A

APPENDICES

MAPS

The following series of maps was developed in order to help identify potential growth areas:

AN OVERVIEW MAP:

The Overview Map provides a broad look at the study area and its surrounding context. This map serves as a foundational reference point for understanding the area's physical setting before exploring more detailed land use considerations.

ELEVATION AND WETLANDS MAP:

The Elevation and Wetlands Map displays topographic changes, low-lying areas, drainage patterns, and known wetland locations. These natural features help identify environmental constraints, potential stormwater considerations, and areas that may require special design approaches or preservation.

DEVELOPMENT LIMITATIONS MAP:

The Development Limitations Map combines environmental, physical, and regulatory constraints that may affect the feasibility of future development. This map helps reveal where development may require mitigation or may not be suitable at all.

EXISTING UTILITIES MAP:

The Existing Utilities Map illustrates the current infrastructure within the study area. Understanding utility availability and capacity helps identify where future development can be supported, where upgrades may be required, and which areas may be more cost-effective for near-term growth.

DEPTH TO BEDROCK:

This map shows how close bedrock lies beneath the surface throughout the study area. Shallow bedrock can increase construction costs or limit certain types of infrastructure, while deeper bedrock may provide greater flexibility. This information helps guide site feasibility assessments and development strategy.

DULUTH'S CURRENT ZONING MAP:

The Zoning Map documents how land is currently regulated across the study area. It classifies existing development patterns – such as residential, commercial, industrial, public facilities, and open space – and corresponds to zoning district-specific development standards in the City of Duluth's Unified Development Chapter.

PROPOSED FUTURE LAND USE MAP:

These maps show the community's adopted 2018 Future Land Use Plan with proposed changes resulting from this land use study.

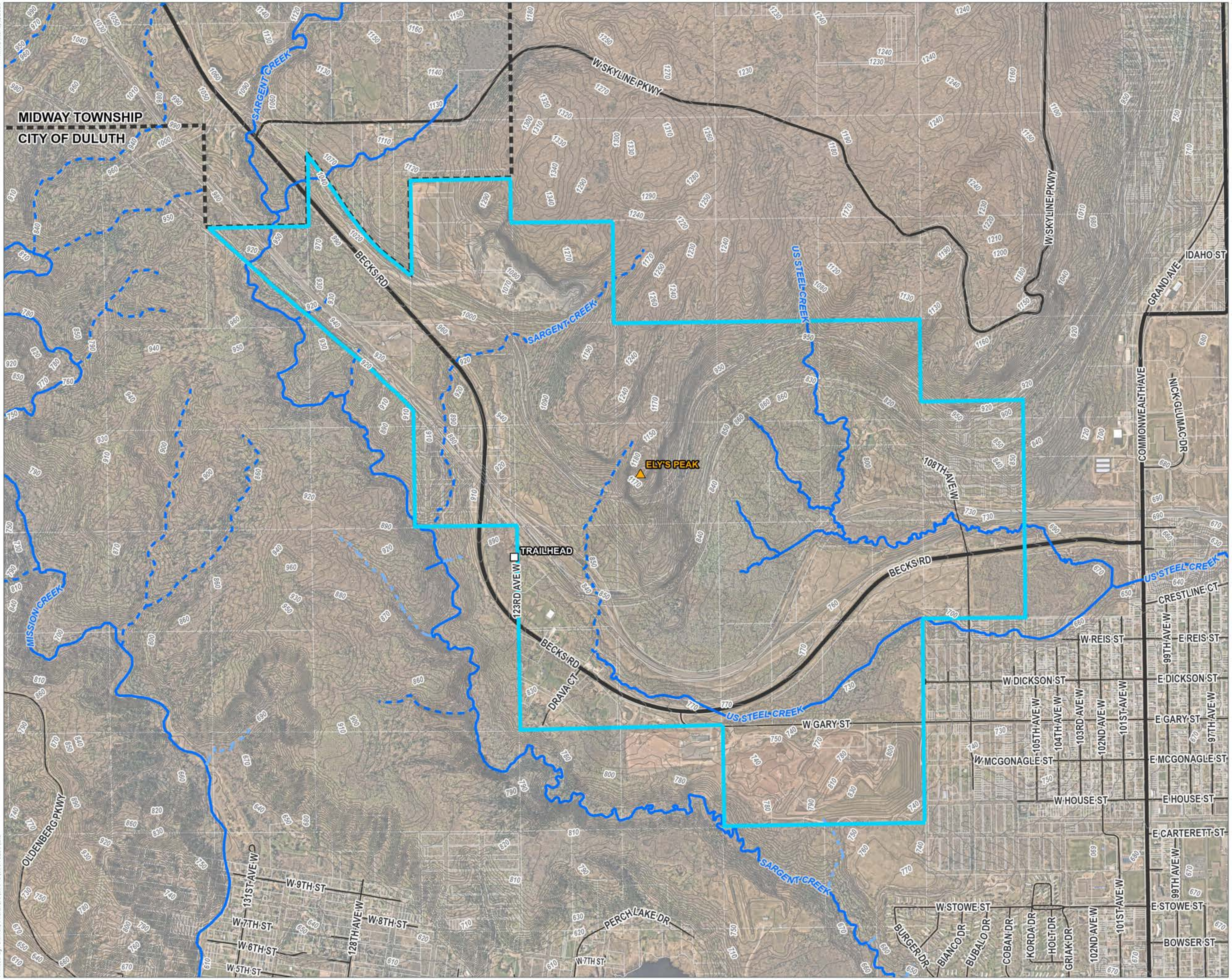
AREAS OF INTEREST (ENLARGEMENTS OF THE PROPOSED GROWTH AREAS):

These enlarged maps focus in greater detail on each proposed growth area. These zoomed-in views support more refined analysis and help visualize how future development concepts could be organized within each designated area.

OVERVIEW MAP

BECKS ROAD
LAND USE STUDY

**CITY OF DULUTH
ST. LOUIS COUNTY,
MINNESOTA**

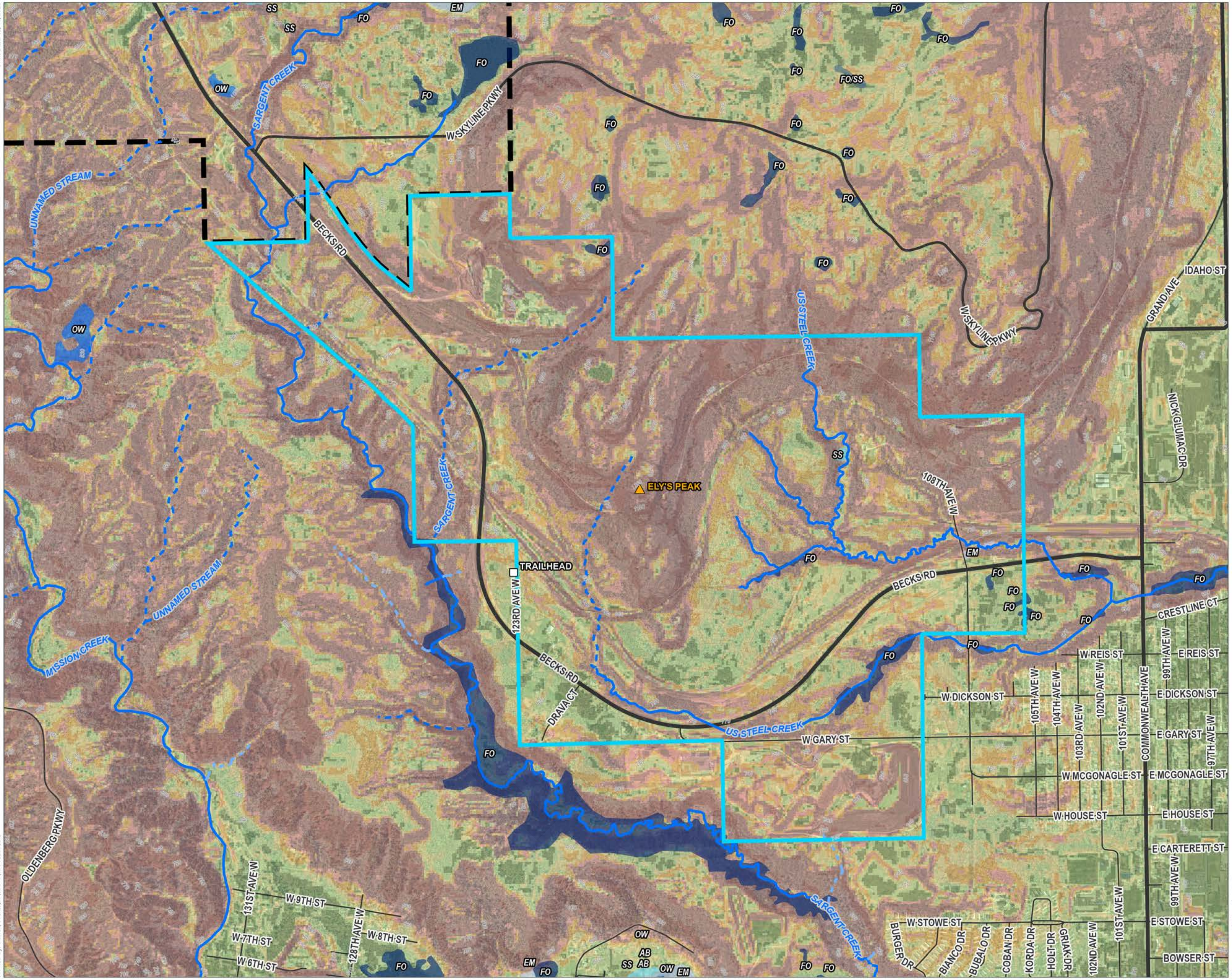


- STUDY AREA
- USGS DEM SURFACE CONTOURS (US FEET)
- INDEX (10')
- ST. LOUIS COUNTY PARCELS
- CITY OF DULUTH MUNICIPAL BOUNDARY

*Data Sources:
USGS The National Map Downloader for Surface Contours.
MN DNR for Streams and Rivers, St. Louis County GIS Portal
for Parcels and Municipal Boundaries, and City of Duluth GIS Portal for
Trails and Aerial Imagery*

MSA

0 600 1,200 Feet



ELEVATION AND WETLANDS MAP

BECK'S ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY,
MINNESOTA

STUDY AREA

MN DNR RIVERS & STREAMS

STREAM (PERENNIAL)

STREAM (INTERMITTENT)

STREAM (UNKNOWN)

NRRI CLASS NAME

FRESHWATER EMERGENT WETLAND

FRESHWATER SCRUB-SHRUB WETLAND

FRESHWATER FORESTED WETLAND

FRESHWATER FORESTED/SCRUB-SHRUB WETLAND

AQUATIC BED

OPEN FRESHWATER

USGS DEM SURFACE CONTOURS (US FEET)

INDEX (10')

USGS DEM SURFACE SLOPE, PERCENT RISE

0 - 6

6 - 12

12 - 20

20 - 30

30 - 40

40 - 100

100 +

CITY OF DULUTH MUNICIPAL BOUNDARY

Data Sources:
USGS The National Map Downloader for Surface Elevation & Slopes,
FEMA for Flood Hazard Layer, MN DNR for Streams and Rivers,
St. Louis County GIS Portal for Parcels and Municipal Boundaries,
City of Duluth GIS Portal for Trails, Wetlands and Aerial Imagery

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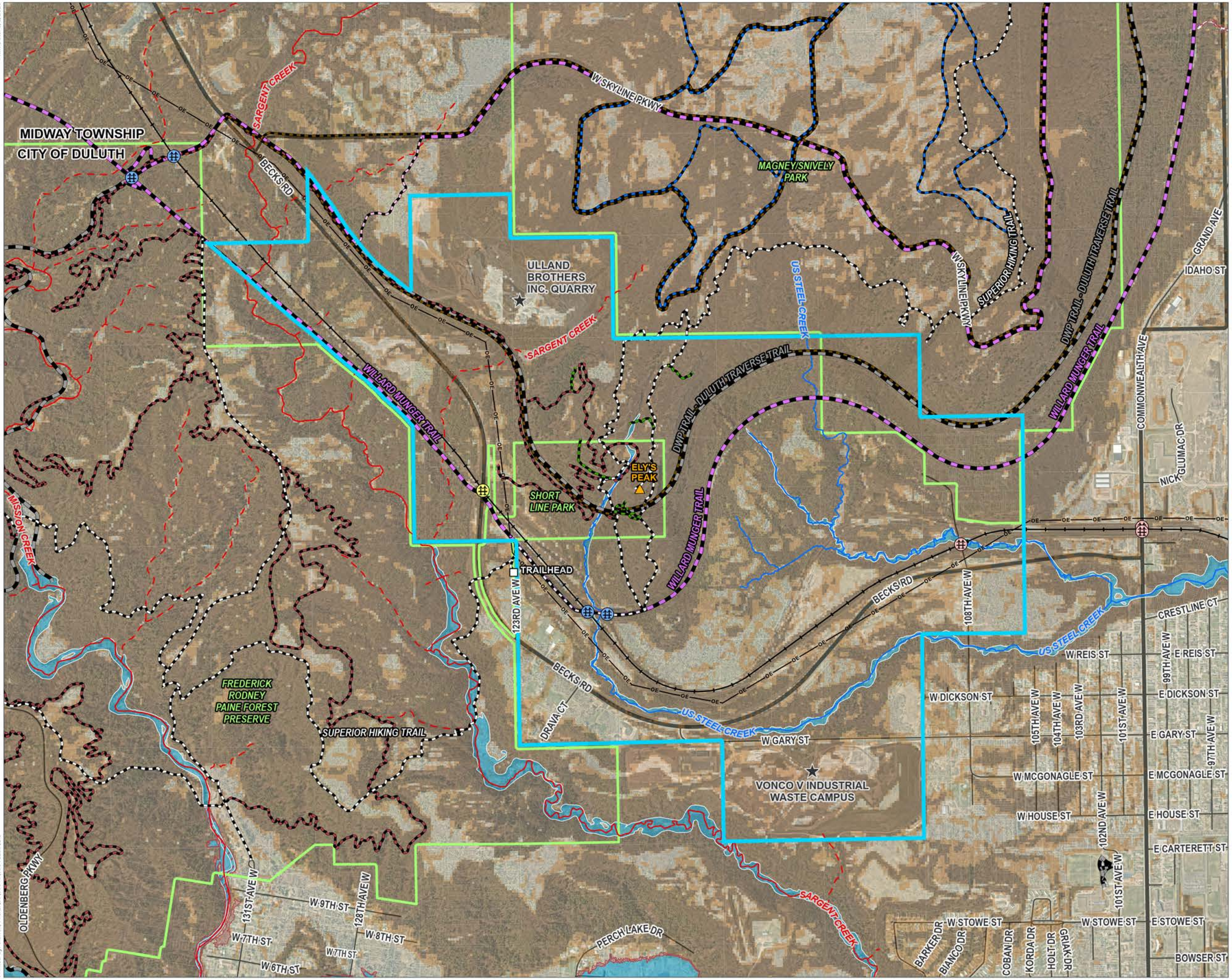
Print Date: 12/18/2025



DEVELOPMENT LIMITATIONS

BECK'S ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY, MINNESOTA

- STUDY AREA
- BRIDGE - ROADWAY
- BRIDGE - RAILROAD
- BRIDGE - PEDESTRIAN & BICYCLE
- INDUSTRIAL SITE
- POWERLINE
- RAILROAD

DULUTH TRAILS
- MULTI-USE GRAVEL
- MULTI-USE SNOWMOBILE
- MULTI-USE MT. BIKING
- SNOWMOBILE
- HIKING
- EQUESTRIAN
- CLIMBING
- X-COUNTRY SKIING
- DULUTH PARKS

TROUT STREAM DESIGNATION
- DESIGNATED TROUT STREAM
- TRIBUTARY TO DESIGNATED TROUT STREAM
- NON-TROUT STREAMS

FLOOD ZONE DESIGNATION
- 1% ANNUAL CHANCE FLOOD HAZARD
- REGULATORY FLOODWAY
- 0.2% ANNUAL CHANCE FLOOD HAZARD

USGS DEM SURFACE SLOPE, PERCENT RISE
- SLOPES < 12%
- SLOPES 12-20%
- SLOPES OVER 20%
- GEOFORMATION
- TRAILHEAD
- 2
- 4
- 5
- AERIAL MASK

Data Sources:
USGS The National Map Downloader for Surface Elevation & Slopes,
FEMA Flood Hazard Layer, MN DNR for Streams and Rivers,
St. Louis County GIS Portal for Parcels and Municipal Boundaries,
City of Duluth GIS Portal for Trails and Aerial Imagery

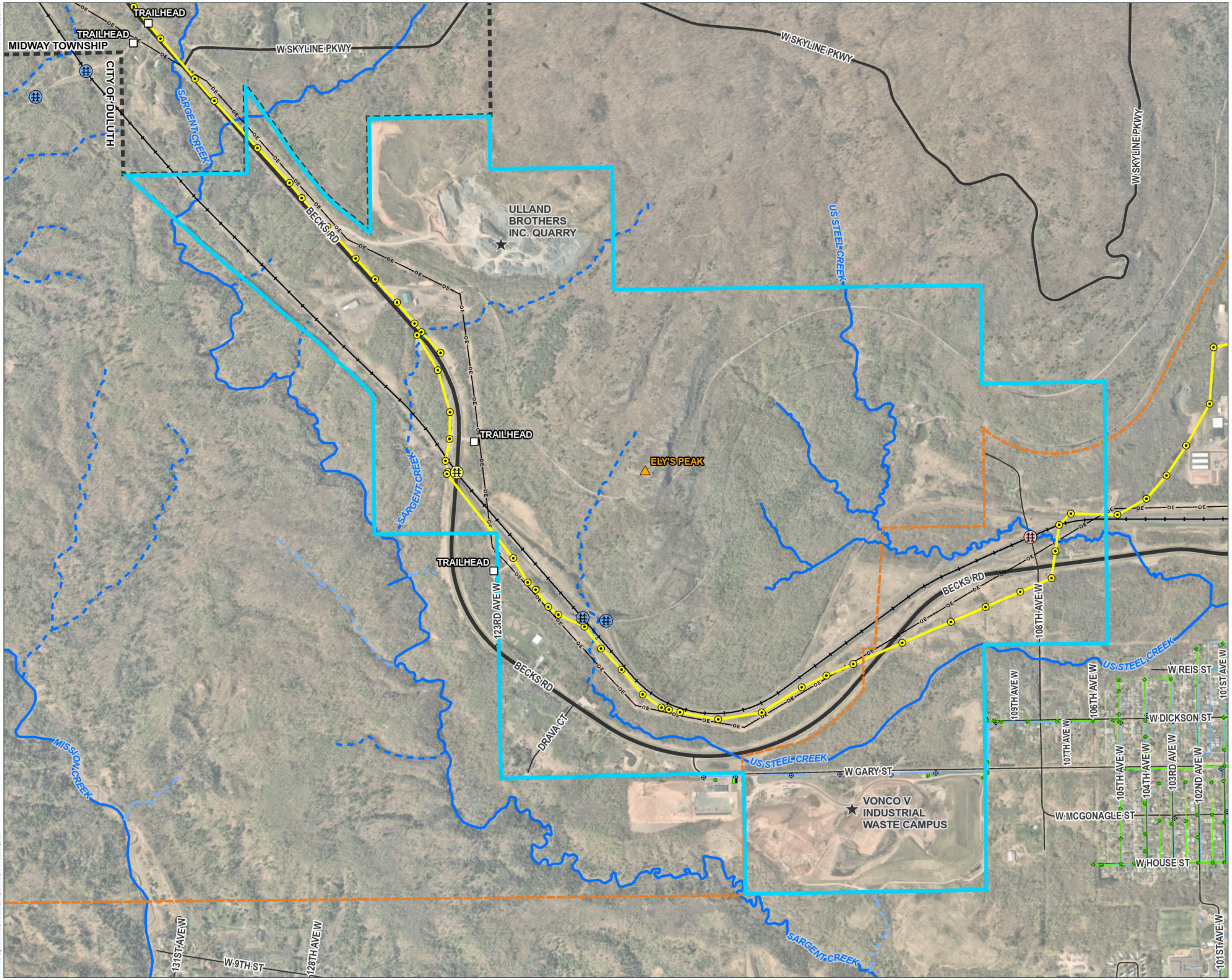
MSA

0 600 1,200 Feet

EXISTING UTILITIES MAP

BECK'S ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY,
MINNESOTA



- STUDY AREA
- BRIDGE - ROADWAY
- BRIDGE - RAILROAD
- BRIDGE - PEDESTRIAN & BICYCLE
- INDUSTRIAL SITE
- POWERLINE
- RAILROAD
- HYDRANT
- WATER MAIN
- WATER PRESSURIZED MAIN
- SAN MANHOLE
- SAN NETWORK STRUCTURE
- SAN GRAVITY MAIN

MN DNR RIVERS & STREAMS
- STREAM (PERENNIAL)
- STREAM (INTERMITTENT)
- STREAM (UNKNOWN)
- WLSSD MANHOLE
- WLSSD GRAVITY MAIN
- WLSSD URBAN SERVICE BOUNDARY
- CITY OF DULUTH MUNICIPAL BOUNDARY

Data Sources:
USGS The National Map Downloader for Surface Elevation & Slopes,
FEMA Flood Hazard Layer, MN DNR for Streams and Rivers,
St. Louis County GIS Portal for Parcels and Municipal Boundaries,
City of Duluth GIS Portal for Trails and Aerial Imagery

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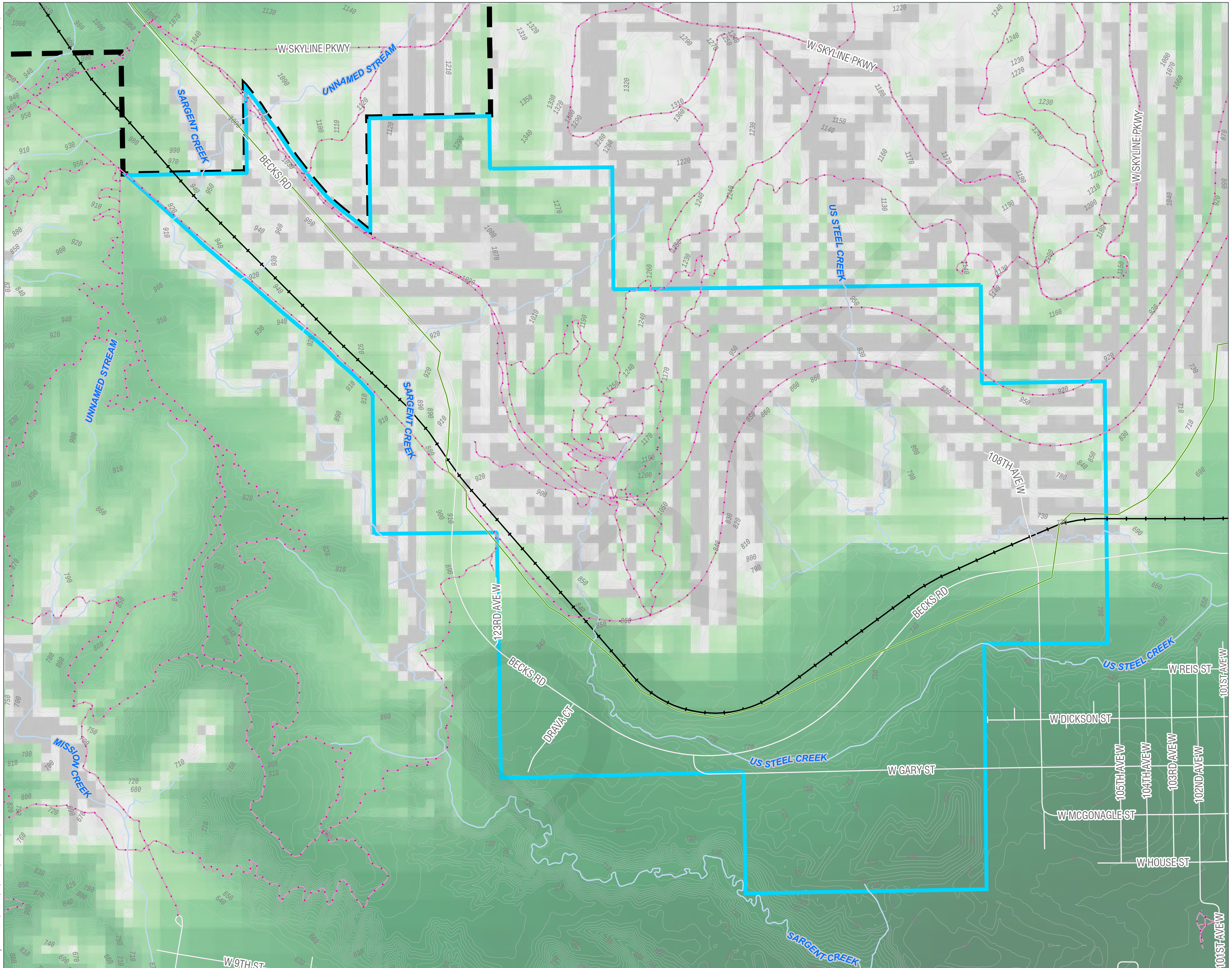

DEPTH TO BEDROCK

BECK'S ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY, MINNESOTA

MN DNR RIVERS & STREAMS
DULUTH TRAILS
RAILROAD
STUDY AREA
CITY OF DULUTH MUNICIPAL BOUNDARY
EXISTING WSSD GRAVITY MAIN
INDEX (10') CONTOUR
DEPTH TO BEDROCK (FEET) MN, 2025
689.109
0.000

Data Sources:
USGS The National Map Downloader for Surface Elevation & Slopes,
FEMA Flood Hazard Layer, MN DNR for Streams and Rivers,
St. Louis County GIS Portal for Parcels and Municipal Boundaries,
City of Duluth GIS Portal for Trails and Aerial Imagery
Depth to Bedrock: MN UMN GEOLOGY (2025)

MSA

0 500 1,000 Feet

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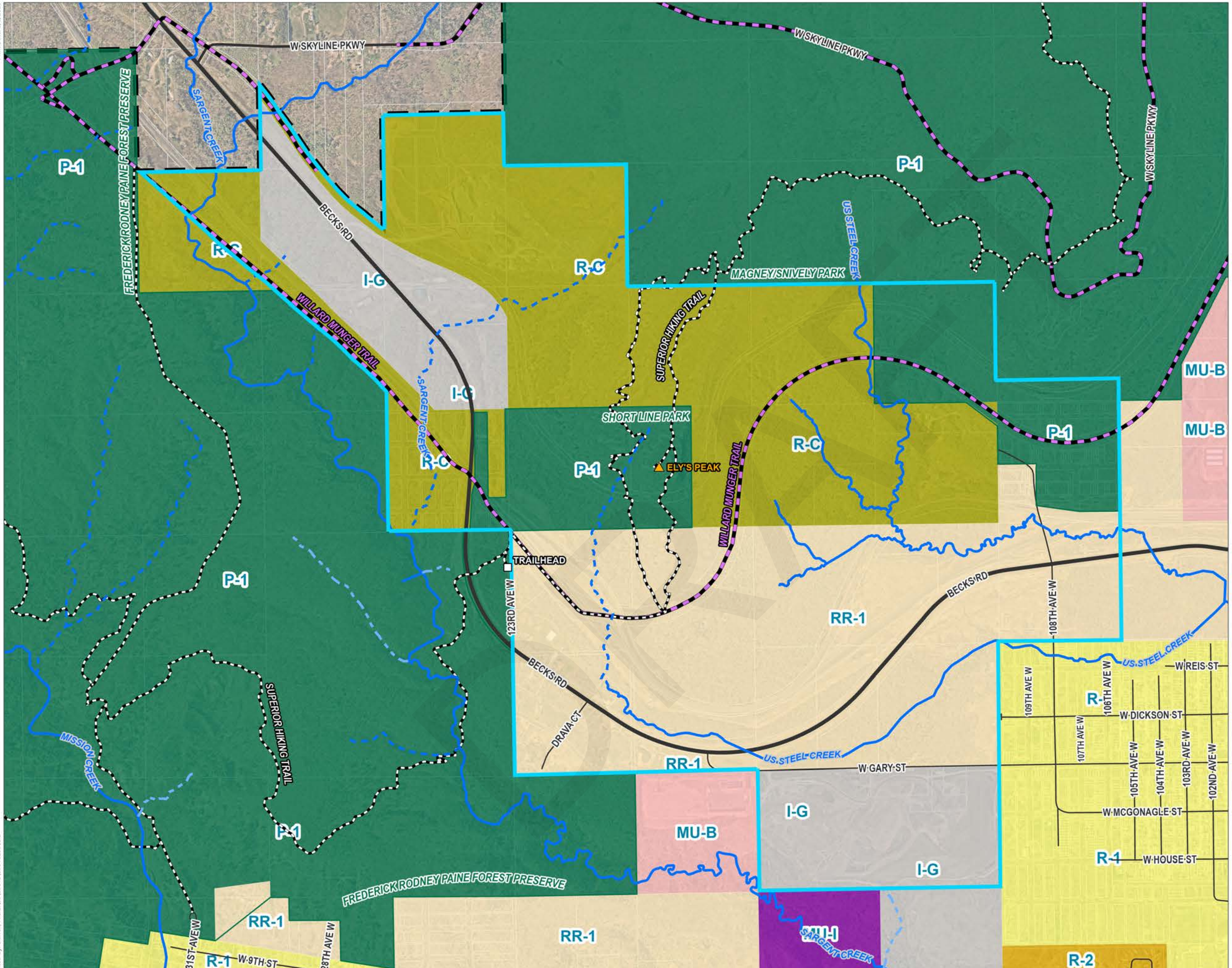

EXISTING ZONING MAP

BECKS ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY, MINNESOTA

STUDY AREA

DULUTH TRAILS

MULTI-USE SNOWMOBILE

HIKING

DULUTH PARKS

MN DNR RIVERS & STREAMS

STREAM (PERENNIAL)

STREAM (INTERMITTENT)

STREAM (UNKNOWN)

UNIFIED DEVELOPMENT CODE ZONING

RR-1 (RURAL RESIDENTIAL 1)

R-1 (RESIDENTIAL TRADITIONAL)

R-2 (RESIDENTIAL URBAN)

MU-B (MIXED USE BUSINESS PARK)

MU-I (MIXED USE INSTITUTIONAL)

I-G (INDUSTRIAL GENERAL)

P-1 (PARK)

R-C (RURAL CONSERVATION)

ST. LOUIS COUNTY PARCELS

CITY OF DULUTH MUNICIPAL BOUNDARY

Data Sources:
St. Louis County GIS Portal for Parcels and Municipal Boundaries, and City of Duluth, MN GIS Portal for Zoning and Aerial Imagery

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0 500 1,000 Feet

N

Print Date: 6/5/2026

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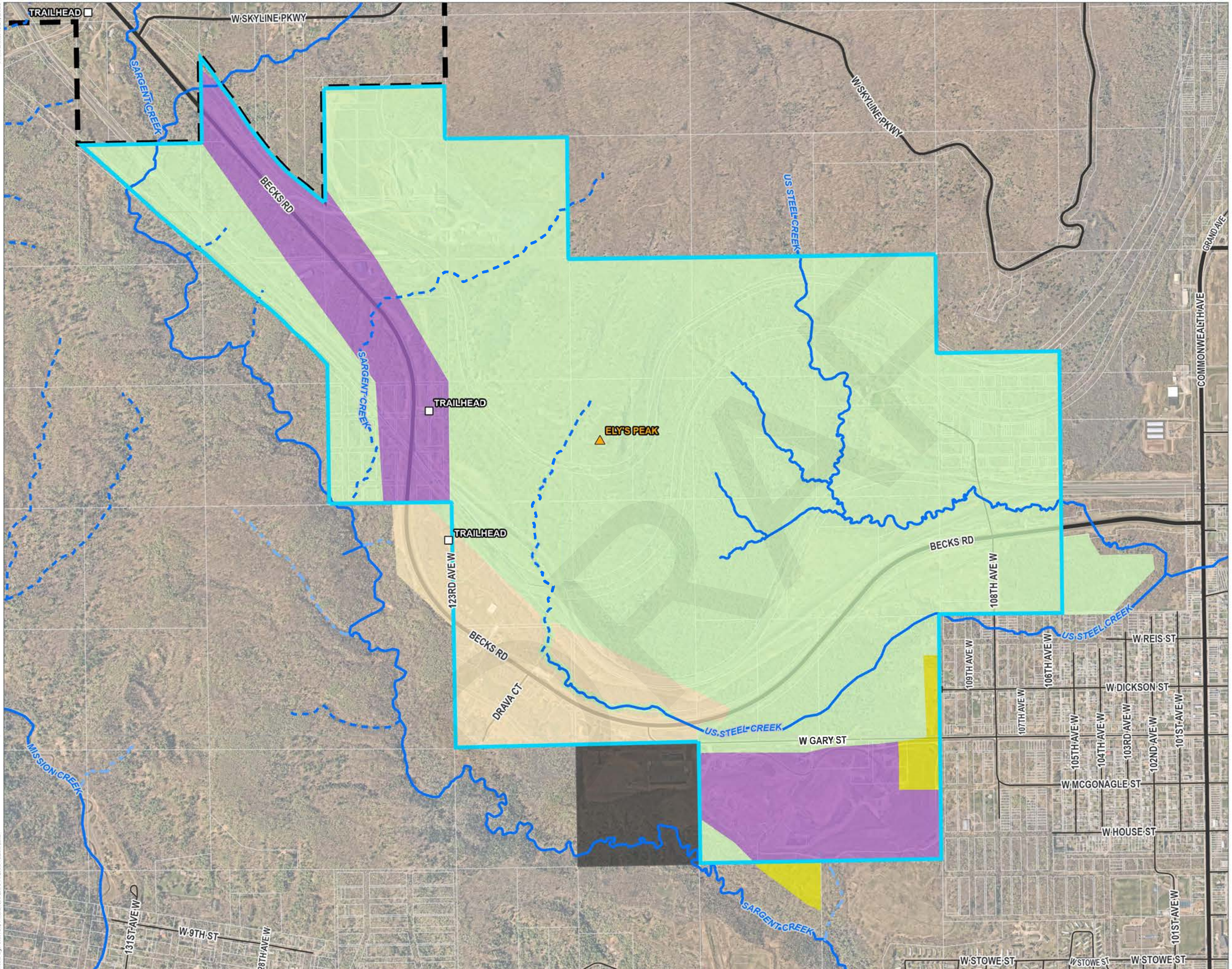

Print Date: 7/21/2026

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2018 FUTURE LAND USE MAP

BECKS ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY, MINNESOTA

STUDY AREA

MN DNR RIVERS & STREAMS

STREAM (PERENNIAL)

STREAM (INTERMITTENT)

STREAM (UNKNOWN)

ST. LOUIS COUNTY PARCELS

CITY OF DULUTH MUNICIPAL BOUNDARY

EXISTING ARRANGEMENT OF FUTURE LAND USE

BUSINESS PARK (BP)

GENERAL INDUSTRIAL (GI)

LOW-DENSITY NEIGHBORHOOD (LDN)

OPEN SPACE (OS)

RURAL RESIDENTIAL (RR)

Data Sources:
St. Louis County GIS Portal for Parcels and Municipal Boundaries, and GIS Portal for Zoning and Aerial Imagery

MSA

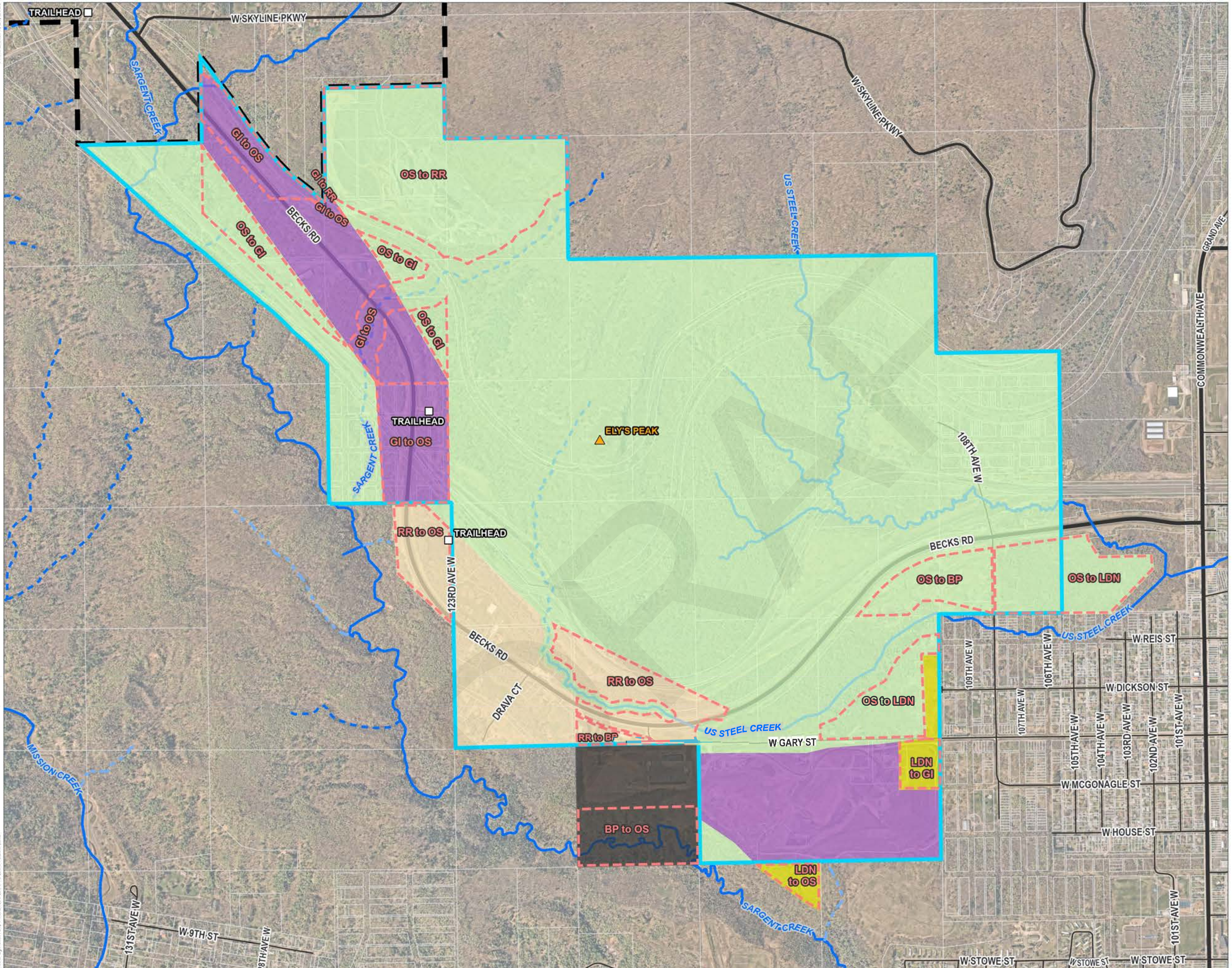
0 500 1,000 Feet

N

PROPOSED CHANGES TO FUTURE LAND USE MAP

BECKS ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY, MINNESOTA



STUDY AREA

MN DNR RIVERS & STREAMS

STREAM (PERENNIAL)

STREAM (INTERMITTENT)

STREAM (UNKNOWN)

ST. LOUIS COUNTY PARCELS

CITY OF DULUTH MUNICIPAL BOUNDARY

LAND USE PROPOSED CHANGE AREAS

EXISTING ARRANGEMENT OF FUTURE LAND USE

BUSINESS PARK (BP)

GENERAL INDUSTRIAL (GI)

LOW-DENSITY NEIGHBORHOOD (LDN)

OPEN SPACE (OS)

RURAL RESIDENTIAL (RR)

Data Sources:
St. Louis County GIS Portal for Parcels and Municipal Boundaries, and GIS Portal for Zoning and Aerial Imagery

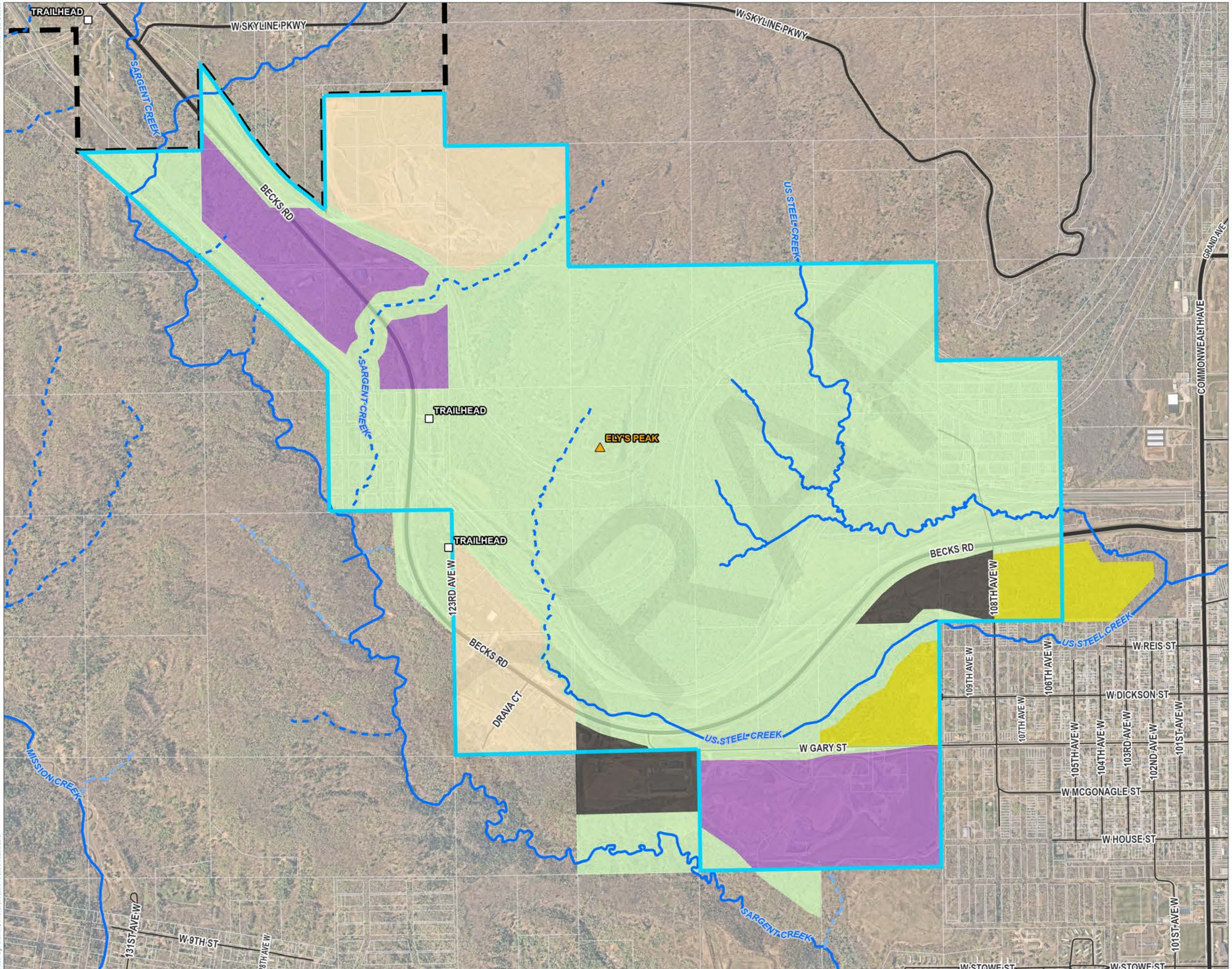
MSA

0 500 1,000 Feet

PROPOSED FUTURE LAND USE MAP

BECKS ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY, MINNESOTA



STUDY AREA

MN DNR RIVERS & STREAMS

- STREAM (PERENNIAL)
- STREAM (INTERMITTENT)
- STREAM (UNKNOWN)
- ST. LOUIS COUNTY PARCELS
- CITY OF DULUTH MUNICIPAL BOUNDARY

PROPOSED ARRANGEMENT OF LAND USE

- BUSINESS PARK (BP)
- GENERAL INDUSTRIAL (GI)
- LOW-DENSITY NEIGHBORHOOD (LDN)
- OPEN SPACE (OS)
- RURAL RESIDENTIAL (RR)

Data Sources:
St. Louis County GIS Portal for Parcels and Municipal Boundaries, and GIS Portal for Zoning and Aerial Imagery

MSA

0 500 1,000 Feet

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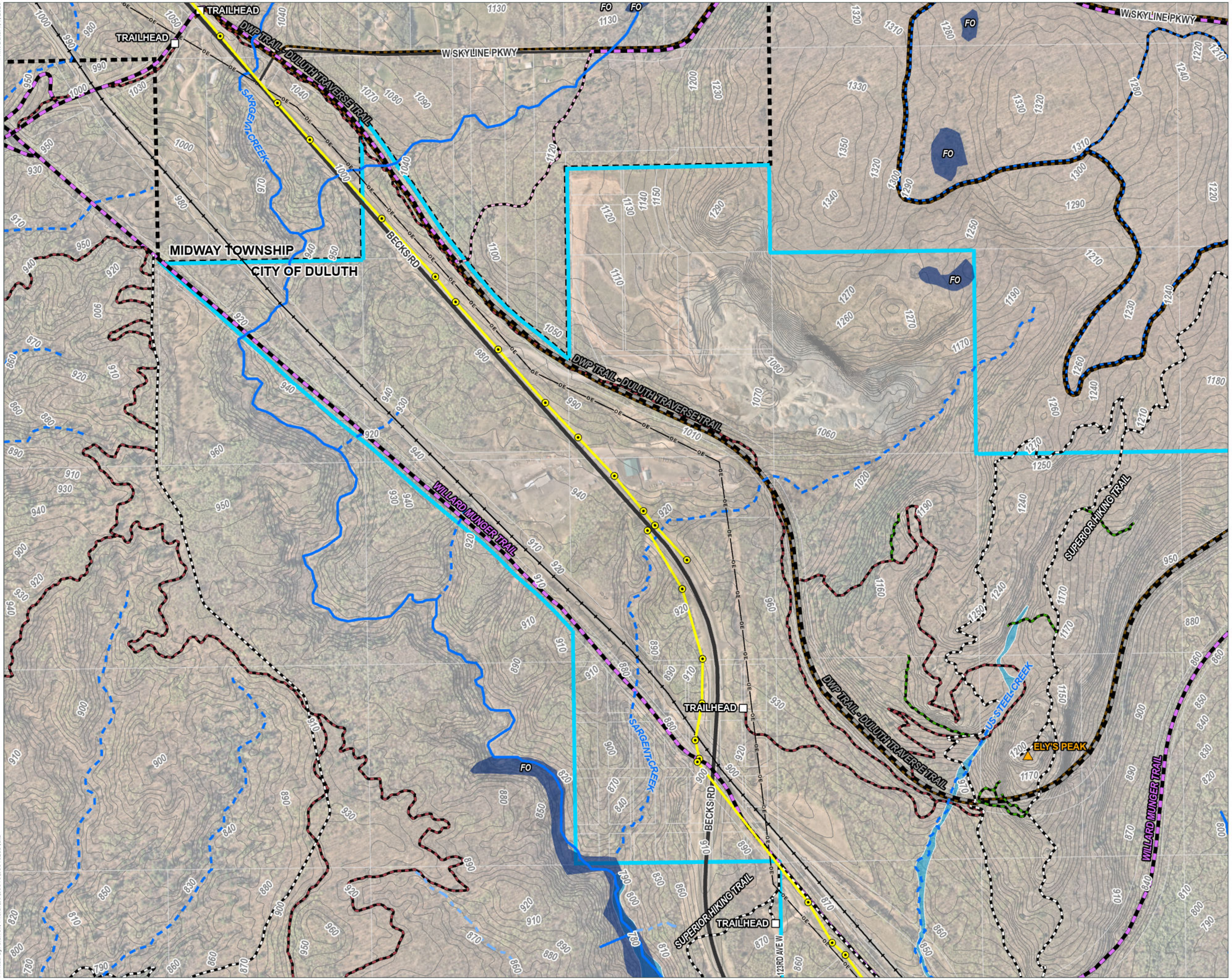


AREAS OF INTEREST: 1

BECKS ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY, MINNESOTA

STUDY AREA
RAILROAD
POWERLINE

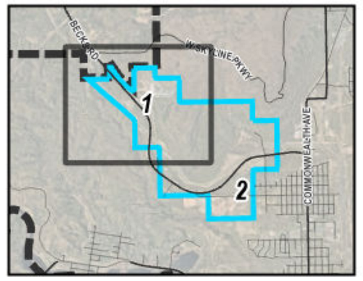
DULUTH TRAILS
- MULTI-USE GRAVEL
- MULTI-USE SNOWMOBILE
- MULTI-USE MT. BIKING
- SNOWMOBILE
- HIKING
- EQUESTRIAN
- CLIMBING
- X-COUNTRY SKIING

MN DNR RIVERS & STREAMS
- STREAM (PERENNIAL)
- STREAM (INTERMITTENT)
- STREAM (UNKNOWN)

USGS DEM SURFACE CONTOURS (US FEET)
- INDEX (10')

NRRI CLASS NAME
- FRESHWATER FORESTED WETLAND

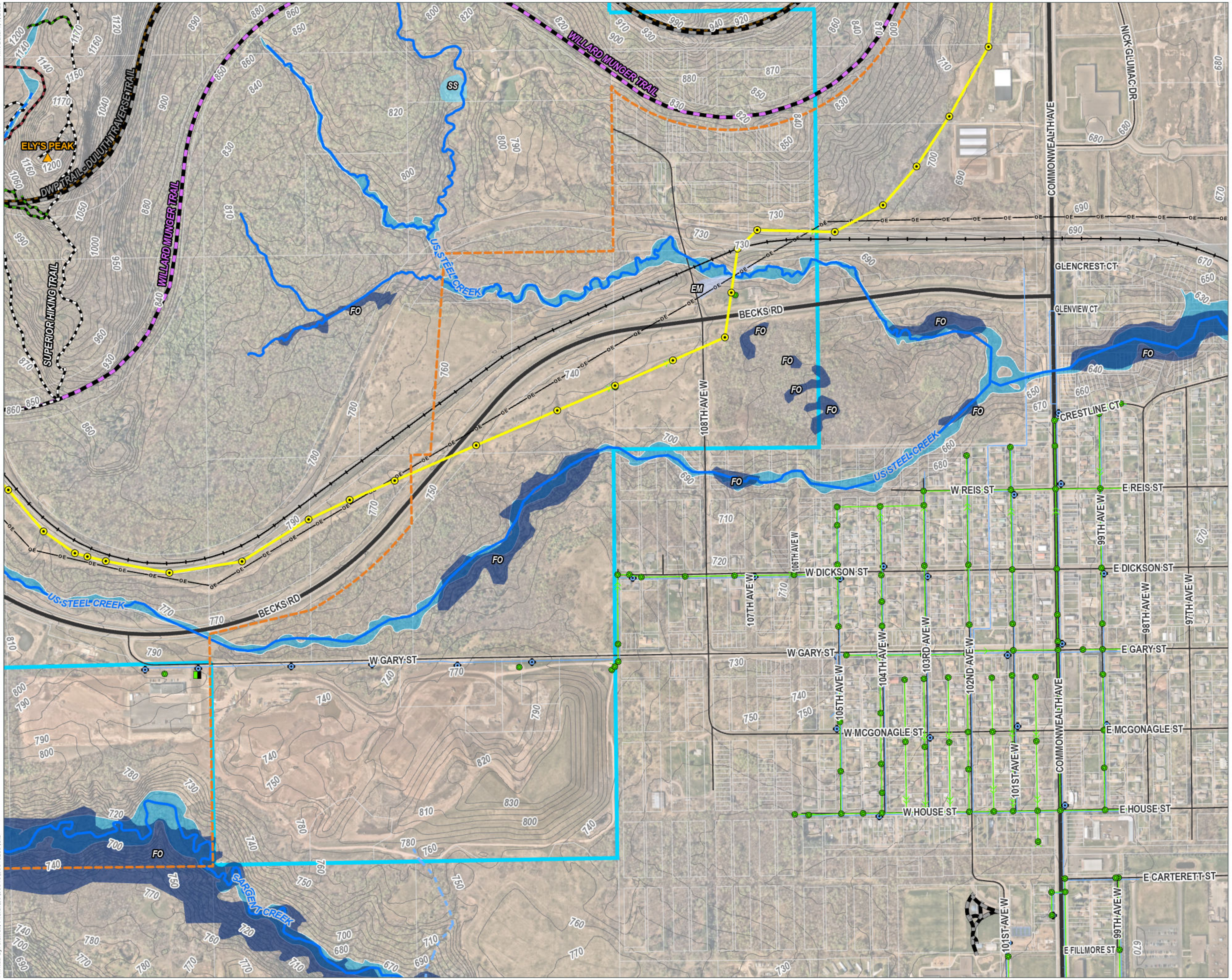
WLSSD MANHOLE
WLSSD GRAVITY MAIN
ST. LOUIS COUNTY PARCELS
CITY OF DULUTH MUNICIPAL BOUNDARY



Data Sources:
USGS The National Map Downloader for Surface Contours.
St. Louis County GIS Portal for Parcels and Municipal Boundaries, and City of Duluth GIS Portal for Aerial Imagery

MSA

0 300 600 Feet



AREAS OF INTEREST: 2

BECKS ROAD
LAND USE STUDY

CITY OF DULUTH
ST. LOUIS COUNTY, MINNESOTA

- STUDY AREA
- RAILROAD
- POWERLINE

DULUTH TRAILS

- MULTI-USE GRAVEL
- MULTI-USE SNOWMOBILE
- MULTI-USE MT. BIKING
- HIKING
- EQUESTRIAN
- CLIMBING

MN DNR RIVERS & STREAMS

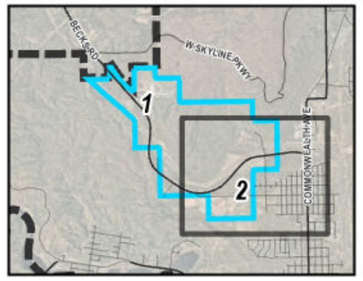
- STREAM (PERENNIAL)
- STREAM (INTERMITTENT)
- STREAM (UNKNOWN)

USGS DEM SURFACE CONTOURS (US FEET)

- INDEX (10')

NRRI CLASS NAME

- FRESHWATER EMERGENT WETLAND
- FRESHWATER SCRUB-SHRUB WETLAND
- FRESHWATER FORESTED WETLAND
- WLSSD MANHOLE
- WLSSD GRAVITY MAIN
- WLSSD URBAN SERVICE BOUNDARY
- ST. LOUIS COUNTY PARCELS
- CITY OF DULUTH MUNICIPAL BOUNDARY
- HYDRANT
- WATER MAIN
- WATER PRESSURIZED MAIN
- SAN MANHOLE
- SAN NETWORK STRUCTURE
- SAN GRAVITY MAIN



Data Sources:
USGS The National Map Downloader for Surface Contours.
St. Louis County GIS Portal for Parcels and Municipal Boundaries, and City of Duluth GIS Portal for Aerial Imagery

MSA

0 300 600 Feet

PLAN ELEMENTS CHECKLIST

Project Preparation

- City/Staff Consultant Team
- Working Technical Committee Meeting (1)
- Gather Data and Existing Conditions
- Base Mapping

Project Kickoff

- City Staff Coordination
- Working Technical Committee Meeting (2)
- Public Participation Plan Refinement and Coordination
- Existing Plan and Conditions Review

Community Input & Growth Areas

- Stakeholder Interviews
- SWOT Analysis summary
- Identify Initial Growth Areas
- Community Input Workshop, Planning Presentation #1
- Engagement Findings

Discipline Specific Analysis

- Refine Growth Areas & Initial Land Uses
- System Analysis Studies (Economic, Water, Sewer, etc.)
- Technical Committee Meeting - Materials Review (3)
- Draft Land Use Plan Concept(s)
- Document Development (In-Progress)

Engagement and Document Development

- Community Input Meeting #2
- Discipline Specific Content
- Refined Land Use Map
- Draft Policy Statements

Document Review and Revisions

- City Staff Coordination
- Document Revisions
- Finalize Land Use Map
- Final Document
- Technical Committee Meeting (4)

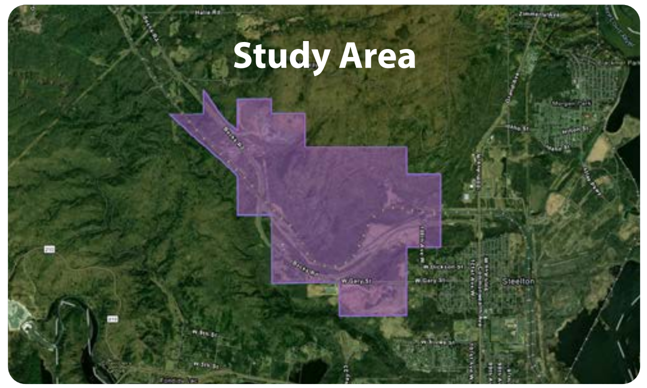
Adoption

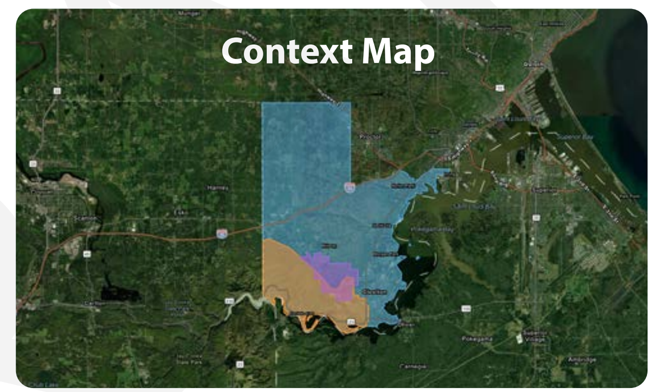
- Plan Draft Review and Concluding Revisions
- Plan Adoption

LAND USE STUDY FOR BECKS ROAD

POPULATION & GROWTH TRENDS

Census Block Group Data





Block Group Comparison Data:

Population

- Location 2025 Total Population
- Becks Rd Block Group: 1,347
- Western Duluth: 8,954
- Minnesota: 5,852,943
- USA: 339,887,819

Households

- Total 2025 Housing Units
- Becks Rd Block Group: 615
- Western Duluth: 4,163
- Minnesota: 2,582,238
- USA: 146,800,552

Growth Rate

- 2025-2030 Growth Rate
- Becks Rd Block Group: -0.31%
- Western Duluth: -0.21%
- Minnesota: 0.36%
- USA: 0.42%

Key Findings:

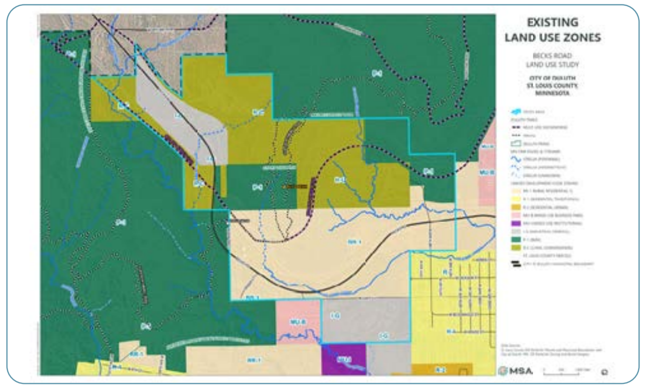
- The population data reflects the study area's largely rural character and limited existing infrastructure.
- Surrounding urbanized areas have potential long term spillover demand if utility and transportation access improves.
- The area's current low density means growth should occur incrementally, driven primarily by targeted development sites rather than broad residential expansion.
- Any substantial population growth will depend on infrastructure investment, market interest in rural edge housing, and coordination with regional service providers.

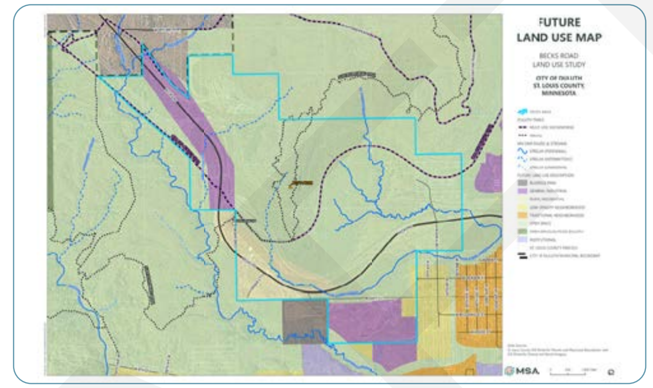
Notes:

- The study area is a unique location with key intricacies and limited population data.
- There are several limits at play for future growth and/or development to take place.
- Due to the current small number of households and people within the boundaries, the study area is lacking noticeable trends.

LAND USE STUDY FOR BECKS ROAD

LAND USE & ECONOMIC ANALYSIS





City of Duluth GIS Data

Study Area Real Estate Trends:

- From a real estate trends perspective, the subareas reflect a clear market-driven transition: Some single-family residential aligns with the established Gary–New Duluth neighborhood, while adjacent mixed-use supports growing interest in neighborhood-serving retail. Industrial should be supported to the northeast and adjacent to the landfill.

Land Use Zones Breakdowns:

Study Area Acreages:

- Park: ~360 acres
- General Industrial: ~315 acres
- Rural Residential: ~330 acres
- Residential Urban: ~45 acres

- Total: ~1,050 acres

2018 Future Land Use Breakdowns:

Study Area Acreages:

- Open Space = ~818 acres
- General Industrial = ~147 acres
- Rural Residential = ~75 acres
- Low-Density Neighborhood = ~10 acres

- Total: ~ 1050 acres

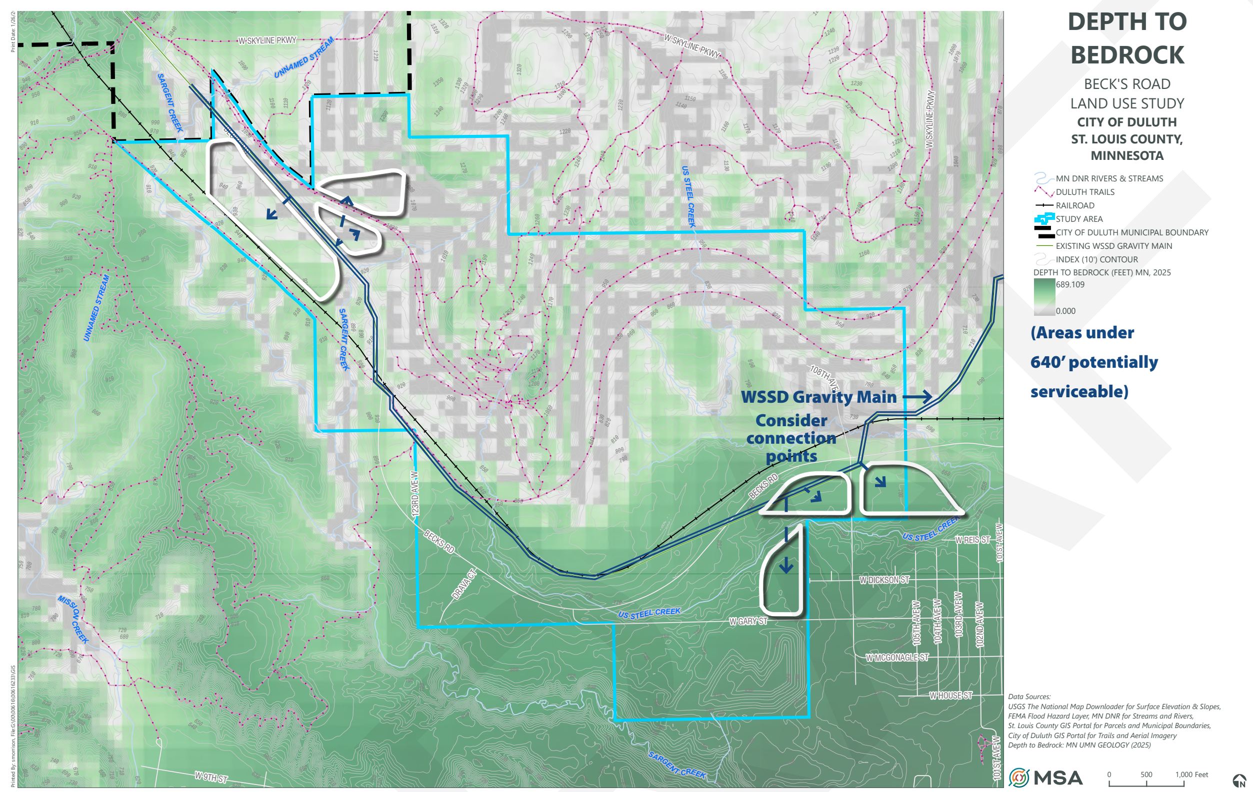
Key Findings:

- Existing land use patterns are predominately open space, with some industrial and large lot rural residential.
- Economic activity is constrained by topography, lack of utilities, and limited roadway access, resulting in relatively low development pressure today.
- With strategic infrastructure improvements, the area could support modest residential growth, small scale commercial services, or light industrial uses near Becks Road where access is strongest.
- Market demand from nearby employment centers suggests opportunities for supporting services or neighborhood scale housing.
- According to the 2025 housing analysis, this area may be able to fill a small portion of housing need.
- However, being along an arterial doesn't lend to supporting much more residential development.
- For compatibility, Limit low density housing encroaching existing uses.
- Housing types likely accommodated (single-family and townhomes vs. apartments).
- Comparing study area to the majority of Duluth, there is far less developable land.

LAND USE STUDY FOR BECKS ROAD

POTABLE WATER SYSTEM ANALYSIS

Water Systems Data



Key Findings:

- Potable water systems are present near the southern edge of the study area and should be relatively easily connected to new development.
- Looping may be required to achieve desired pressures and fire flows, but existing infrastructure should have adequate capacity to handle limited additional development.
- The northern portion of the study area is located farther away from existing mapped utilities and may present a greater challenge both for cost effectively and development limitations.
- If potable water development was pursued here, a booster station may be required.
- There may be an existing but abandoned water main along Skyline Parkway that could be a potential connection point, however this pipe would need to be located and may require repairs or refurbishment.
- The Skyline main was also served by a booster station which has been removed.

Study Area Water Sources:

1. Sargent Creek
2. U.S. Steel Creek
3. Mission Creek
4. Wetlands and intermittent drainageways
5. St. Louis River (Receiving Water)
6. Lake Superior (municipal drinking water source)

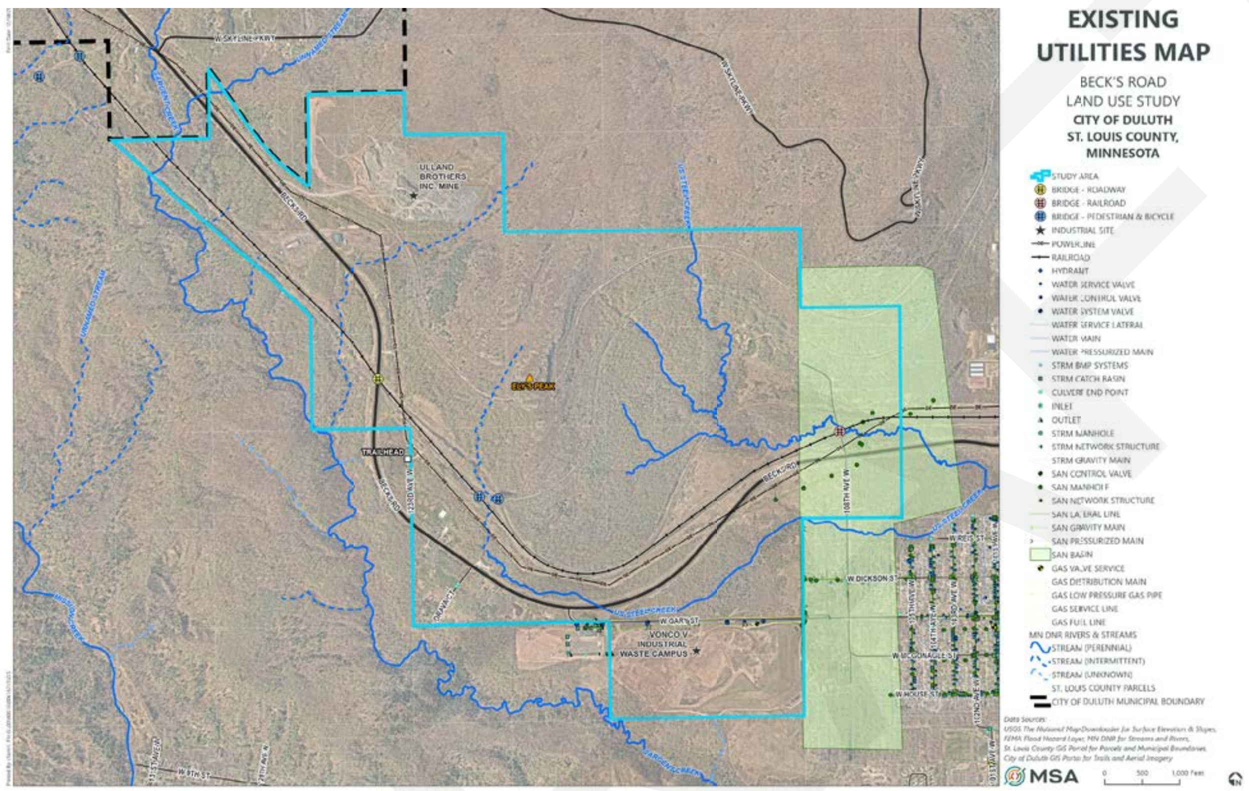
Future Development Needs:

- Gravity water service can generally serve areas up to ~100 ft below the controlling water surface (HGL). Source: Engineering ToolBox – Energy and Hydraulic Grade Line.
- Municipal water is needed to support higher-intensity residential, mixed-use, and industrial development near Gary–New Duluth by providing reliable fire flow and pressure required for hydrants and sprinkler systems.
- Well service may be feasible in outlying or southern portions of the study area for low-intensity commercial or industrial uses where water demand is limited and fire protection can be provided through approved on-site systems.

LAND USE STUDY FOR BECKS ROAD

SANITARY SEWER CAPACITY

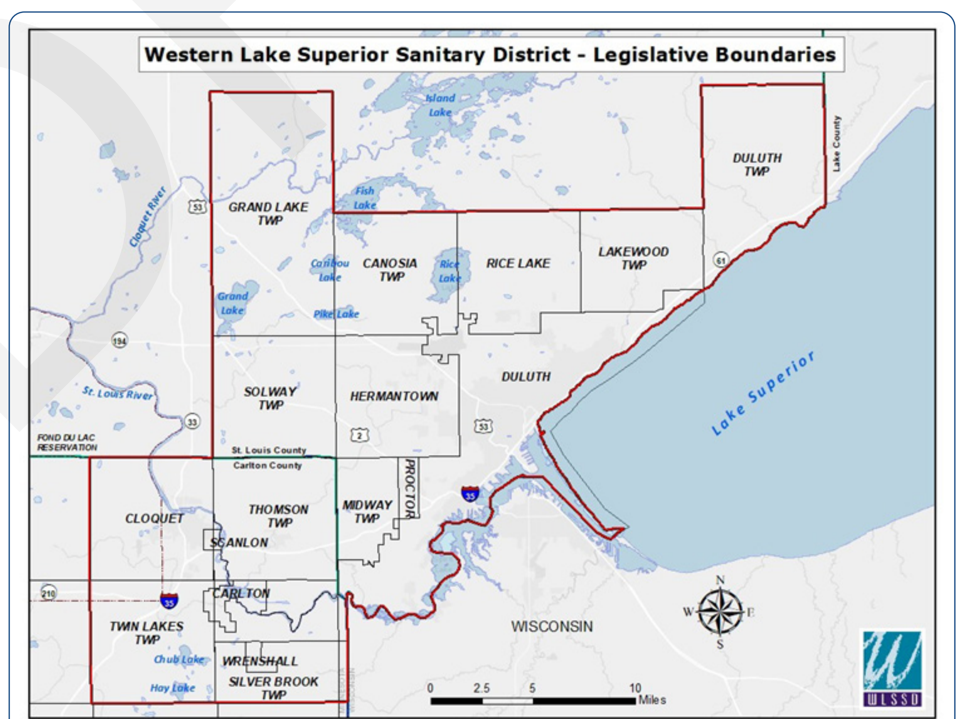
Existing Sewer Infrastructure



Needs to Support a Future Lift Station

A lift station sized at 100 gpm peak:

100 gpm × 1,440 min/day = 144,000 GPD
Peak flow per home = 600 GPD
144,000 / 600 ≈ 240 homes



Key Findings:

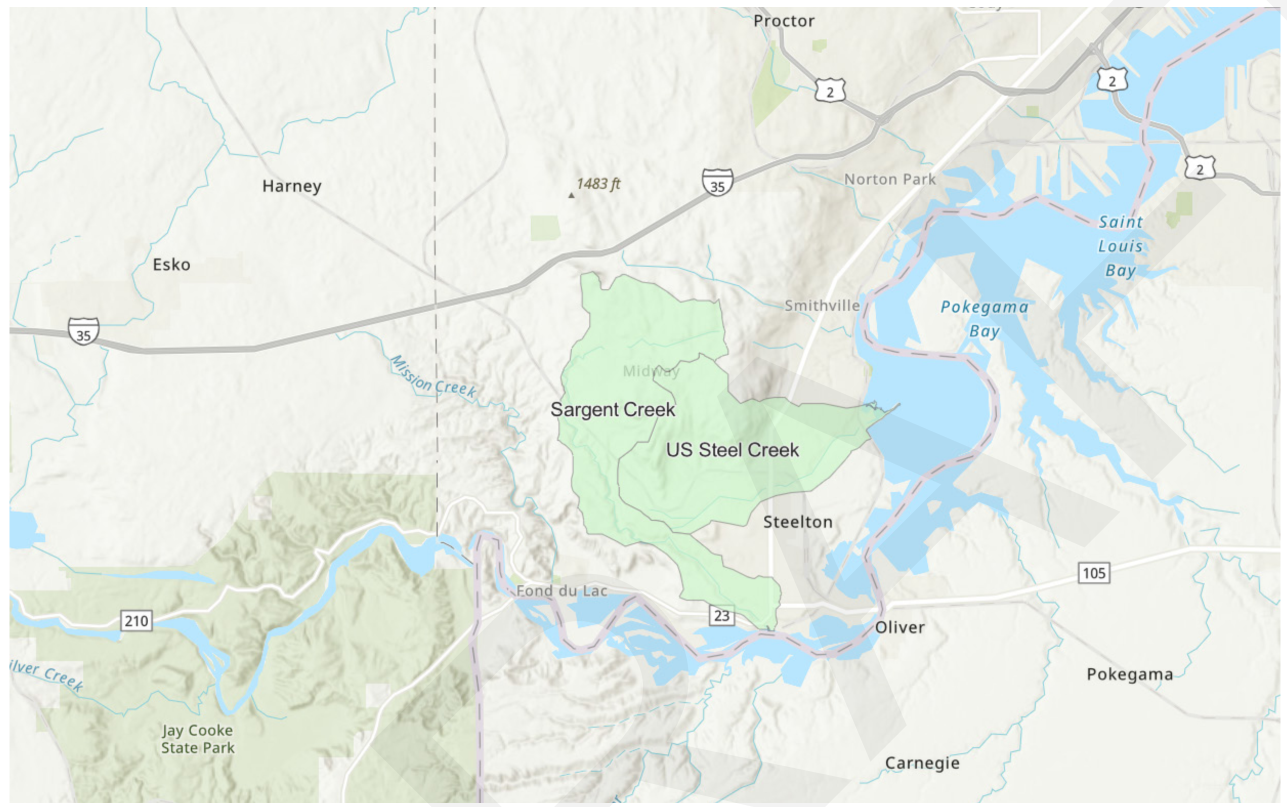
NOTE: The Comprehensive Wastewater Plan referenced is not a Study Completed by the City of Duluth

- The proposed development areas of interest are mostly focused around the Scanlon Interceptor for the Western Lake Superior Sanitary District (WLSSD) which conveys sanitary sewer flows across the region. Developers and the City may be interested in working together to see if connection to the WLSSD system is possible to use the District's existing infrastructure to convey wastewater. To pursue this, agreements would need to be made with both the City and the District, and further improvements such as a new lift station may be required to appropriately serve new development.
- The Scanlon Interceptor was part of a larger study for the Comprehensive Wastewater Plan conducted in 2023. This study highlighted existing conditions as well as proposed improvements projects for the area. Existing conditions describe some surcharging around this area due to topographical limitations and existing pipe placement. Surcharging can be a results of pipe slope which may be unavoidable based on the area's topography. Capacity ordinances and Inflow & Infiltration Rates were updated in 2017.
- Due to age and condition of the existing sanitary system, general improvements are planned for the area and its pump stations, which could be combined with improvements to provide additional capacity for future development. A more thorough review of the existing system would be needed to define precise capacity limitations and development potential.
- There is an existing force main near the southern edge of the study area that was constructed to specifically serve a landfill. This forcemain likely cannot be combined with additional services due to its design and the nature of the landfill and so it should not be considered a potential connection point, however a line could be developed parallel to it.

LAND USE STUDY FOR BECKS ROAD

STORMWATER SYSTEM ANALYSIS

Stormwater Program and Ordinances



Key Findings:

- Topography plays a large role in Stormwater around the Duluth area. Although extensive stormwater infrastructure are not present in the study area, roadside ditches and culverts play a large role in conveying water. Duluth also has strict stormwater ordinances and a robust stormwater program.
- Ordinances in the area generally require developers to meet specific standards and likely will require on site treatment to restrict contribution to certain predefined discharge rates that will work within the existing downstream system.

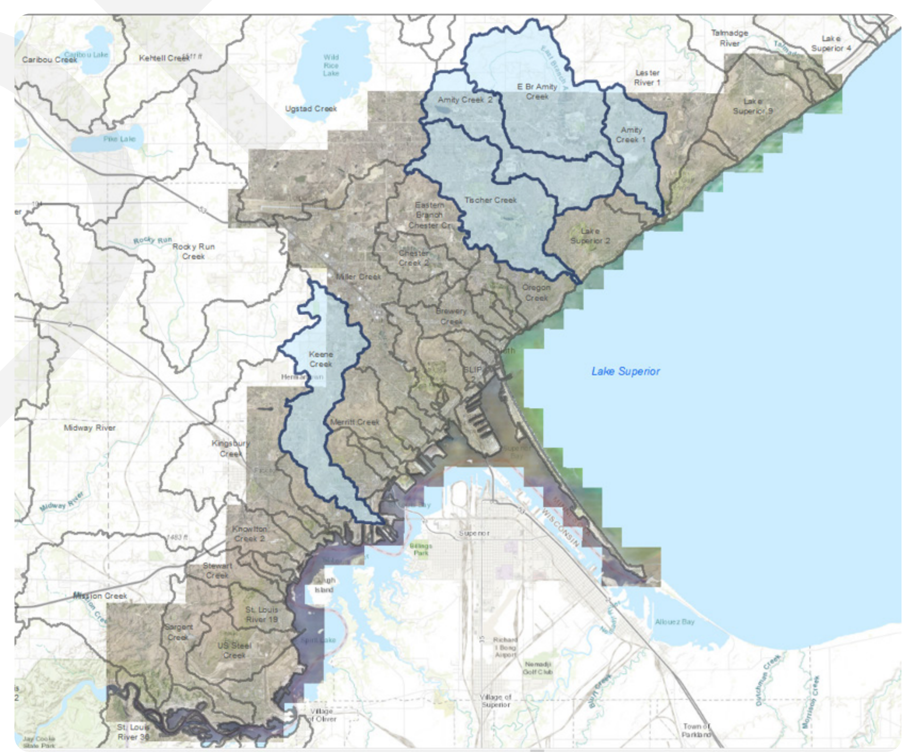
https://files.dnr.state.mn.us/waters/watermgmt_section/pwi/STLO1OF7.pdf

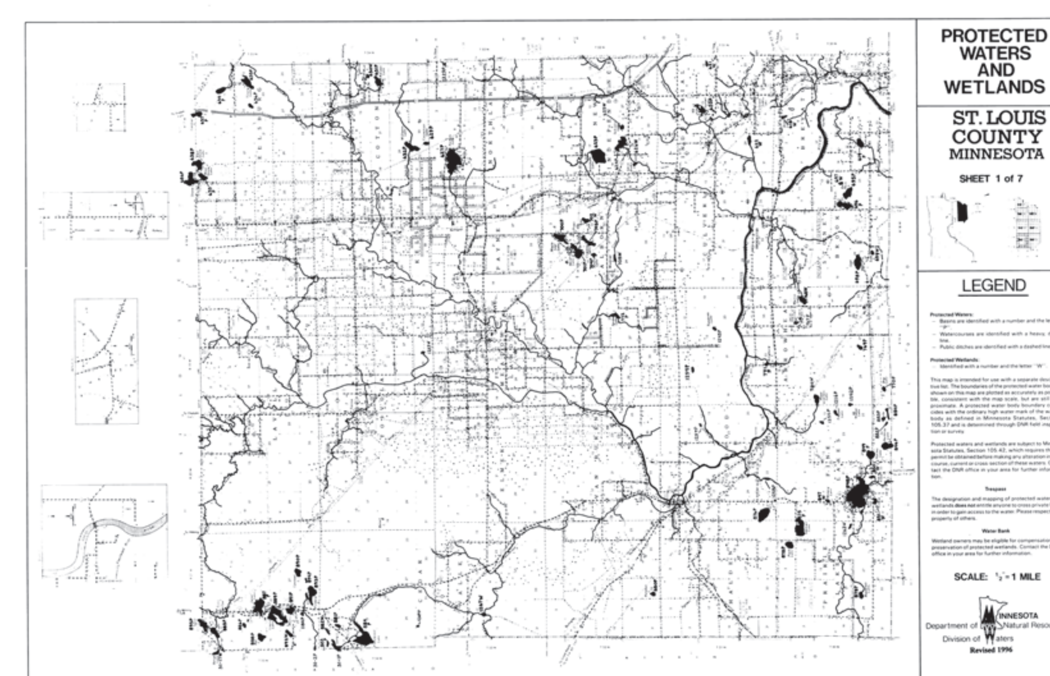
Natural Watersheds in the Study Area

Sargeant Creek*

US Steel Creek

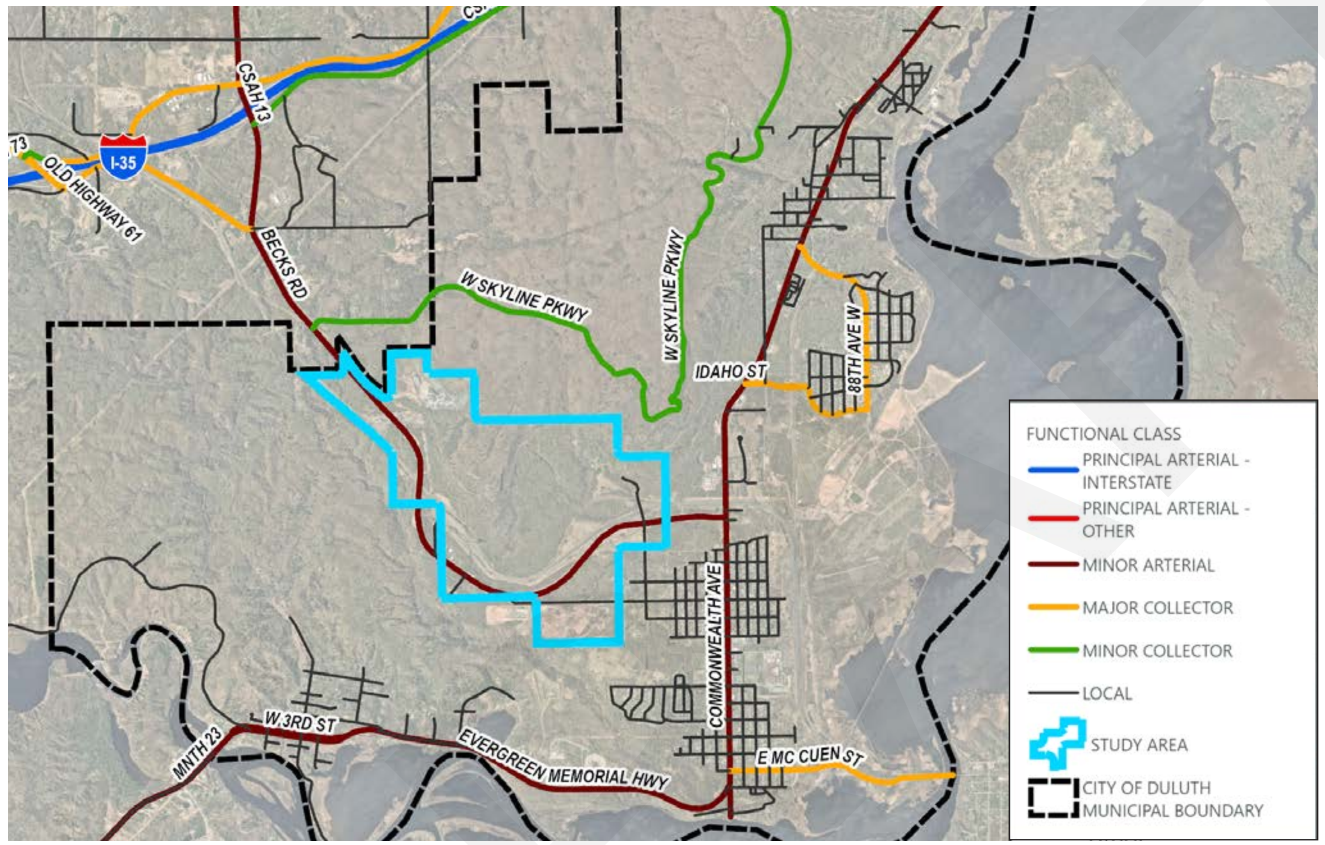
* Trout Stream/DNR Designated Public Water





LAND USE STUDY FOR BECKS ROAD

TRANSPORTATION CAPACITY



Average Annual Daily Traffic Data

Key Findings:

- The primary roadway serving the project area is Becks Road, a 2-lane arterial with turn lanes.
- It connects Midway Road and Interstate-35.
- The primary access points to Becks Road include Gary Street and 108th Street.
- Due to topographic constraints and the presence of an existing rail line, opportunities to expand or add additional roadway connections are limited.
- Current MnDOT traffic counts indicate an Average Annual Daily Traffic (AADT) of approximately 3,300 vehicles on Becks Road.
- Even with the anticipated development opportunity areas identified in this study, the additional traffic volumes would be expected to remain within the available roadway capacity.
- Therefore, the existing network is sufficient to accommodate projected growth without significant capacity concerns.

Average Annual Daily Traffic (AADT) Count:

Becks Road AADT:
3,300 vehicles/day
Typical 2-lane road daily capacity:
20,000–32,000 vehicles/day (approx.)

Becks Road carries only about 10–15% of the typical capacity of a standard 2-lane highway.
Becks Road is very lightly traveled relative to what a 2-lane road can normally handle.
Plenty of unused capacity
Very low congestion likelihood
Traffic levels well within rural roadway norms

Transportation Connections

I-35

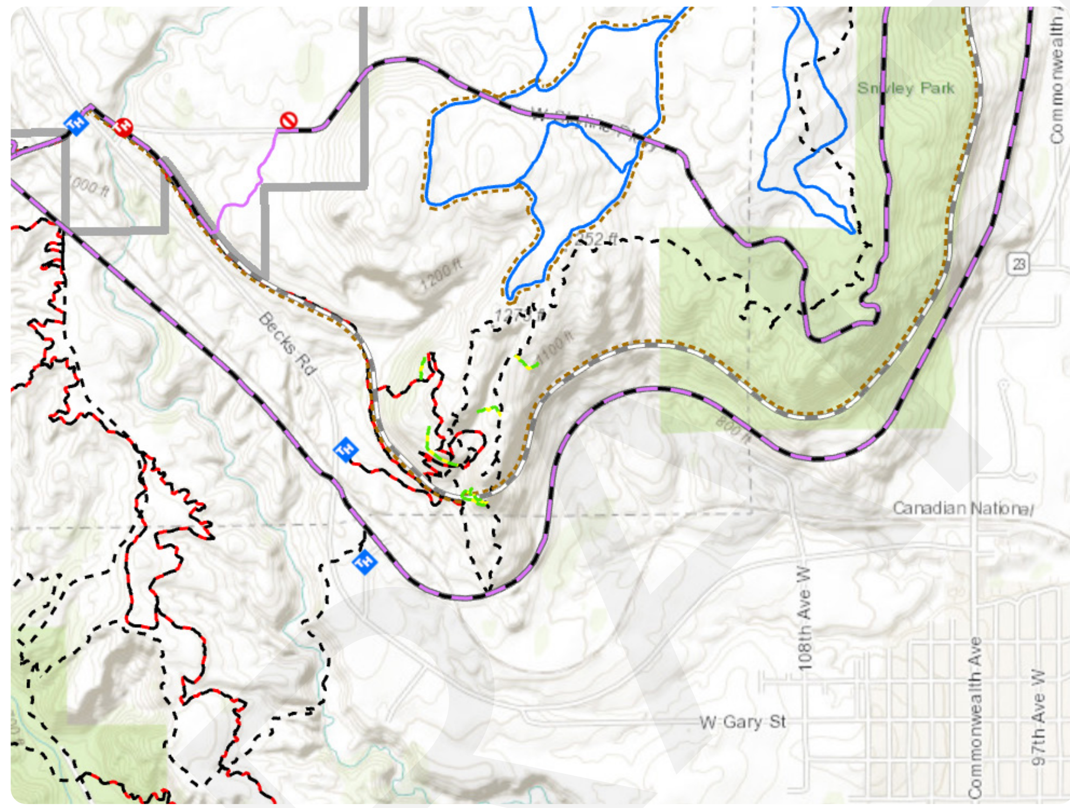
HWY 23

WESTERN DULUTH

LAND USE STUDY FOR BECKS ROAD

PARKS, RECREATION, AND TRAILS

Trail and Recreation Data



Trailhead Information:

Main Duluth DWP Trailheads

1. Spirit Mountain Trailhead (Eastern Trailhead)
Address: 8551 Grand Ave, Duluth, MN
This is the primary and most commonly used access point to the DWP Trail.

2. Mission Creek Parkway Trailhead (Western Trailhead)
Address: 2509 Becks Rd, Duluth, MN
Located near the western end of the DWP Trail.

3. Munger State Trail Trailhead
Address: 11804 123rd Ave W Duluth
The Willard Munger Trail System includes the Gateway, Brown's Creek, Mondale, James L. Oberstar, Munger and Alex Laveau state trails.

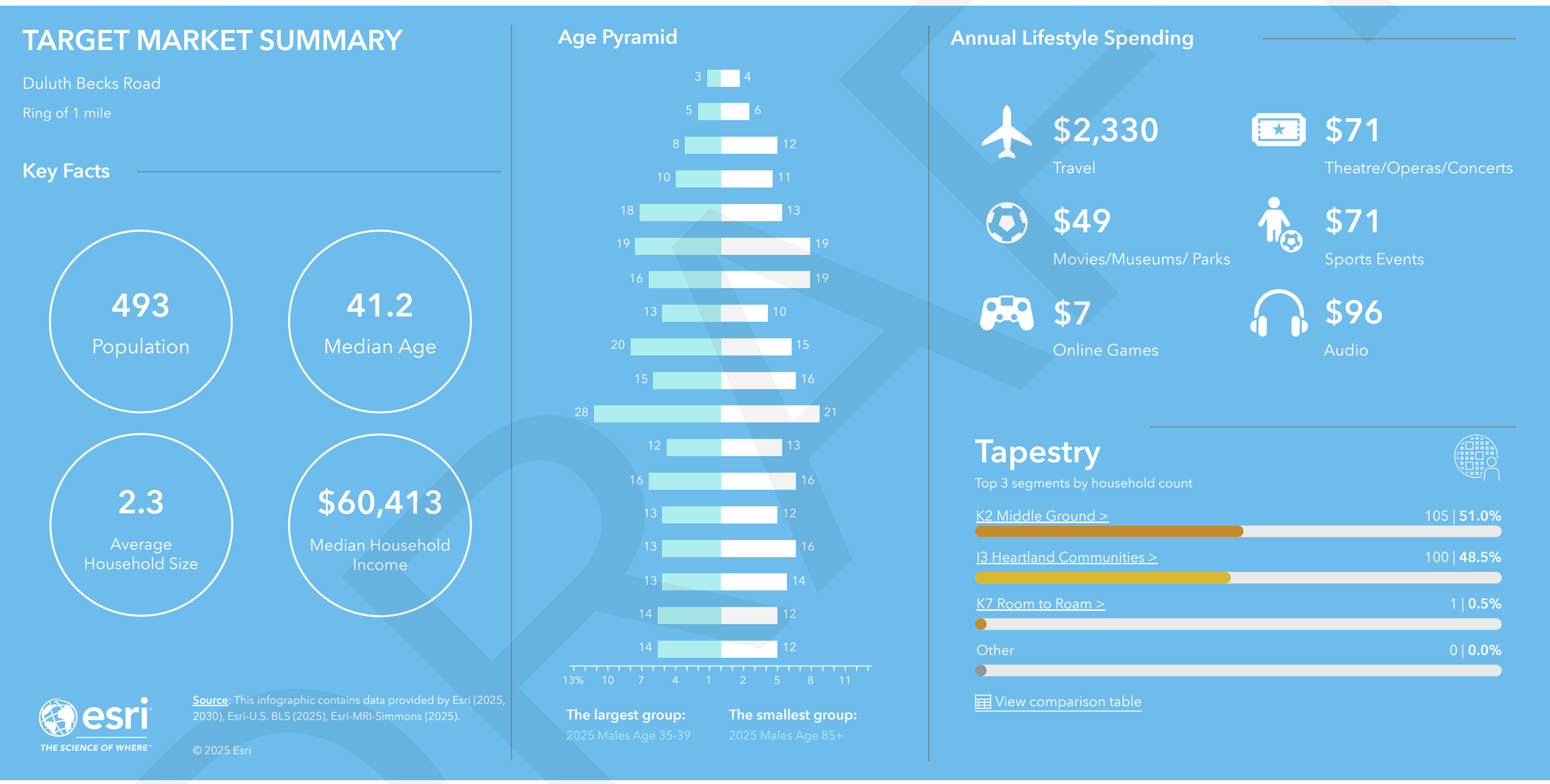
Study Area Trails

MUNGER TRAIL	DWP TRAIL
63 Miles	10 Miles

Top Recreational Activities

- HIKING
- ROCK CLIMBING
- BIKING

BUSINESS ANALYST REPORTS



Business Key Facts

Duluth Becks Road | Rings: 1 mile radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

7 Total Businesses

42 Total Employees

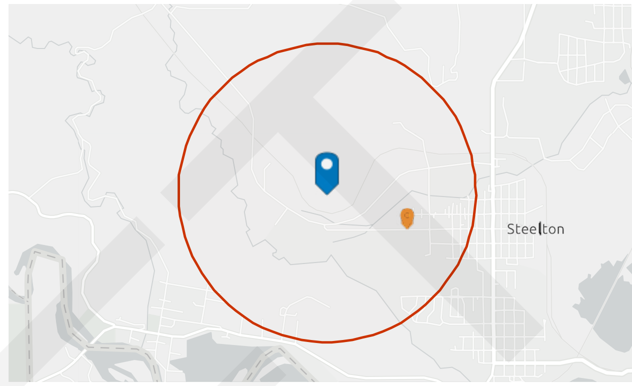
$4.08M Total Sales

8.2% Unemployment Rate

Top 25 Largest Businesses in Area

0 100 or More Employees

0 $10M+ Annual Sales Vol



Highest sales volume

Vonco V Duluth LLC	Independent	$4.13M

Most Employees

Vonco V Duluth LLC	Independent	19

Daytime Population

493 Total Population

324 Total Daytime Population

Ratio of daytime to total population:

0.66

Values > 1.0 mean that more people come to the area during the day than live there.

Urban Core

Dominant Urbanicity Type

5.7 Avg Number of Employees

2.2 ↑ Total Business Per Sq Mi This is 74.2% higher than **St. Louis County**

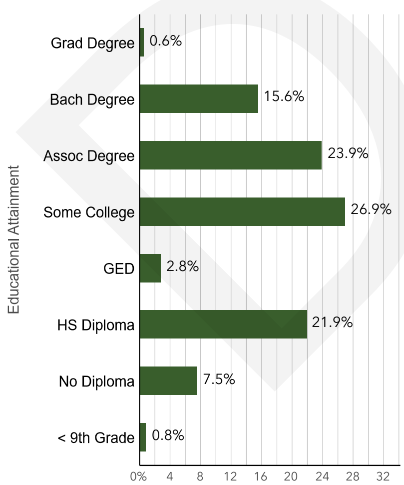
Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

About the Workforce

19.7% Services

26.9% Trades/Skilled Labor

52.9% Office Based



Tapestry

Top 3 segments by household count

K2 Middle Ground >	105	**51.0%**
I3 Heartland Communities >	100	**48.5%**
K7 Room to Roam >	1	**0.5%**
Other	0	**0.0%**

View comparison table

About the Community

-0.8% ↓ Pop Growth Rate is 264.6% lower than **United States**

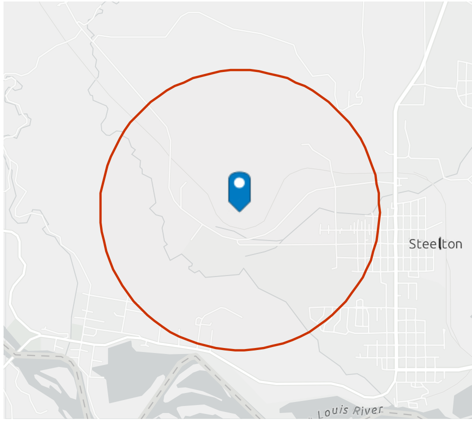
52 Wealth Index Below 100 = **low** Above 100 = **high**

-0.2% ↓ Housing Units Growth Rate is 120% lower than **United States**.

Businesses Per 1,000 Population

Business Categories	1 mile	ZIP Codes 55808 (Duluth)	States Minnesota	United States of America United States
Restaurants	2.03	0.85	1.94	2.45
Health Care & Social Assistance	0.00	1.70	3.82	3.76
Retail	2.03	1.70	4.33	4.59
Manufacturing	0.00	0.68	1.58	1.32
Finance & Insurance	0.00	0.00	1.98	1.79
Professional & Tech Services	0.00	0.85	3.13	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

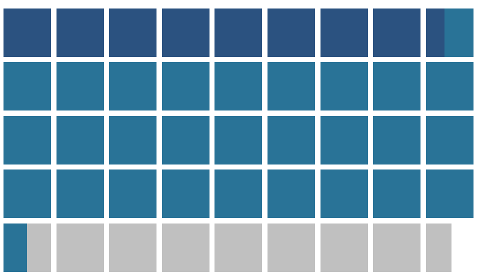


Population Trends and Key Indicators

Duluth Becks Road
Ring of 1 mile

493	206	2.30	41.2	$60,413	$196,154	52	106	24
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

POPULATION BY AGE



MORTGAGE INDICATORS

$8,819
Avg Spent on Mortgage & Basics

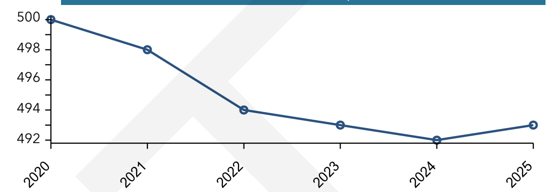
20.3%
Percent of Income for Mortgage

POPULATION BY GENERATION

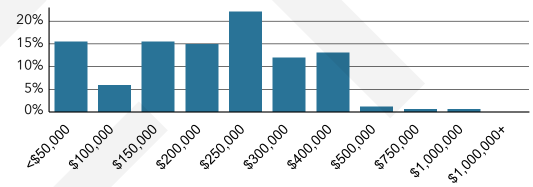
G	B	X
3.6%	20.9%	20.7%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980

M	Z	A
24.9%	20.1%	9.7%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

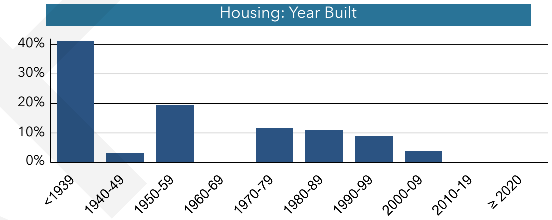
Historical Trends: Population



Home Value



Housing: Year Built



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K - 12 Education Overview

Duluth Becks Road
Ring of 1 mile

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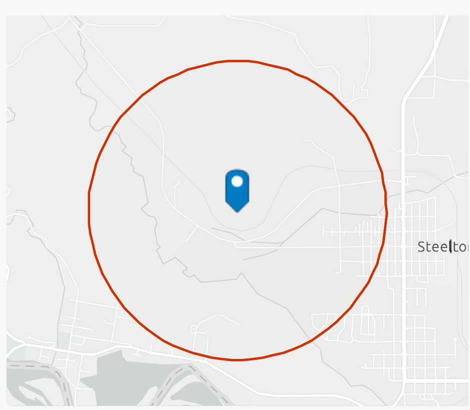
Public School Student Enrollment (ACS)	
Kindergarten	2
Grades 1 - 4	58
Grades 5 - 8	19
Grades 9 - 12	26

Private School Student Enrollment (ACS)	
Kindergarten	0
Grades 1 - 4	1
Grades 5 - 8	0
Grades 9 - 12	2

74
Total Population Ages 5 to 18

0	0	0
Elementary & Secondary Schools	Public Libraries	Parks



Households and Enrollment (ACS)

217	111
Total Households	Population 3+ Enrolled in School

Population without Computer or Internet (ACS)

0	0	0
Pre-K to 4th Grade	5th to 8th Grade	9th to 12th Grade

Average Household Educational Spending

$204	$62
Elementary/ High School Tuition	Educational Books/Supplies/Other Expenditures
$22	$64
Test Preparation/ Tutoring Svcs	Other School Supplies

DEMOGRAPHIC SUMMARY

Duluth Becks Road

Ring of 1 mile

KEY FACTS

493

Population

41.2

Median Age

206

Households

$51,618

Median Disposable Income

EDUCATION

8.3%

No High School Diploma

24.7%

High School Graduate

50.8%

Some College/ Associate's Degree

16.1%

Bachelor's/Grad/ Prof Degree

INCOME

$60,413

Median Household Income

$33,096

Per Capita Income

$210,346

Median Net Worth

HOUSEHOLD INCOME

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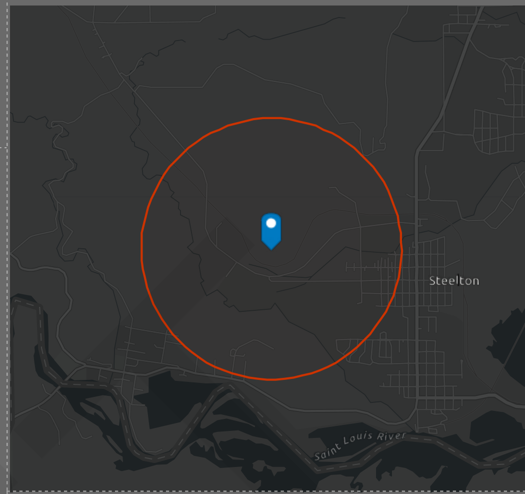


EMPLOYMENT

55.6%

White Collar

26.9%

Blue Collar

19.7%

Services

8.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

SHOPPING AND SPENDING

Duluth Becks Road

Ring of 1 mile

Shopping

31 **2025 Shopped at ampm/6 Mo: Index**

Which is less than **80%** of all **ZIP Codes**

62 **2025 Ordered Religious Prod Online/6 Mo: Index**

Which is less than **80%** of all **ZIP Codes**

46 **2025 Ordered Online: 1-800-Flowers/6 Mo: Index**

Which is less than **80%** of all **ZIP Codes**

48 **2025 Shopped at Wawa/6 Mo: Index**

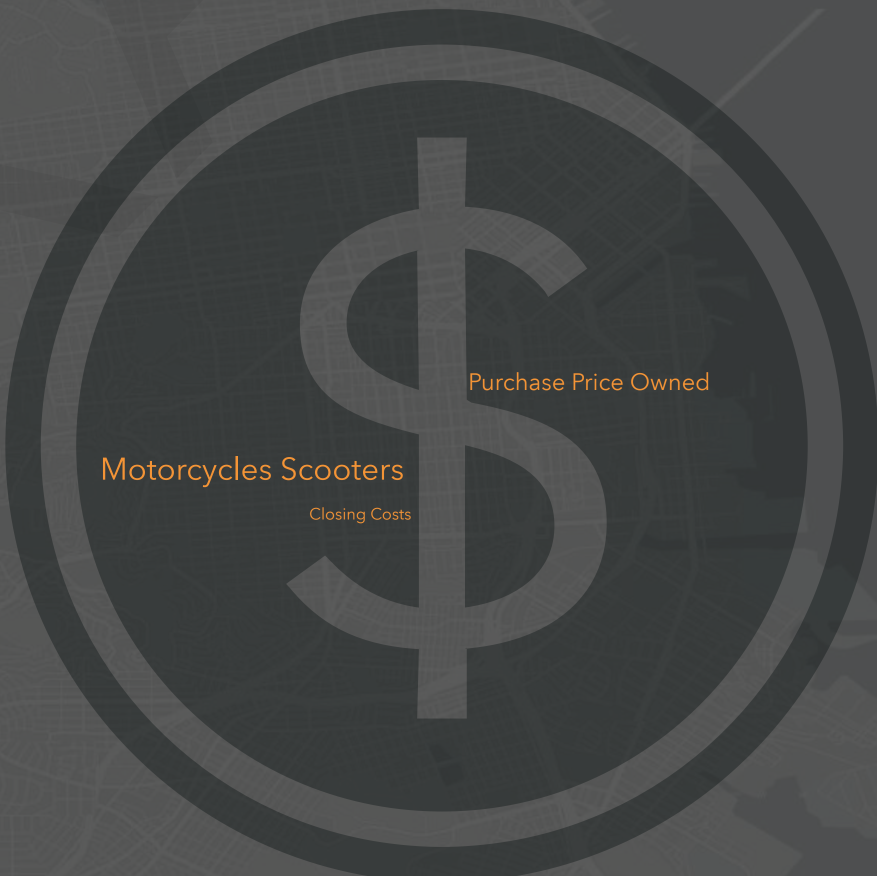
Which is less than **80%** of all **ZIP Codes**

Disposable Income for this Area

$60,077 ↓

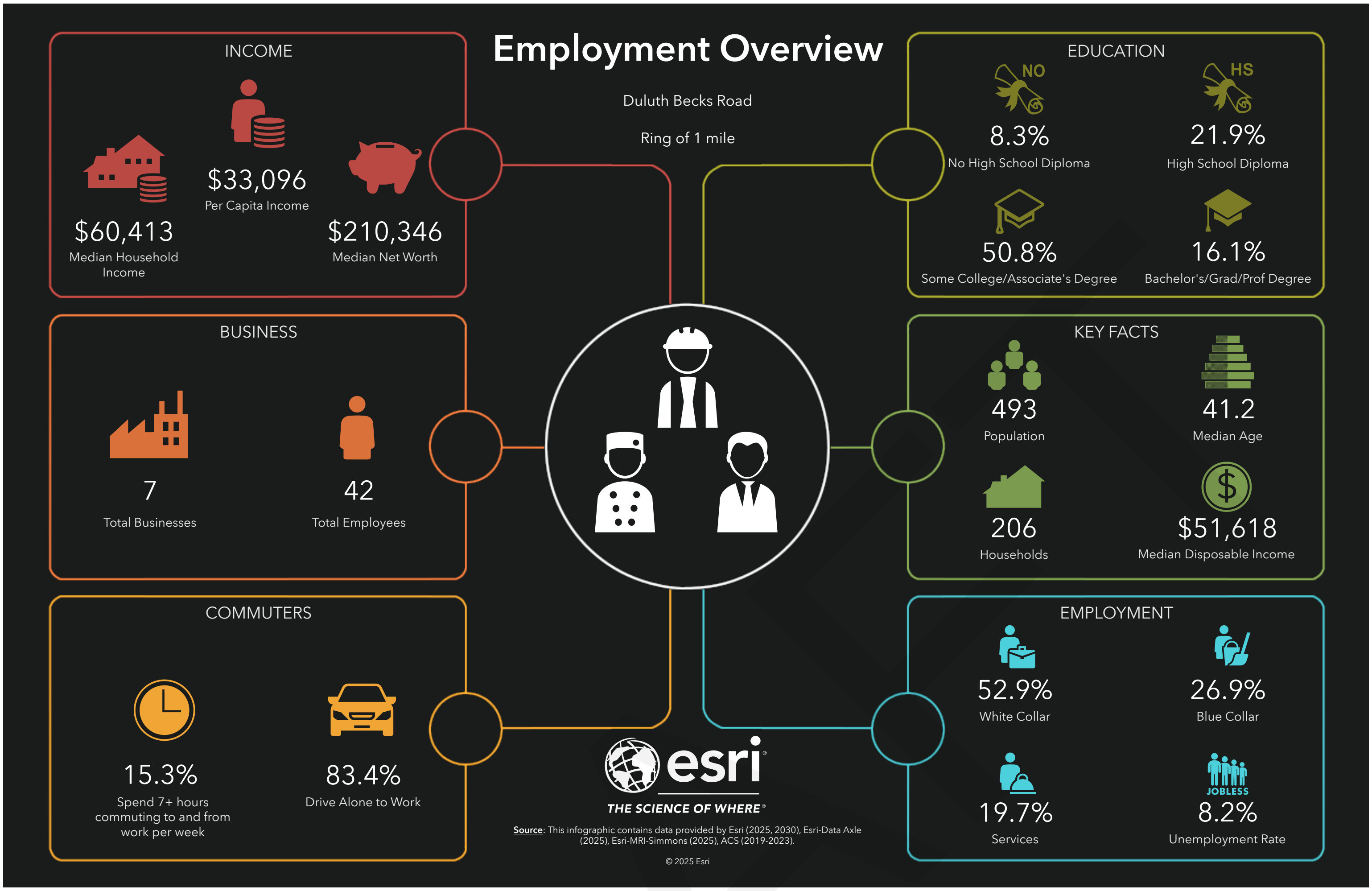
Average Disposable Income is $26,620 lower than **Minnesota**, which has a value of **$86,697**

Click a Spending Fact to Get More Details



An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. Learn more...

Source: This infographic contains data provided by Esri (2025).


Employment Overview
Duluth Becks Road
Ring of 1 mile
INCOME
$33,096
Per Capita Income
$60,413
Median Household Income
$210,346
Median Net Worth
EDUCATION
NO
8.3%
No High School Diploma
HS
21.9%
High School Diploma
50.8%
Some College/Associate's Degree
16.1%
Bachelor's/Grad/Prof Degree
BUSINESS
7
Total Businesses
42
Total Employees
KEY FACTS
493
Population
41.2
Median Age
206
Households
$51,618
Median Disposable Income
COMMUTERS
15.3%
Spend 7+ hours commuting to and from work per week
83.4%
Drive Alone to Work
EMPLOYMENT
52.9%
White Collar
26.9%
Blue Collar
19.7%
Services
JOBLESS
8.2%
Unemployment Rate
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Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).
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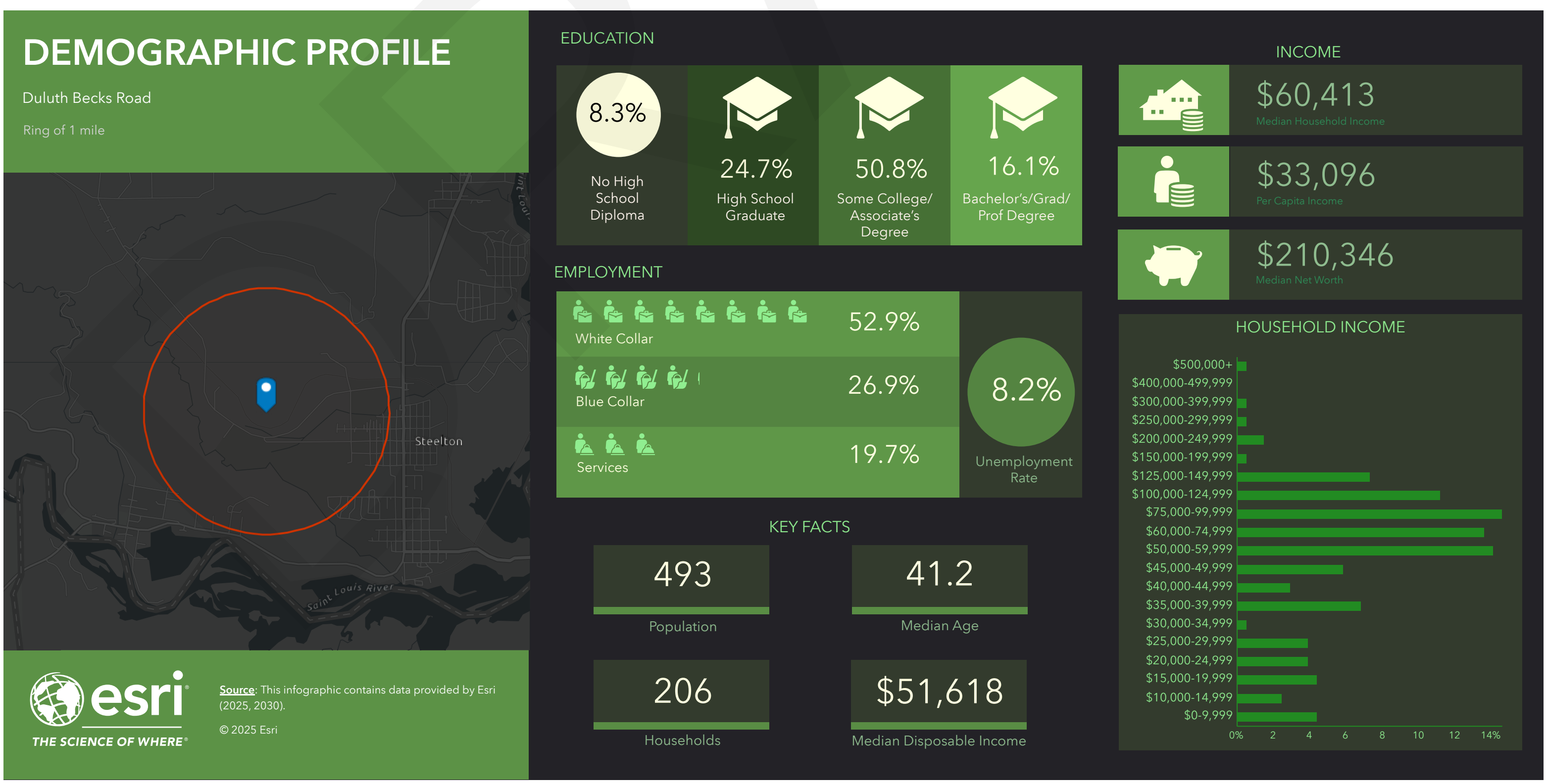

DEMOGRAPHIC PROFILE
Duluth Becks Road
Ring of 1 mile
Steelton
Saint Louis River
esri
THE SCIENCE OF WHERE®
Source: This infographic contains data provided by Esri (2025, 2030).
© 2025 Esri
EDUCATION
8.3%
No High School Diploma
24.7%
High School Graduate
50.8%
Some College/ Associate's Degree
16.1%
Bachelor's/Grad/ Prof Degree
EMPLOYMENT
White Collar
52.9%
Blue Collar
26.9%
Services
19.7%
8.2%
Unemployment Rate
KEY FACTS
493
Population
41.2
Median Age
206
Households
$51,618
Median Disposable Income
INCOME
$60,413
Median Household Income
$33,096
Per Capita Income
$210,346
Median Net Worth
HOUSEHOLD INCOME
$500,000+
$400,000-499,999
$300,000-399,999
$250,000-299,999
$200,000-249,999
$150,000-199,999
$125,000-149,999
$100,000-124,999
$75,000-99,999
$60,000-74,999
$50,000-59,999
$45,000-49,999
$40,000-44,999
$35,000-39,999
$30,000-34,999
$25,000-29,999
$20,000-24,999
$15,000-19,999
$10,000-14,999
$0-9,999
0%
2
4
6
8
10
12
14%

Duluth Becks Road

Ring of 1 mile

Middle Ground (K2)

Dominant Tapestry Segment

KEY FACTS

493
Total Population

$196,154
Median Home Value

7
Businesses

324
Daytime Population

41.2
Median Age

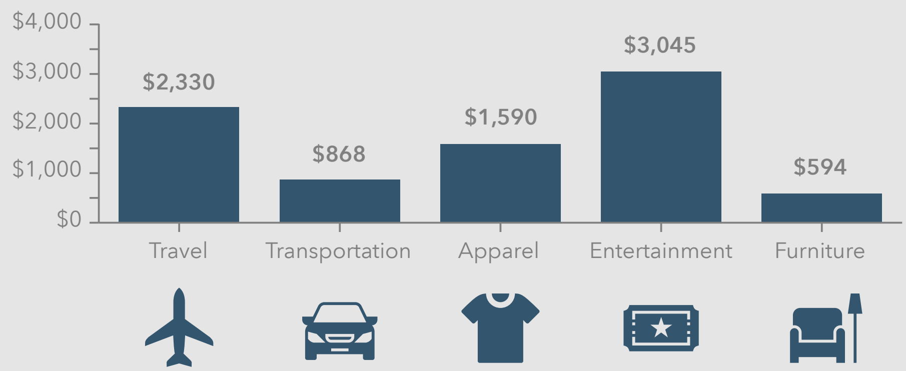
-0.3%
2025-2030 Pop Growth Rate

$33,096
Per Capita Income

2.3
Avg Household Size

$60,413
Median Household Income

KEY SPENDING FACTS



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<u>Source</u>: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

Spending facts are average annual dollars per household

Becks Road Corridor Benchmarks (2025–2030)

Geography	Pop. 2025	Pop. 2030	Growth %	Median HH Income (2025)	Owner-Occupied % (2025)	Median Home Value 2025 → 2030
Becks Rd Block Group (271370038.003)	1,347	1,326	-0.31%	$61,920	8500%	$136,184 → $179,000
Western Duluth / I-23 Corridor	8,954	8,861	-0.21%	$67,097	7400%	$234,361 → $314,773
Minnesota	5,852,943	5,959,077	0.36%	$88,297	7000%	$370,277 → $428,031
United States	339,887,819	347,149,422	0.42%	$81,624	6400%	$370,578 → $440,921

Note: Median structure value (building EMV) within the Becks Rd corridor is $221,700 (parcel-level). Block-group median includes all residential pro perties in the block group.

Housing Profile

Western Duluth/I-23 Corridor
271370102.001 (271370102001) et al.
Geography: Block Group

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Population		Households	
2020 Total Population	9,006	2025 Median Household Income	$67,097
2025 Total Population	8,954	2030 Median Household Income	$74,980
2030 Total Population	8,861	2025-2030 Annual Rate	2.25%
2025-2030 Annual Rate	-0.21%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	4,115	100.0%	4,163	100.0%	4,168	100.0%
Occupied	3,878	94.2%	3,914	94.0%	3,905	93.7%
Owner	2,893	74.6%	2,905	74.2%	2,935	75.2%
Renter	985	25.4%	1,009	25.8%	970	24.8%
Vacant	237	5.8%	249	6.0%	263	6.3%

	2025		2030	
Owner Occupied Housing Units by Value	**Number**	**Percent**	**Number**	**Percent**
Total	2,905	100.0%	2,935	100.0%
<$50,000	285	9.8%	270	9.2%
$50,000-$99,999	160	5.5%	70	2.4%
$100,000-$149,999	407	14.0%	187	6.4%
$150,000-$199,999	294	10.1%	132	4.5%
$200,000-$249,999	446	15.3%	325	11.1%
$250,000-$299,999	363	12.5%	373	12.7%
$300,000-$399,999	487	16.8%	748	25.5%
$400,000-$499,999	182	6.3%	291	9.9%
$500,000-$749,999	212	7.3%	390	13.3%
$750,000-$999,999	53	1.8%	119	4.0%
$1,000,000-$1,499,999	16	0.6%	30	1.0%
$1,500,000-$1,999,999	0	0.0%	0	0.0%
$2,000,000+	0	0.0%	0	0.0%
Median Value	$234,361		$314,773	
Average Value	$264,620		$344,041	

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Housing Units	Number	Percent
Total	4,115	100.0%
Urban Housing Units	3,230	78.5%
Rural Housing Units	885	21.5%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,893	100.0%
Owned with a Mortgage/Loan	1,807	62.5%
Owned Free and Clear	1,086	37.5%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	237	100.0%
For Rent	54	22.8%
Rented- Not Occupied	4	1.7%
For Sale Only	27	11.4%
Sold - Not Occupied	43	18.1%
Seasonal/Recreational/Occasional Use	43	18.1%
For Migrant Workers	0	0.0%
Other Vacant	66	27.9%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	3,878	2,893	74.6%
15-24	142	38	1.3%
25-34	534	316	10.9%
35-44	615	430	14.9%
45-54	612	507	17.5%
55-59	409	346	12.0%
60-64	427	345	11.9%
65-74	683	558	19.3%
75-84	333	264	9.1%
85+	123	89	3.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	3,878	2,893	74.6%
White Alone	3,580	2,712	93.7%
Black/African American Alone	27	8	0.3%
American Indian/Alaska Native Alone	72	40	1.4%
Asian Alone	15	7	0.2%
Pacific Islander Alone	2	1	0.0%
Other Race Alone	13	9	0.3%
Two or More Races	169	116	4.0%
Hispanic Origin	50	30	1.0%

Census 2020 Occupied Housing Units by Size and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	3,878	2,893	74.6%
1-Person	1,222	808	27.9%
2-Person	1,437	1,146	39.6%
3-Person	573	440	15.2%
4-Person	378	304	10.5%
5-Person	192	139	4.8%
6-Person	43	35	1.2%
7+ Person	33	21	0.7%

2025 Housing Affordability	
Housing Affordability Index	100
Percent of Income for Mortgage	21.9%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Community Profile

271370038.003
271370038.003 (271370038003)
Geography: Block Group

Population Summary	271370038003
2010 Total Population	1,390
2020 Total Population	1,368
2020 Group Quarters	2
2025 Total Population	1,347
2025 Group Quarters	2
2030 Total Population	1,326
2025-2030 Annual Rate	-0.31%
2025 Total Daytime Population	953
Workers	122
Residents	831

Household Summary	
2010 Total Households	595
2010 Average Household Size	2.32
2020 Total Households	580
2020 Average Household Size	2.36
2025 Total Households	577
2025 Average Household Size	2.33
2030 Total Households	572
2030 Average Household Size	2.31
2025-2030 Annual Rate	-0.17%
2025 Families	341
2025 Average Family Size	2.90
2030 Families	336
2030 Average Family Size	2.88
2025-2030 Growth Rate	-0.3%

Median Household Income	
2025	$61,920
2030	$66,711

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	271370038003
2025	$35,247
2030	$40,763

2025 Households by Income	
Household Income Base	577
<$10,000	4.7%
$10,000-14,999	1.9%
$15,000-19,999	5.9%
$20,000-24,999	7.1%
$25,000-29,999	5.5%
$30,000-34,999	0.7%
$35,000-39,999	5.4%
$40,000-44,999	2.3%
$45,000-49,999	7.1%
$50,000-59,999	5.9%
$60,000-74,999	20.6%
$75000-99999	14.4%
$100,000-124,999	9.9%
$125,000-149,999	1.4%
$150000-199999	1.4%
$200,000-249,999	3.0%
$250,000-299,999	0.5%
$300,000-399,999	0.9%
$400,000-499,999	0.3%
$500,000+	1.2%
Average Household Income	$82,278

2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	157
Percent of Income for Mortgage	13.8%
Wealth Index	62

Median Home Value	
2025	$136,184
2030	$179,000

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Home Value	271370038003
Total Owner Occupied Housing Units	490
<$50,000	30.2%
$50,000 - $99,999	8.4%
$100,000 - $149,999	15.7%
$150,000 - $199,999	8.6%
$200,000 - $249,999	10.4%
$250,000 - $299,999	15.7%
$300,000 - $399,999	10.0%
$400,000 - $499,999	0.6%
$500,000 - $749,999	0.2%
$750,000 - $999,999	0.2%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.0%
$2,000,000 +	0.0%
Average Home Value	$154,071

Housing Unit Summary	
2010 Total Housing Units	632
Owner Occupied Housing Units	85.5%
Renter Occupied Housing Units	14.4%
Vacant Housing Units	5.8%
2020 Housing Units	618
Owner Occupied Housing Units	85.0%
Renter Occupied Housing Units	15.0%
Vacant Housing Units	6.2%
2025 Housing Units	615
Owner Occupied Housing Units	84.9%
Renter Occupied Housing Units	15.1%
Vacant Housing Units	6.2%
2030 Total Housing Units	615
Owner Occupied Housing Units	85.7%
Renter Occupied Housing Units	14.3%
Vacant Housing Units	7.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex	271370038003
Males	658
Females	689

Median Age	
2010	41.0
2020	41.4
2025	42.8
2030	44.4

2025 Population by Age	
Total	1,347
0 - 4	5.0%
5 - 9	4.9%
10 - 14	4.5%
15 - 24	12.4%
25 - 34	11.5%
35 - 44	14.2%
45 - 54	11.0%
55 - 64	12.4%
65 - 74	13.9%
75 - 84	7.9%
85 +	1.4%
18 +	81.5%

2025 Population 15+ by Marital Status	
Total	1,153
Never Married	17.1%
Married	44.3%
Widowed	8.8%
Divorced	29.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Pop 25+ by Educational Attainment	271370038003
Total	986
Less than 9th Grade	1.1%
9th - 12th Grade, No Diploma	8.3%
High School Graduate	22.3%
GED/Alternative Credential	2.2%
Some College, No Degree	22.0%
Associate Degree	27.6%
Bachelor's Degree	15.4%
Graduate/Professional Degree	1.0%

2020 Population by Race/Ethnicity	
Total	1,368
White Alone	89.4%
Black Alone	0.6%
American Indian Alone	3.6%
Asian Alone	0.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	0.0%
Two or More Races	0.0%
Hispanic Origin	0.9%
Diversity Index	21.1

2025 Population by Race/Ethnicity	
Total	1,347
White Alone	88.9%
Black Alone	0.5%
American Indian Alone	3.7%
Asian Alone	0.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	0.0%
Two or More Races	6.6%
Hispanic Origin	1.1%
Diversity Index	22.1

2025 Employed Pop 16+ by Occupation	271370038003
Total	567
White Collar	41.6%
Management/Business/Financial	18.4%
Professional	8.8%
Sales	9.2%
Administrative Support	5.2%
Services	34.4%

2025 Employed Pop 16+ by Occupation	
Total	567
Blue Collar	24.0%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	0.2%
Installation/Maintenance/Repair	4.0%
Production	1.3%
Transportation/Material Moving	18.4%
White Collar	41.6%
Management/Business/Financial	18.4%
Professional	8.8%
Sales	9.2%
Administrative Support	5.2%
Services	34.4%

2025 Civilian Population 16+ in Labor Force	
Civilian Population 16+	567
Population 16+ Employed	91.9%
Population 16+ Unemployment rate	8.1%
Population 16-24 Employed	10.9%
Population 16-24 Unemployment rate	20.5%
Population 25-54 Employed	66.5%
Population 25-54 Unemployment rate	6.7%
Population 55-64 Employed	12%
Population 55-64 Unemployment rate	4.1%
Population 65+ Employed	2%
Population 65+ Unemployment rate	0.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Population 16+ by Industry	271370038003
Total	521
Agriculture/Mining	7.3%
Construction	2.1%
Manufacturing	0.8%
Wholesale Trade	1.9%
Retail Trade	18.2%
Transportation/Utilities	9.0%
Information	0%
Finance/Insurance/Real Estate	1.0%
Services	52.0%
Public Administration	7.7%

2025 Consumer Spending	
Apparel & Services: Total $	$945,549
Average Spent	$1,638.73
Spending Potential Index	67
Education: Total $	$648,216
Average Spent	$1,123.42
Spending Potential Index	63
Entertainment/Recreation: Total $	$1,953,242
Average Spent	$3,385.17
Spending Potential Index	82
Food at Home: Total $	$3,464,016
Average Spent	$6,003.49
Spending Potential Index	81
Food Away from Home: Total $	$1,535,893
Average Spent	$2,661.86
Spending Potential Index	64
Health Care: Total $	$4,048,004
Average Spent	$7,015.60
Spending Potential Index	91
HH Furnishings & Equipment: Total $	$1,208,224
Average Spent	$2,093.98
Spending Potential Index	72
Personal Care Products & Services: Total $	$376,756
Average Spent	$652.96
Spending Potential Index	62

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending	271370038003
Shelter: Total $	$10,095,148
Average Spent	$17,495.92
Spending Potential Index	66
Support Payments/Gifts in Kind: Total $	$1,378,657
Average Spent	$2,389.35
Spending Potential Index	72
Travel: Total $	$1,424,944
Average Spent	$2,469.57
Spending Potential Index	68
Vehicle Maintenance & Repairs: Total $	$627,753
Average Spent	$1,087.96
Spending Potential Index	81

Top Tapestry Segment

271370038003

Heartland Communities (I3):

This segment is characterized by rural Midwestern areas with industrial roots and older housing.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Community Profile

Minnesota
Minnesota (27)
Geography: State

Population Summary	Minnesota (27)
2010 Total Population	5,303,925
2020 Total Population	5,706,494
2020 Group Quarters	138,293
2025 Total Population	5,852,943
2025 Group Quarters	140,932
2030 Total Population	5,959,077
2025-2030 Annual Rate	0.36%
2025 Total Daytime Population	5,857,843
Workers	3,082,503
Residents	2,775,340

Household Summary	
2010 Total Households	2,087,227
2010 Average Household Size	2.48
2020 Total Households	2,253,990
2020 Average Household Size	2.47
2025 Total Households	2,333,970
2025 Average Household Size	2.45
2030 Total Households	2,391,162
2030 Average Household Size	2.43
2025-2030 Annual Rate	0.49%
2025 Families	1,438,506
2025 Average Family Size	3.10
2030 Families	1,463,243
2030 Average Family Size	3.08
2025-2030 Growth Rate	0.3%

Median Household Income	
2025	$88,297
2030	$98,505

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	Minnesota (27)
2025	$47,371
2030	$52,073

2025 Households by Income	
Household Income Base	2,333,862
<$10,000	3.5%
$10,000-14,999	2.8%
$15,000-19,999	2.6%
$20,000-24,999	2.6%
$25,000-29,999	2.3%
$30,000-34,999	3.0%
$35,000-39,999	3.1%
$40,000-44,999	3.0%
$45,000-49,999	3.0%
$50,000-59,999	6.8%
$60,000-74,999	9.0%
$75000-99999	13.9%
$100,000-124,999	11.2%
$125,000-149,999	8.3%
$150000-199999	11.0%
$200,000-249,999	6.0%
$250,000-299,999	2.9%
$300,000-399,999	2.2%
$400,000-499,999	0.8%
$500,000+	2.0%
Average Household Income	$118,565

2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	86
Percent of Income for Mortgage	26.3%
Wealth Index	104

Median Home Value	
2025	$370,277
2030	$428,031

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Home Value	Minnesota (27)
Total Owner Occupied Housing Units	1,628,727
<$50,000	3.3%
$50,000 - $99,999	2.6%
$100,000 - $149,999	3.4%
$150,000 - $199,999	5.3%
$200,000 - $249,999	8.0%
$250,000 - $299,999	10.5%
$300,000 - $399,999	23.9%
$400,000 - $499,999	16.8%
$500,000 - $749,999	18.4%
$750,000 - $999,999	4.7%
$1,000,000 - $1,499,999	1.8%
$1,500,000 - $1,999,999	0.5%
$2,000,000 +	0.7%
Average Home Value	$425,335

Housing Unit Summary	
2010 Total Housing Units	2,347,201
Owner Occupied Housing Units	73.0%
Renter Occupied Housing Units	27.0%
Vacant Housing Units	11.1%
2020 Housing Units	2,485,558
Owner Occupied Housing Units	70.6%
Renter Occupied Housing Units	29.4%
Vacant Housing Units	9.3%
2025 Housing Units	2,582,238
Owner Occupied Housing Units	69.8%
Renter Occupied Housing Units	30.2%
Vacant Housing Units	9.6%
2030 Total Housing Units	2,644,353
Owner Occupied Housing Units	70.2%
Renter Occupied Housing Units	29.8%
Vacant Housing Units	9.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex	Minnesota (27)
Males	2,939,545
Females	2,913,398

Median Age	
2010	37.3
2020	38.4
2025	39.3
2030	40.3

2025 Population by Age	
Total	5,852,943
0 - 4	5.8%
5 - 9	6.2%
10 - 14	6.3%
15 - 24	13.0%
25 - 34	12.8%
35 - 44	13.6%
45 - 54	11.9%
55 - 64	12.0%
65 - 74	10.7%
75 - 84	5.8%
85 +	2.1%
18 +	77.9%

2025 Population 15+ by Marital Status	
Total	4,784,649
Never Married	33.3%
Married	52.1%
Widowed	4.8%
Divorced	9.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Pop 25+ by Educational Attainment	Minnesota (27)
Total	4,021,070
Less than 9th Grade	2.1%
9th - 12th Grade, No Diploma	3.0%
High School Graduate	20.9%
GED/Alternative Credential	3.1%
Some College, No Degree	17.4%
Associate Degree	13.1%
Bachelor's Degree	26.2%
Graduate/Professional Degree	14.2%

2020 Population by Race/Ethnicity	
Total	5,706,494
White Alone	77.5%
Black Alone	7.0%
American Indian Alone	1.2%
Asian Alone	5.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.0%
Two or More Races	3.0%
Hispanic Origin	6.1%
Diversity Index	45.7

2025 Population by Race/Ethnicity	
Total	5,852,943
White Alone	75.8%
Black Alone	7.6%
American Indian Alone	1.2%
Asian Alone	5.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.2%
Two or More Races	6.5%
Hispanic Origin	6.6%
Diversity Index	48.4

2025 Employed Pop 16+ by Occupation	Minnesota (27)
Total	3,211,264
White Collar	64.0%
Management/Business/Financial	19.6%
Professional	27.2%
Sales	7.8%
Administrative Support	9.4%
Services	15.2%

2025 Employed Pop 16+ by Occupation	
Total	3,211,264
Blue Collar	20.9%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	4.3%
Installation/Maintenance/Repair	2.7%
Production	6.3%
Transportation/Material Moving	7.0%
White Collar	64.0%
Management/Business/Financial	19.6%
Professional	27.2%
Sales	7.8%
Administrative Support	9.4%
Services	15.2%

2025 Civilian Population 16+ in Labor Force	
Civilian Population 16+	3,211,264
Population 16+ Employed	96.6%
Population 16+ Unemployment rate	3.4%
Population 16-24 Employed	14.1%
Population 16-24 Unemployment rate	6.9%
Population 25-54 Employed	60.1%
Population 25-54 Unemployment rate	2.6%
Population 55-64 Employed	16%
Population 55-64 Unemployment rate	2.7%
Population 65+ Employed	7%
Population 65+ Unemployment rate	3.5%

2025 Employed Population 16+ by Industry	Minnesota (27)
Total	3,103,431
Agriculture/Mining	1.9%
Construction	6.5%
Manufacturing	13.1%
Wholesale Trade	2.4%
Retail Trade	10.2%
Transportation/Utilities	4.7%
Information	1%
Finance/Insurance/Real Estate	6.9%
Services	48.9%
Public Administration	4.1%

2025 Consumer Spending	
Apparel & Services: Total $	$5,816,276,264
Average Spent	$2,492.01
Spending Potential Index	102
Education: Total $	$4,291,942,187
Average Spent	$1,838.90
Spending Potential Index	103
Entertainment/Recreation: Total $	$9,998,743,497
Average Spent	$4,284.01
Spending Potential Index	104
Food at Home: Total $	$17,850,626,686
Average Spent	$7,648.18
Spending Potential Index	103
Food Away from Home: Total $	$9,667,719,004
Average Spent	$4,142.18
Spending Potential Index	100
Health Care: Total $	$18,991,894,565
Average Spent	$8,137.16
Spending Potential Index	105
HH Furnishings & Equipment: Total $	$6,986,562,783
Average Spent	$2,993.42
Spending Potential Index	103
Personal Care Products & Services: Total $	$2,475,596,681
Average Spent	$1,060.68
Spending Potential Index	101

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending	Minnesota (27)
Shelter: Total $	$62,493,710,190
Average Spent	$26,775.71
Spending Potential Index	101
Support Payments/Gifts in Kind: Total $	$7,991,700,416
Average Spent	$3,424.08
Spending Potential Index	104
Travel: Total $	$8,579,493,216
Average Spent	$3,675.92
Spending Potential Index	102
Vehicle Maintenance & Repairs: Total $	$3,285,992,401
Average Spent	$1,407.90
Spending Potential Index	104

Top Tapestry Segment

Minnesota (27)

Savvy Suburbanites (L1):

This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Community Profile

Western Duluth/I-23 Corridor
271370102.001 (271370102001) et al.
Geography: Block Group

Population Summary	MN(2713701020...
2010 Total Population	9,013
2020 Total Population	9,006
2020 Group Quarters	222
2025 Total Population	8,954
2025 Group Quarters	237
2030 Total Population	8,861
2025-2030 Annual Rate	-0.21%
2025 Total Daytime Population	6,189
Workers	1,553
Residents	4,636

Household Summary	
2010 Total Households	3,785
2010 Average Household Size	2.33
2020 Total Households	3,878
2020 Average Household Size	2.27
2025 Total Households	3,914
2025 Average Household Size	2.23
2030 Total Households	3,905
2030 Average Household Size	2.21
2025-2030 Annual Rate	-0.05%
2025 Families	2,280
2025 Average Family Size	2.84
2030 Families	2,259
2030 Average Family Size	2.82
2025-2030 Growth Rate	-0.2%

Median Household Income	
2025	$67,097
2030	$74,980

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	MN(2713701020...
2025	$37,209
2030	$41,341

2025 Households by Income	
Household Income Base	3,914
<$10,000	3.6%
$10,000-14,999	2.8%
$15,000-19,999	3.1%
$20,000-24,999	4.0%
$25,000-29,999	2.9%
$30,000-34,999	2.7%
$35,000-39,999	4.5%
$40,000-44,999	3.5%
$45,000-49,999	7.3%
$50,000-59,999	9.0%
$60,000-74,999	12.2%
$75000-99999	14.6%
$100,000-124,999	12.1%
$125,000-149,999	6.1%
$150000-199999	6.6%
$200,000-249,999	2.8%
$250,000-299,999	0.3%
$300,000-399,999	0.6%
$400,000-499,999	0.4%
$500,000+	0.8%
Average Household Income	$84,998

2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	100
Percent of Income for Mortgage	21.9%
Wealth Index	66

Median Home Value	
2025	$234,361
2030	$314,773

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Home Value	MN(2713701020...
Total Owner Occupied Housing Units	2,905
<$50,000	9.8%
$50,000 - $99,999	5.5%
$100,000 - $149,999	14.0%
$150,000 - $199,999	10.1%
$200,000 - $249,999	15.3%
$250,000 - $299,999	12.5%
$300,000 - $399,999	16.8%
$400,000 - $499,999	6.3%
$500,000 - $749,999	7.3%
$750,000 - $999,999	1.8%
$1,000,000 - $1,499,999	0.6%
$1,500,000 - $1,999,999	0.0%
$2,000,000 +	0.0%
Average Home Value	$264,620

Housing Unit Summary	
2010 Total Housing Units	4,065
Owner Occupied Housing Units	76.4%
Renter Occupied Housing Units	23.6%
Vacant Housing Units	6.9%
2020 Housing Units	4,115
Owner Occupied Housing Units	74.6%
Renter Occupied Housing Units	25.4%
Vacant Housing Units	5.8%
2025 Housing Units	4,163
Owner Occupied Housing Units	74.2%
Renter Occupied Housing Units	25.8%
Vacant Housing Units	6.0%
2030 Total Housing Units	4,168
Owner Occupied Housing Units	75.2%
Renter Occupied Housing Units	24.8%
Vacant Housing Units	6.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex	MN(2713701020...
Males	4,555
Females	4,399

Median Age	
2010	40.7
2020	42.0
2025	43.1
2030	44.6

2025 Population by Age	
Total	8,954
0 - 4	4.5%
5 - 9	4.7%
10 - 14	5.7%
15 - 24	10.0%
25 - 34	13.2%
35 - 44	14.5%
45 - 54	11.9%
55 - 64	13.7%
65 - 74	12.9%
75 - 84	6.9%
85 +	2.2%
18 +	81.9%

2025 Population 15+ by Marital Status	
Total	7,627
Never Married	33.3%
Married	43.7%
Widowed	5.1%
Divorced	17.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Pop 25+ by Educational Attainment	MN(2713701020...
Total	6,730
Less than 9th Grade	0.9%
9th - 12th Grade, No Diploma	4.0%
High School Graduate	25.1%
GED/Alternative Credential	4.5%
Some College, No Degree	24.2%
Associate Degree	16.3%
Bachelor's Degree	18.9%
Graduate/Professional Degree	6.2%

2020 Population by Race/Ethnicity	
Total	9,006
White Alone	88.8%
Black Alone	1.1%
American Indian Alone	2.7%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.4%
Two or More Races	0.4%
Hispanic Origin	1.6%
Diversity Index	23.2

2025 Population by Race/Ethnicity	
Total	8,954
White Alone	88.2%
Black Alone	1.1%
American Indian Alone	2.7%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.4%
Two or More Races	7.0%
Hispanic Origin	1.8%
Diversity Index	24.4

2025 Employed Pop 16+ by Occupation	MN(2713701020...
Total	4,535
White Collar	56.1%
Management/Business/Financial	17.5%
Professional	19.0%
Sales	8.5%
Administrative Support	11.2%
Services	18.5%

2025 Employed Pop 16+ by Occupation	
Total	4,535
Blue Collar	25.4%
Farming/Forestry/Fishing	2.0%
Construction/Extraction	5.9%
Installation/Maintenance/Repair	2.9%
Production	7.0%
Transportation/Material Moving	7.6%
White Collar	56.1%
Management/Business/Financial	17.5%
Professional	19.0%
Sales	8.5%
Administrative Support	11.2%
Services	18.5%

2025 Civilian Population 16+ in Labor Force	
Civilian Population 16+	4,535
Population 16+ Employed	96.3%
Population 16+ Unemployment rate	3.7%
Population 16-24 Employed	10.4%
Population 16-24 Unemployment rate	9.7%
Population 25-54 Employed	65.0%
Population 25-54 Unemployment rate	3.1%
Population 55-64 Employed	17%
Population 55-64 Unemployment rate	2.7%
Population 65+ Employed	4%
Population 65+ Unemployment rate	1.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Population 16+ by Industry	MN(2713701020...
Total	4,367
Agriculture/Mining	3.2%
Construction	7.4%
Manufacturing	7.4%
Wholesale Trade	1.1%
Retail Trade	15.4%
Transportation/Utilities	5.8%
Information	1%
Finance/Insurance/Real Estate	5.8%
Services	48.6%
Public Administration	4.3%

2025 Consumer Spending	
Apparel & Services: Total $	$6,831,097
Average Spent	$1,745.30
Spending Potential Index	71
Education: Total $	$4,884,050
Average Spent	$1,247.84
Spending Potential Index	70
Entertainment/Recreation: Total $	$12,622,997
Average Spent	$3,225.09
Spending Potential Index	78
Food at Home: Total $	$22,772,458
Average Spent	$5,818.21
Spending Potential Index	78
Food Away from Home: Total $	$11,265,575
Average Spent	$2,878.28
Spending Potential Index	70
Health Care: Total $	$25,523,369
Average Spent	$6,521.04
Spending Potential Index	84
HH Furnishings & Equipment: Total $	$8,543,706
Average Spent	$2,182.86
Spending Potential Index	75
Personal Care Products & Services: Total $	$2,892,805
Average Spent	$739.09
Spending Potential Index	70

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending	MN(2713701020...
Shelter: Total $	$72,378,231
Average Spent	$18,492.14
Spending Potential Index	69
Support Payments/Gifts in Kind: Total $	$9,762,692
Average Spent	$2,494.30
Spending Potential Index	76
Travel: Total $	$10,100,595
Average Spent	$2,580.63
Spending Potential Index	72
Vehicle Maintenance & Repairs: Total $	$4,137,294
Average Spent	$1,057.05
Spending Potential Index	78

Top Tapestry Segment

MN(2713701020...

Heartland Communities (I3):

This segment is characterized by rural Midwestern areas with industrial roots and older housing.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Housing Profile

271370038.003
271370038.003 (271370038003)
Geography: Block Group

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Population		Households	
2020 Total Population	1,368	2025 Median Household Income	$61,920
2025 Total Population	1,347	2030 Median Household Income	$66,711
2030 Total Population	1,326	2025-2030 Annual Rate	1.50%
2025-2030 Annual Rate	-0.31%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	618	100.0%	615	100.0%	615	100.0%
Occupied	580	93.9%	577	93.8%	572	93.0%
Owner	493	85.0%	490	84.9%	490	85.7%
Renter	87	15.0%	87	15.1%	82	14.3%
Vacant	38	6.2%	38	6.2%	43	7.0%

	2025		2030	
Owner Occupied Housing Units by Value	**Number**	**Percent**	**Number**	**Percent**
Total	490	100.0%	490	100.0%
<$50,000	148	30.2%	146	29.8%
$50,000-$99,999	41	8.4%	28	5.7%
$100,000-$149,999	77	15.7%	56	11.4%
$150,000-$199,999	42	8.6%	36	7.3%
$200,000-$249,999	51	10.4%	55	11.2%
$250,000-$299,999	77	15.7%	98	20.0%
$300,000-$399,999	49	10.0%	65	13.3%
$400,000-$499,999	3	0.6%	4	0.8%
$500,000-$749,999	1	0.2%	1	0.2%
$750,000-$999,999	1	0.2%	1	0.2%
$1,000,000-$1,499,999	0	0.0%	0	0.0%
$1,500,000-$1,999,999	0	0.0%	0	0.0%
$2,000,000+	0	0.0%	0	0.0%
Median Value	$136,184		$179,000	
Average Value	$154,071		$170,801	

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Housing Units	Number	Percent
Total	618	100.0%
Urban Housing Units	357	57.8%
Rural Housing Units	261	42.2%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	493	100.0%
Owned with a Mortgage/Loan	221	44.8%
Owned Free and Clear	272	55.2%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	38	100.0%
For Rent	3	7.9%
Rented- Not Occupied	2	5.3%
For Sale Only	12	31.6%
Sold - Not Occupied	10	26.3%
Seasonal/Recreational/Occasional Use	5	13.2%
For Migrant Workers	0	0.0%
Other Vacant	6	15.8%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	580	493	85.0%
15-24	18	8	1.6%
25-34	60	35	7.1%
35-44	84	64	13.0%
45-54	80	73	14.8%
55-59	71	66	13.4%
60-64	89	79	16.0%
65-74	114	110	22.3%
75-84	39	37	7.5%
85+	25	21	4.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	580	493	85.0%
White Alone	543	467	94.7%
Black/African American Alone	1	1	0.2%
American Indian/Alaska Native Alone	11	7	1.4%
Asian Alone	2	2	0.4%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	0	0	0.0%
Two or More Races	23	16	3.3%
Hispanic Origin	5	4	0.8%

Census 2020 Occupied Housing Units by Size and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	580	493	85.0%
1-Person	172	141	28.6%
2-Person	248	221	44.8%
3-Person	76	63	12.8%
4-Person	51	48	9.7%
5-Person	24	12	2.4%
6-Person	5	5	1.0%
7+ Person	4	3	0.6%

2025 Housing Affordability

Housing Affordability Index	157
Percent of Income for Mortgage	13.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Housing Profile

Minnesota
Minnesota (27)
Geography: State

Population		Households	
2020 Total Population	5,706,494	2025 Median Household Income	$88,297
2025 Total Population	5,852,943	2030 Median Household Income	$98,505
2030 Total Population	5,959,077	2025-2030 Annual Rate	2.21%
2025-2030 Annual Rate	0.36%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,485,558	100.0%	2,582,238	100.0%	2,644,353	100.0%
Occupied	2,253,990	90.7%	2,333,970	90.4%	2,391,162	90.4%
Owner	1,590,421	70.6%	1,628,954	69.8%	1,677,824	70.2%
Renter	663,569	29.4%	705,016	30.2%	713,338	29.8%
Vacant	231,568	9.3%	248,268	9.6%	253,191	9.6%

	2025		2030	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	1,628,727	100.0%	1,677,580	100.0%
<$50,000	53,071	3.3%	47,164	2.8%
$50,000-$99,999	42,359	2.6%	27,498	1.6%
$100,000-$149,999	55,634	3.4%	32,098	1.9%
$150,000-$199,999	86,924	5.3%	49,037	2.9%
$200,000-$249,999	130,957	8.0%	81,592	4.9%
$250,000-$299,999	171,525	10.5%	130,562	7.8%
$300,000-$399,999	389,733	23.9%	376,587	22.4%
$400,000-$499,999	273,851	16.8%	336,240	20.0%
$500,000-$749,999	299,619	18.4%	423,931	25.3%
$750,000-$999,999	76,942	4.7%	108,691	6.5%
$1,000,000-$1,499,999	28,627	1.8%	39,282	2.3%
$1,500,000-$1,999,999	8,338	0.5%	10,908	0.7%
$2,000,000+	11,147	0.7%	13,990	0.8%
Median Value	$370,277		$428,031	
Average Value	$425,335		$484,518	

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Housing Units	Number	Percent
Total	2,485,558	100.0%
Urban Housing Units	1,711,872	68.9%
Rural Housing Units	773,686	31.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,590,421	100.0%
Owned with a Mortgage/Loan	1,101,741	69.3%
Owned Free and Clear	488,680	30.7%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	231,568	100.0%
For Rent	44,759	19.3%
Rented- Not Occupied	4,651	2.0%
For Sale Only	16,674	7.2%
Sold - Not Occupied	6,865	3.0%
Seasonal/Recreational/Occasional Use	121,809	52.6%
For Migrant Workers	378	0.2%
Other Vacant	36,432	15.7%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	2,253,990	1,590,421	70.6%
15-24	87,878	15,464	1.0%
25-34	352,167	176,545	11.1%
35-44	398,723	281,714	17.7%
45-54	377,260	291,813	18.4%
55-59	224,147	180,471	11.3%
60-64	222,015	181,101	11.4%
65-74	341,035	281,549	17.7%
75-84	175,538	136,923	8.6%
85+	75,227	44,841	2.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	2,253,990	1,590,421	70.6%
White Alone	1,886,540	1,427,087	89.7%
Black/African American Alone	125,032	30,544	1.9%
American Indian/Alaska Native Alone	20,909	9,818	0.6%
Asian Alone	84,918	50,802	3.2%
Pacific Islander Alone	839	325	0.0%
Other Race Alone	46,390	21,332	1.3%
Two or More Races	89,362	50,513	3.2%
Hispanic Origin	89,479	41,526	2.6%

Census 2020 Occupied Housing Units by Size and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	2,253,990	1,590,421	70.6%
1-Person	649,639	347,272	21.8%
2-Person	786,445	607,977	38.2%
3-Person	309,368	232,906	14.6%
4-Person	285,878	231,670	14.6%
5-Person	133,324	105,853	6.7%
6-Person	53,575	39,994	2.5%
7+ Person	35,761	24,749	1.6%

2025 Housing Affordability

Housing Affordability Index	86
Percent of Income for Mortgage	26.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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