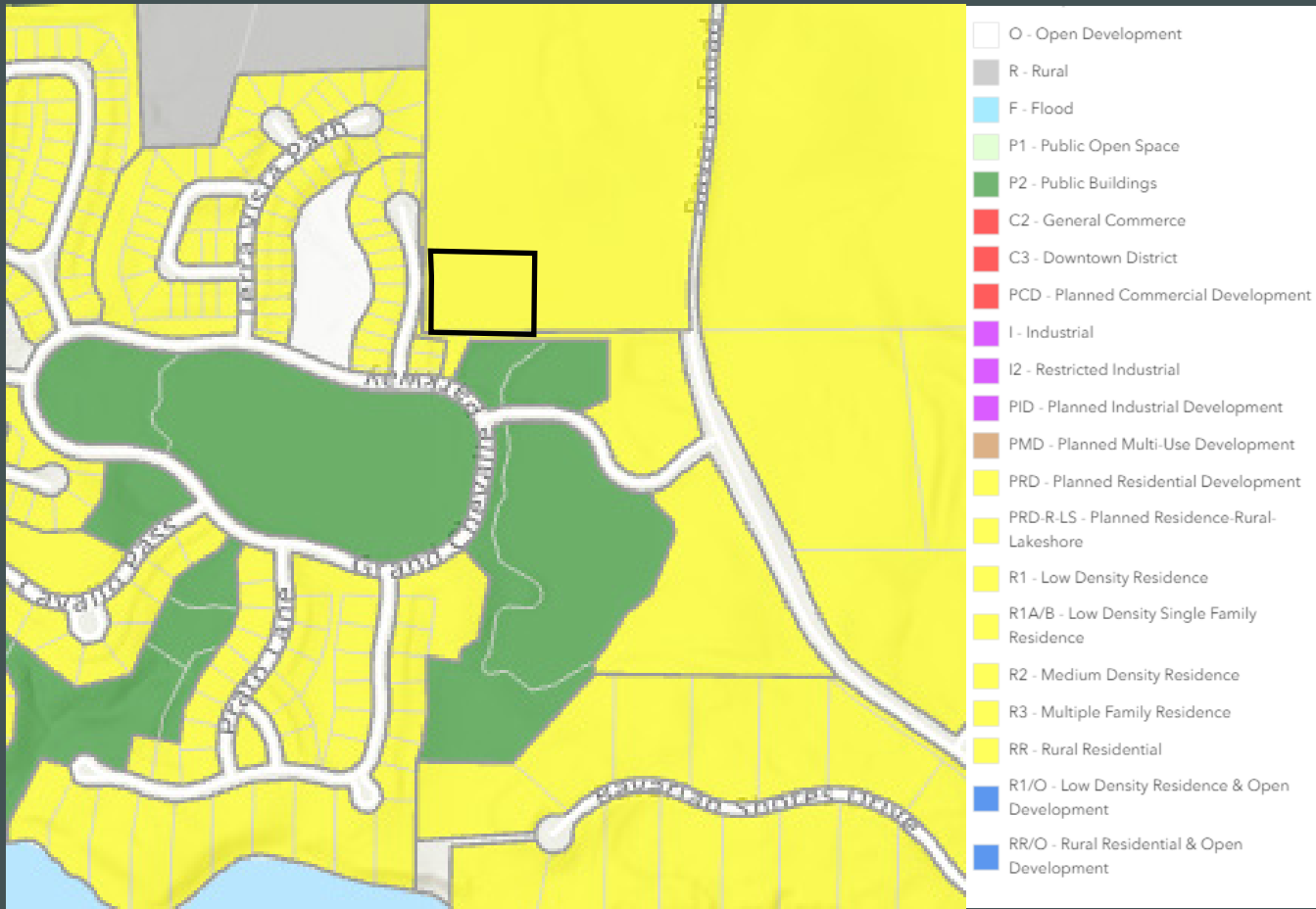
PROPOSED LOT STANDARDS

PRD Single Family Residential	
Minimum Lot Area:	7,500 Sq. Ft.
Minimum Lot Width:	58'
Front Setback:	23'
Side Setback:	5'
Rear Setback:	20'

Area Map



Zoning



Rural Residential

This district is intended for application to land located at the edge of Chaska's corporate limits where a "green belt" separation from adjacent communities is desired. The district is intended to help preserve Chaska's identity as a separate free-standing community as urban expansion of the Twin Cities metropolitan area occurs around Chaska. Toward this end, the district provides for agricultural, horticulture and similar open space uses together with scattered non-farm dwellings at a maximum density of four dwellings per quarter quarter section (4 per 40 acres). Clustering of lots so as to leave large undeveloped areas that may be susceptible to future resubdividing shall be prohibited.

For additional information on future land use zoning select this [link](#).

Land Use Guide Plan Map 2040



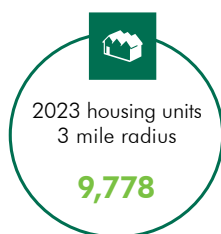
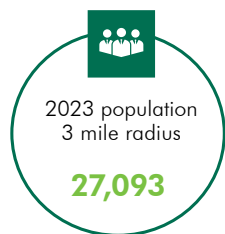
RR2 Rural Residential

This district is intended for application to land located at the edge of Chaska's corporate limits where a "green belt" separation from adjacent communities is desired. The district is intended to help preserve Chaska's identity as a separate free-standing community as urban expansion of the Twin Cities metropolitan area occurs around Chaska. Toward this end, the district provides for agricultural, horticulture and similar open space uses together with scattered non-farm dwellings at a maximum density of four dwellings per quarter quarter section (4 per 40 acres). Clustering of lots so as to leave large undeveloped areas that may be susceptible to future resubdividing shall be prohibited.

Wetlands



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	5,771	27,093	65,352
2029 Population - Five Year Projection	6,050	29,303	69,106
2020 Population - Census	5,329	25,330	60,404
2010 Population - Census	3,991	19,676	49,796
2020-2024 Annual Population Growth Rate	1.89%	1.60%	1.87%
2024-2029 Annual Population Growth Rate	0.95%	1.58%	1.12%



HOUSEHOLDS

2024 Households - Current Year Estimate	2,065	9,778	23,700
2029 Households - Five Year Projection	2,186	10,607	25,176
2010 Households - Census	1,391	6,972	17,802
2020 Households - Census	1,936 96.5%	9,101 96.2%	21,881 95.8%
2020-2024 Compound Annual Household Growth Rate	1.53%	1.70%	1.90%
2024-2029 Annual Household Growth Rate	1.15%	1.64%	1.22%
2024 Average Household Size	2.78	2.76	2.74



HOUSEHOLD INCOME

2024 Average Household Income	\$206,997	\$184,620	\$184,813
2029 Average Household Income	\$231,858	\$207,385	\$205,964
2024 Median Household Income	\$163,447	\$142,538	\$141,282
2029 Median Household Income	\$181,245	\$160,174	\$157,903
2024 Per Capita Income	\$69,035	\$66,114	\$67,022
2029 Per Capita Income	\$78,087	\$74,574	\$75,028



HOUSING UNITS

2024 Housing Units	2,146	10,190	24,828
2024 Vacant Housing Units	81 3.8%	412 4.0%	1,128 4.5%
2024 Occupied Housing Units	2,065 96.2%	9,778 96.0%	23,700 95.5%
2024 Owner Occupied Housing Units	1,948 90.8%	7,970 78.2%	19,564 78.8%
2024 Renter Occupied Housing Units	117 5.5%	1,808 17.7%	4,136 16.7%



EDUCATION

2024 Population 25 and Over	3,708	17,353	42,804
HS and Associates Degrees	1,293 34.9%	6,277 36.2%	15,839 37.0%
Bachelor's Degree or Higher	2,387 64.4%	10,516 60.6%	25,598 59.8%



PLACE OF WORK

2024 Businesses	123	630	1,669
2024 Employees	1,153	11,050	28,574



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