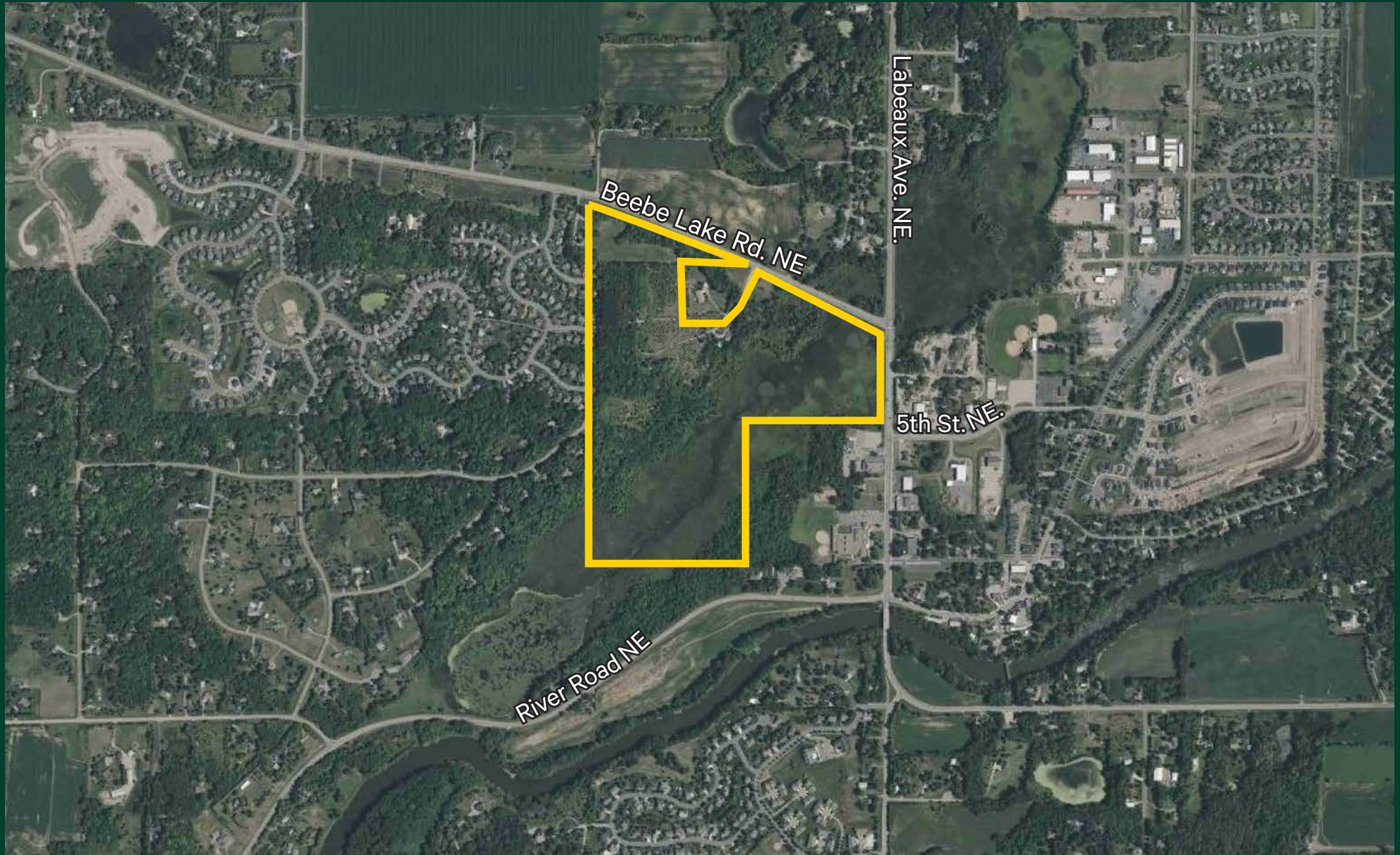


34 Single Family Lots

±103.46 Acres

10701 Beebe Lake Rd. NE.
Hanover, MN 55341





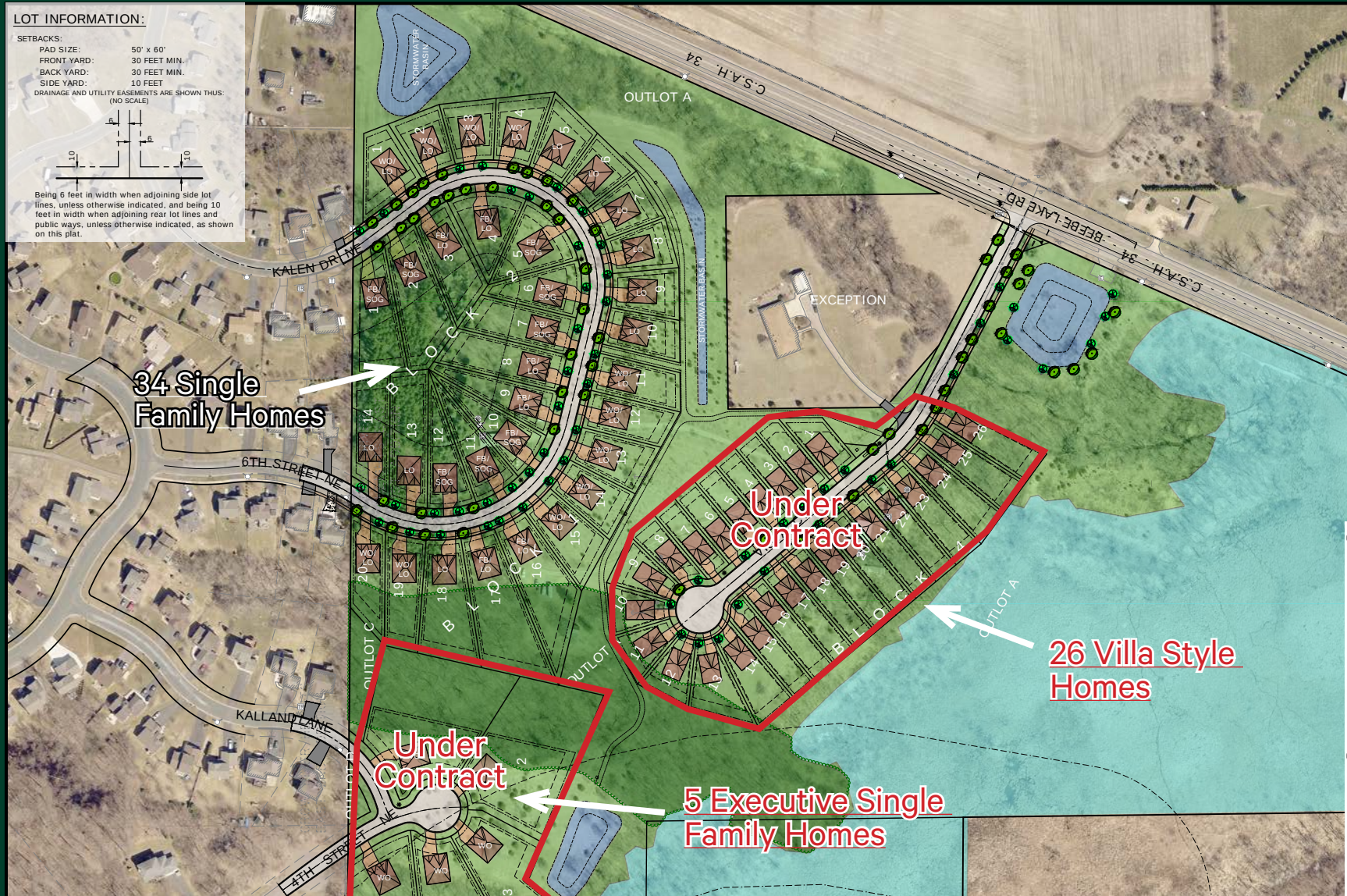
Property Highlights

- Developable Land planned for 65 lots, including 26 Villa Lots (Under Contract), 34 Single Family Lots, and 5 Executive Lots (Under Contract)
- Access from Beebe Lake Rd. and adjacent Single Family development
- Hanover is a western Twin Cities suburb with easy access to St. Michael, Rogers, Maple Grove and Plymouth
- Unique topography and natural features throughout the property
- Buffalo-Hanover-Montrose Independent School District #877

PID	Zoning	Future Land Use	Acres	2024 Taxes
108-500-351300	R-1 Neighborhood Residential	Neighborhood Residential	±103.46 Acres	\$10,158

Traffic Counts	
Beebe Lake Rd. NE.	5827 VPD
Labeaux Ave, NE	11,787 VPD
River Rd. NE.	3,150 VPD

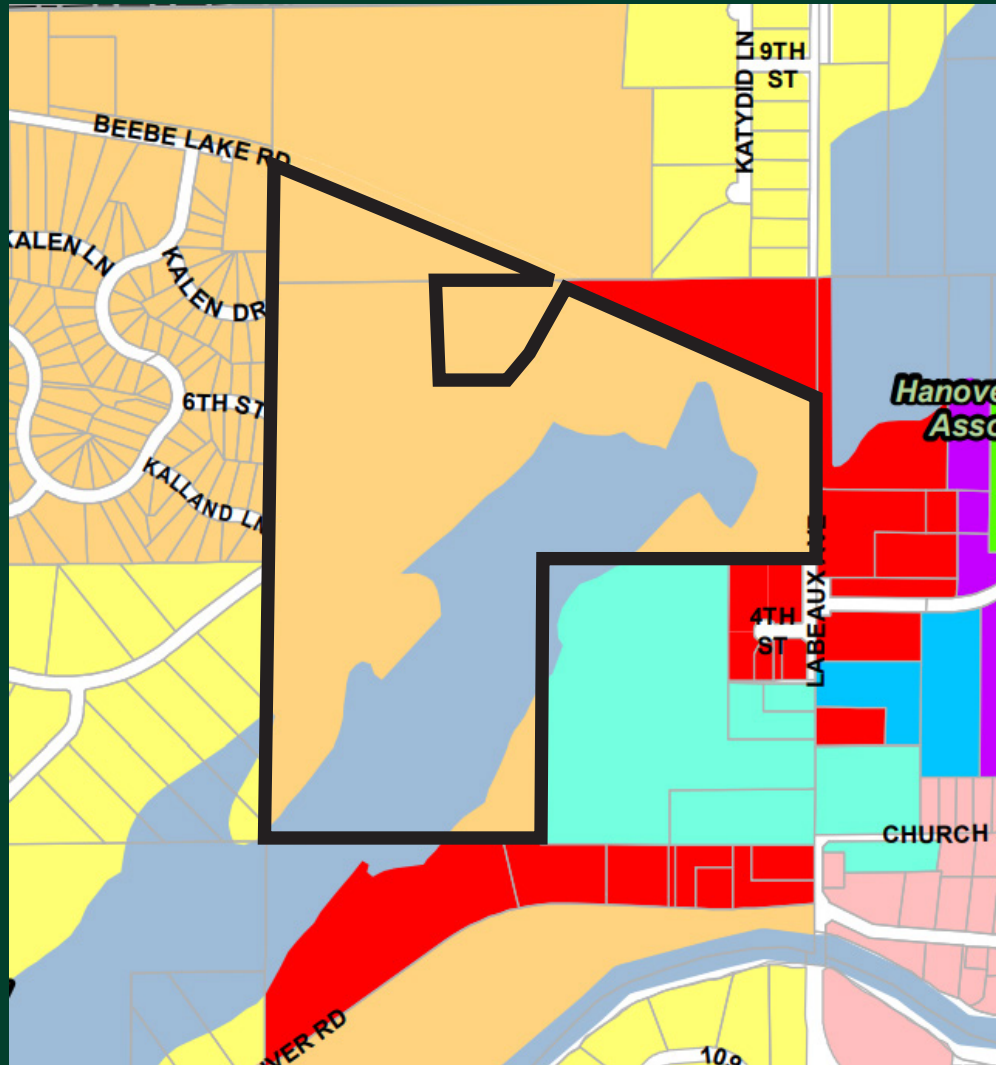
65 Lot Single Family and Villa Plan



Area Map



Zoning

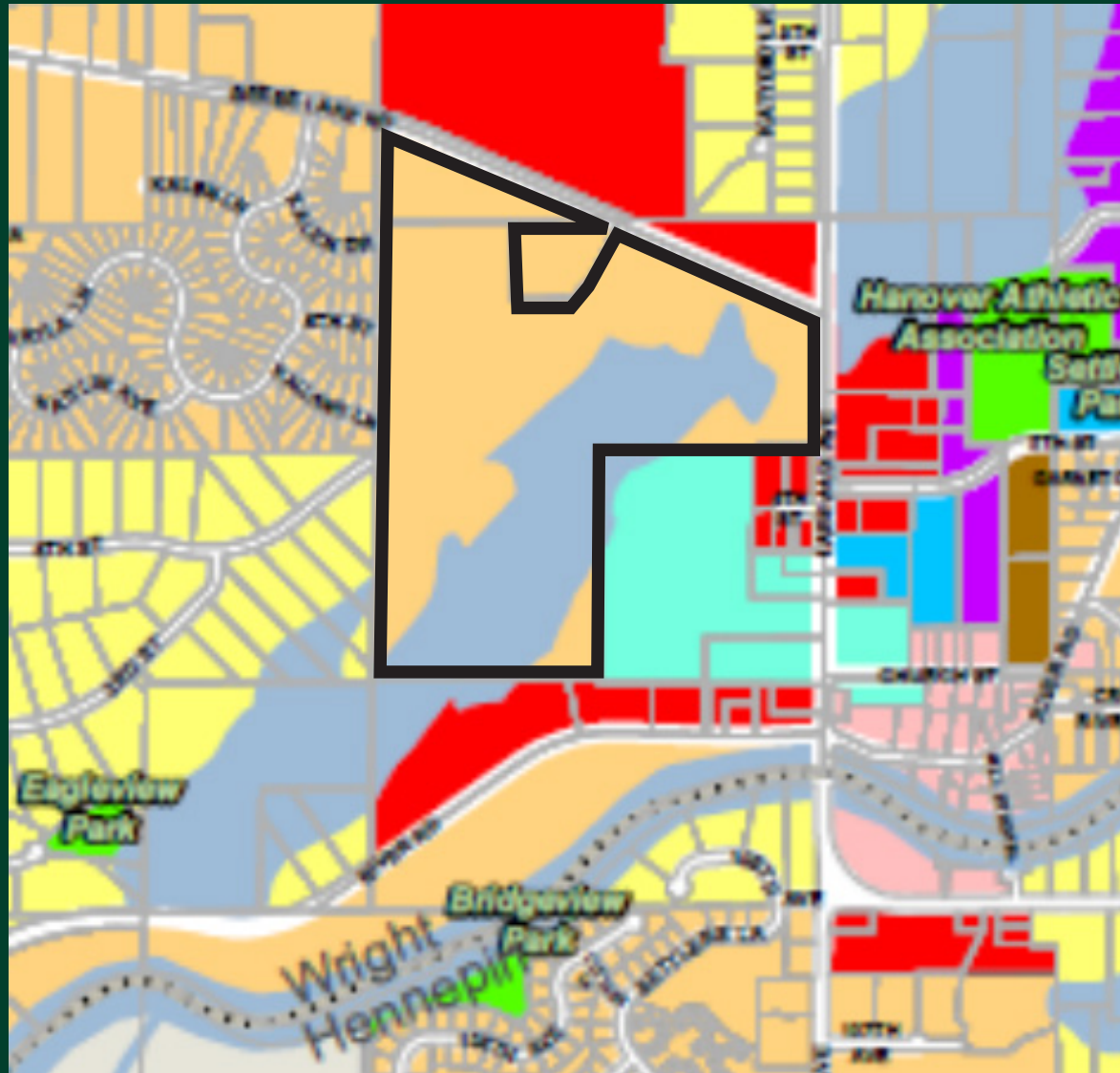


Zoning		
Agriculture	R-2 Multiple Family Residential	Institutional
Rural Residential	B-1 Downtown River Commercial District	Parks and Open Space
R-1 Neighborhood Residential	B-2 Highway Commercial	Public
	I-3 Industrial	

R-1 Neighborhood Residential

A designation for properties that have developed, or are suitable to be developed, in a moderate density residential neighborhood with full provision of necessary urban services. Net density (land area excluding collector road right of way, ponding, wetlands, bluff, and permanently protected environmental resources) shall be between 2 and 4 units per acre. This area is also intended to prevent the establishment of various commercial, industrial, and higher density residential developments that will conflict with the character of the area. Prior to development for residential uses, this area may have agricultural uses and would be zoned as agricultural until such time as the property was proposed to be developed.

Comprehensive Land Use Plan

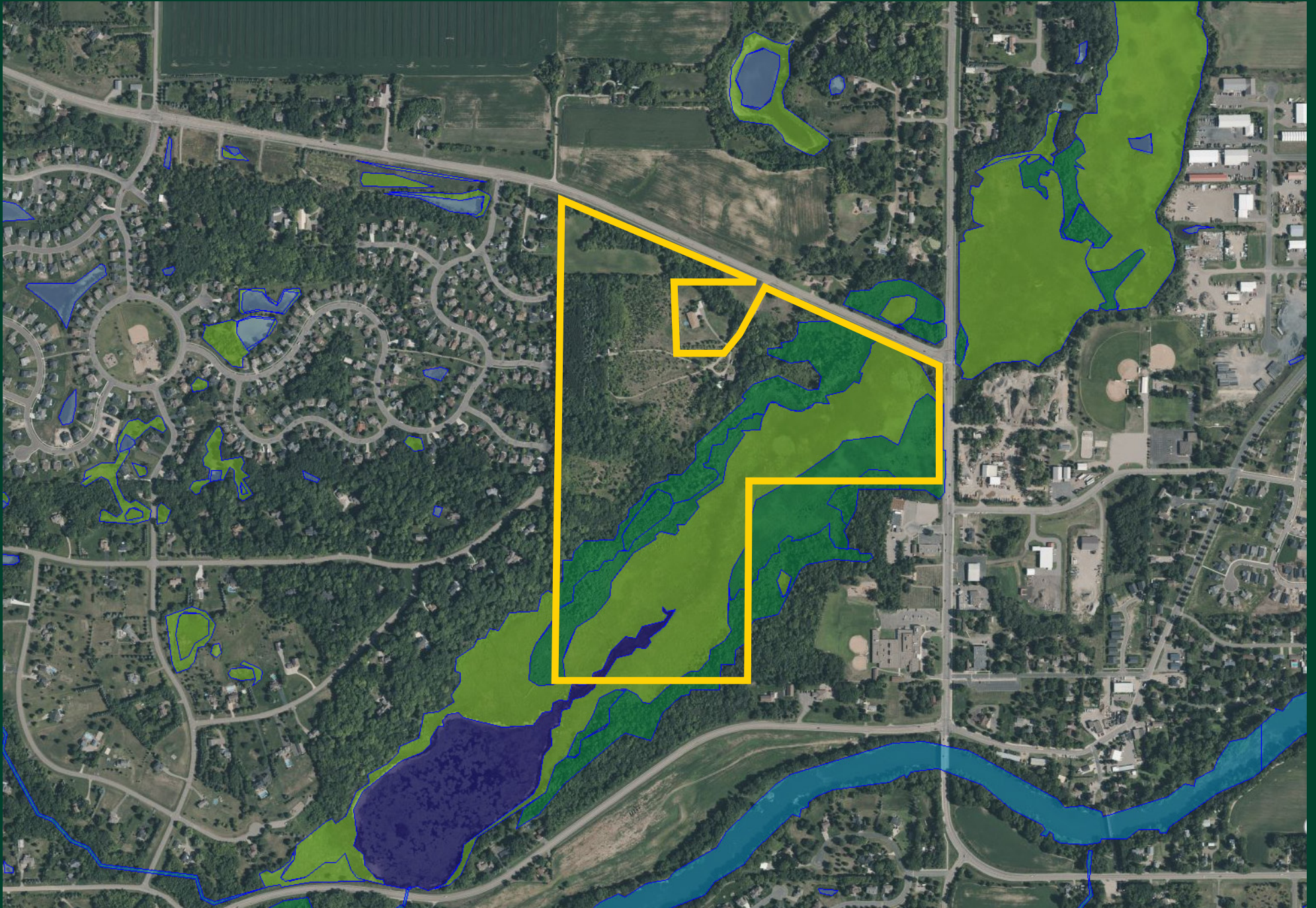


	Commercial		Institutional		Parks Open Space
	Downtown Commercial		Multi Family		Public
	Industrial		Neighborhood Residential		Right of Way
					Rural Residential

Neighborhood Residential

A designation for properties that have developed, or are suitable to be developed, in a moderatedensity residential neighborhood with full provision of necessary urban services. Net density (land area excluding collector road right of way, ponding, wetlands, bluff, and permanently protected environmental resources) shall be between 2 and 4 units per acre. This area is also intended to prevent the establishment of various commercial, industrial, and higher density residential developments that will conflict with the character of the area. Prior to development for residential uses, this area may have agricultural uses and would be zoned as agricultural until such time as the property was proposed to be developed.

Wetlands Map



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	2,884	11,300	31,520
2029 Population - Five Year Projection	3,236	12,847	36,839
2020 Population - Census	2,335	9,380	28,632
2010 Population - Census	2,011	8,348	25,639
2020-2024 Annual Population Growth Rate	5.09%	4.48%	2.29%
2024-2029 Annual Population Growth Rate	2.33%	2.60%	3.17%



HOUSEHOLDS

2024 Households - Current Year Estimate	886	3,752	10,589
2029 Households - Five Year Projection	1,009	4,316	12,447
2010 Households - Census	607	2,673	8,350
2020 Households - Census	716 96.6%	3,085 97.8%	9,522 97.3%
2020-2024 Compound Annual Household Growth Rate	5.14%	4.71%	2.53%
2024-2029 Annual Household Growth Rate	2.63%	2.84%	3.29%
2024 Average Household Size	3.24	3.00	2.97



HOUSEHOLD INCOME

2024 Average Household Income	\$158,808	\$154,934	\$148,135
2029 Average Household Income	\$180,328	\$173,757	\$167,060
2024 Median Household Income	\$139,320	\$130,850	\$122,653
2029 Median Household Income	\$156,469	\$150,041	\$136,380
2024 Per Capita Income	\$51,793	\$51,405	\$49,694
2029 Per Capita Income	\$59,578	\$58,095	\$56,408



HOUSING UNITS

2024 Housing Units	903	3,816	11,069
2024 Vacant Housing Units	17 1.9%	64 1.7%	480 4.3%
2024 Occupied Housing Units	886 98.1%	3,752 98.3%	10,589 95.7%
2024 Owner Occupied Housing Units	828 91.7%	3,468 90.9%	9,494 85.8%
2024 Renter Occupied Housing Units	58 6.4%	284 7.4%	1,095 9.9%



EDUCATION

2024 Population 25 and Over	1,783	7,121	19,760
HS and Associates Degrees	917 51.4%	3,417 48.0%	9,885 50.0%
Bachelor's Degree or Higher	849 47.6%	3,619 50.8%	9,614 48.7%



PLACE OF WORK

2024 Businesses	72	144	555
2024 Employees	535	1,050	6,536



2024 population
3 mile radius

11,300



2024 housing units
3 mile radius

3,752



2024 average
household income
3 mile radius

\$154,034



2024 employees
3 mile radius

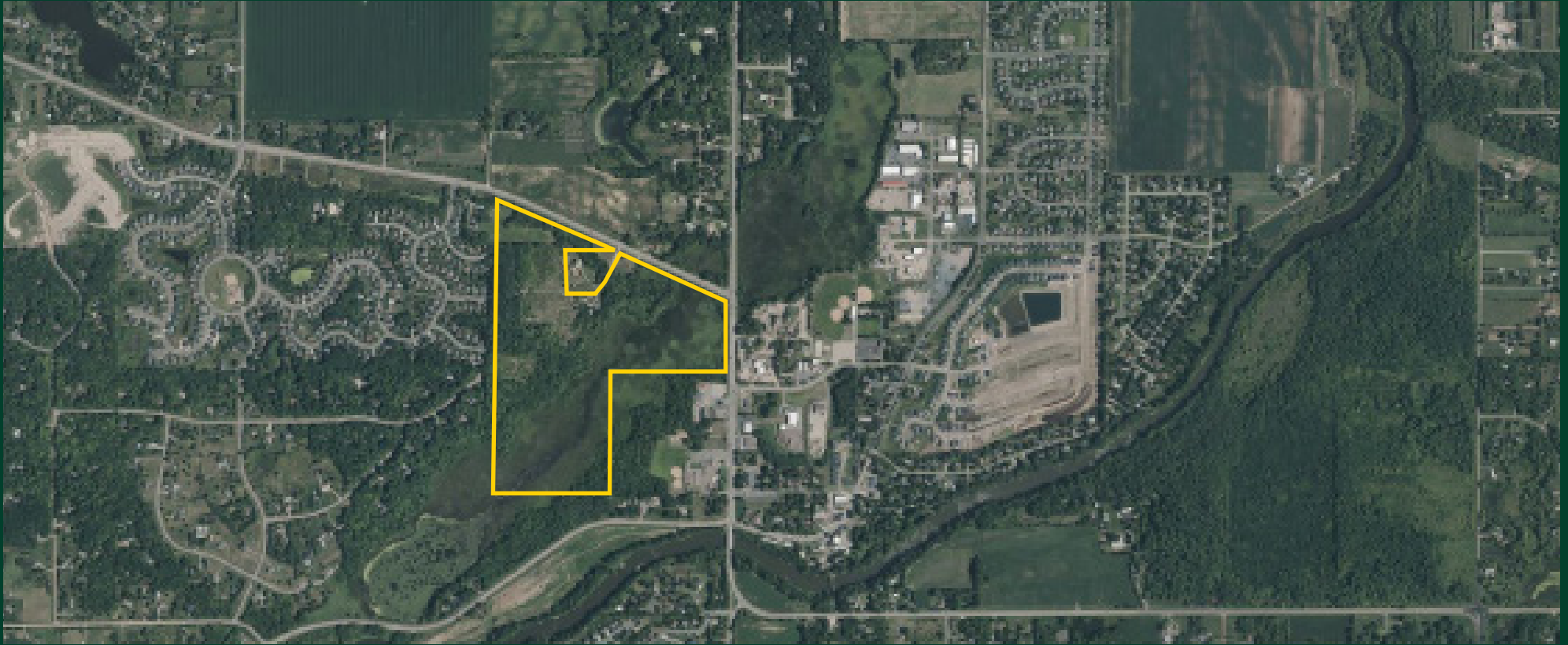
1,060



2024 businesses
3 mile radius

144

Single Family Residential Land For Sale



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