RiverWest Land Development
8500 Grand Avenue West, Duluth, MN

Located at the base of Spirit Mountain Recreation Area

Property Summary
25.7 Gross Acres
15.6 Plated Acres
Mixed Use-Planned Zoning

For Sale
$5,750,000

Accelerating success.
### Property Overview

- **Parcels with Details:**
  - **Parcel B:** Gross Acres 2.43, Net Dev Acres 2.24, Permitted Use Mixed Use, PID 010-2605-00030
  - **Parcel C:** Gross Acres 5.27, Net Dev Acres 3.43, Permitted Use Mixed Use, PID 010-2605-00040
  - **Parcel D:** Gross Acres 2.70, Net Dev Acres 2.18, Permitted Use Mixed Use, PID 010-2605-00050
  - **Parcel E:** Gross Acres 1.42, Net Dev Acres 1.10, Permitted Use Residential: Med Density, PID 010-2605-00060
  - **Parcel F:** Gross Acres 2.91, Net Dev Acres 0, Permitted Use Open Space, PID 010-2605-00100
  - **Parcel G:** Gross Acres 6.65, Net Dev Acres 4.33, Permitted Use Residential: Med Density, PID 010-2605-00070
  - **Parcel H:** Gross Acres 0.49, Net Dev Acres 0, Permitted Use Parking-Storage, PID 010-2605-00080
  - **Parcel I:** Gross Acres 2.67, Net Dev Acres 1.18, Permitted Use Retail/Multi-family, PID 010-2605-00010; 010-2605-00090
  - **Parcel ROW:** Gross Acres 1.16, Net Dev Acres 1.16, Permitted Use Public Street

### Property Highlights

- A unique 25.7 acres of land in Duluth's Recreation Corridor along the St. Louis River in the Western part of Duluth.
- RiverWest is approved for a mixed-use plan development.
- RiverWest is the epicenter for all outdoor activities and acts as a trailhead for most of Duluth's trails.

*Note: Parcel sizes subject to change based on confirmed boundary survey. Building footprints and locations are conceptual only & subject to change.*

RiverWest Land Development
Mixed Use-Planned (MU-P)

The MU-P district is established to provide a flexible development option for mixed use projects that integrate creative site design, provide a variety of building types, provide unique on-site amenities, conserve natural features, increase pedestrian connectivity, or otherwise result in a final product that provides a greater level of public benefit than would be required under the existing zone district. A variety of residential and commercial uses are permitted.

Permitted Uses in Mixed Use District:

- Retail
- Office
- Medical Clinic
- Lodging (Hotel, Motel, and Daily Rental)
- Apartments
- Multi-family Condos
- Live-Work

Development Potential

- 400 units of apartments & townhouses
- 160 units of lodging with services
- 60-80,000 SF of retail & offices
Location & Amenities

Location Highlights

- The site is located on Grand Avenue, the primary connection between Downtown Duluth and the Westernmost part of the city.

- Located just minutes from Interstate-35 and only 10 minutes from downtown Duluth.

- Site is located opposite the entrance to Spirit Mountain's Grand Ave Chalet, Nordic trail system, alpine lifts, and downhill mountain biking.

- Duluth is a vibrant tourist destination, drawing some 6.7 million visitors annually with an economic impact of $950 million.

- Duluth is Outside Magazine's "Best Town Ever" With 6,834 acres of city parkland, 178 miles of wooded trails, 16 designated trout streams, plus Lake Superior.

RiverWest is at the convergence of NINE nationally known trails that provide demand from Duluth residents and visitors year round including Superior Hiking Trail, Duluth Traverse Mountain Bike Trail, DWP Trail and the Munger Trail.
Duluth Demographics

Household & population characteristics

$50,131  $224,000  59.6%
Median household income  Median home value  Owner occupied housing units

35.9  50.9%  38.6%
Median age  Female population  % Married (age 15 or older)

Households & population

87,349  88,430
Current total population  5 Year total population

36,077  36,529
Current total households  5 year total households

Business

3,813  63,338
Total businesses  Total employees

Employment

68%  14%
White collar  Blue collar

18%  3.9%
Services  Unemployment rate

Education

6%  32%  39%
No high school diploma  Some college  Bachelor's/graduate/prof degree

23%
High school graduate

RiverWest Land Development