

\$5,750,000



RIVERWEST

# 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



# Property Overview



St. Louis River

Parcel	Gross Acres	Net Dev Acres	Permitted Uses	PID
B	2.43	2.24	Mixed Use	010-2605-00030
C	5.27	3.43	Mixed Use	010-2605-00040
D	2.70	2.18	Mixed Use	010-2605-00050
E	1.42	1.10	Residential: Med Density	010-2605-00060
F	2.91	0	Open Space	010-2605-00100
G	6.65	4.33	Residential: Med Density	010-2605-00070
H	0.49	0	Parking-Storage	010-2605-00080
I	2.67	1.18	Retail/Multi-family	010-2605-00010; 010-2605-00090
ROW	1.16	1.16	Public Street	
Total	25.7	15.62		

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

## 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

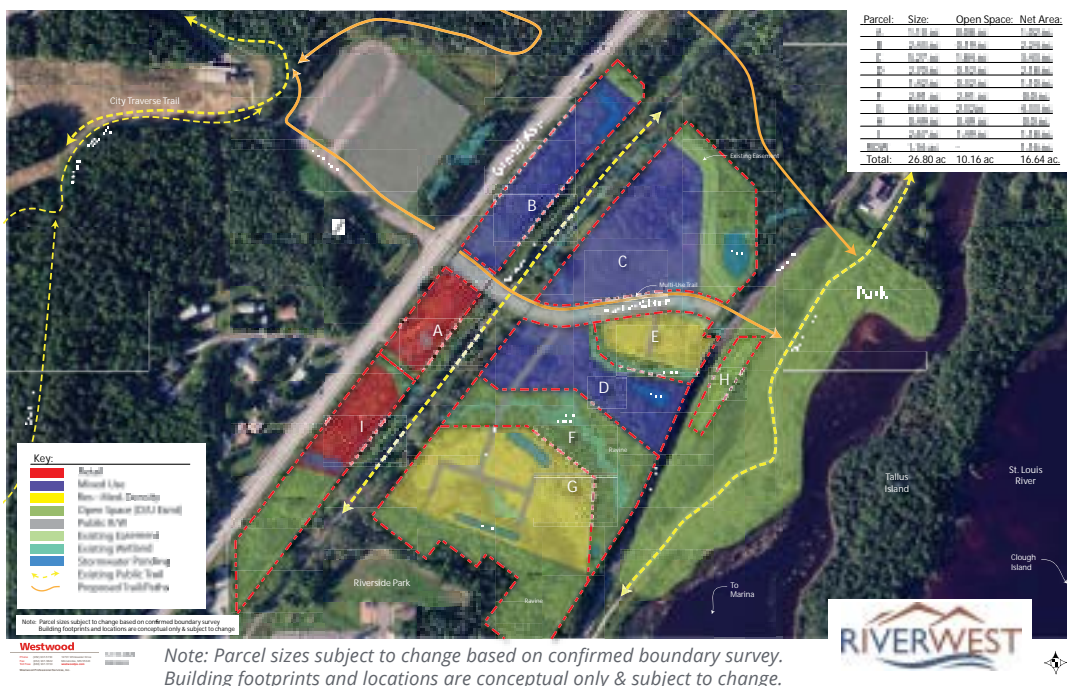
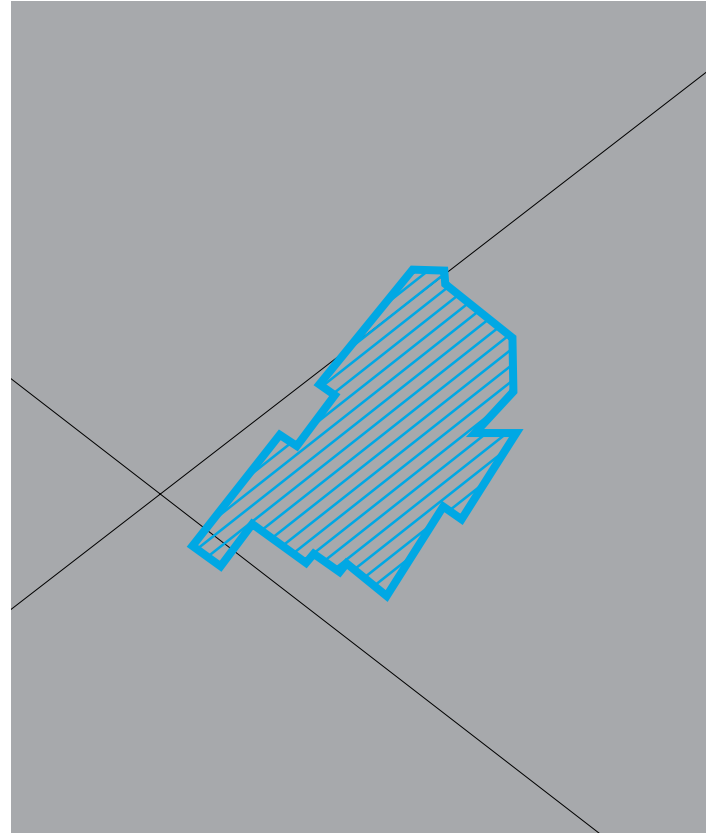
# Zoning & Development

## 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

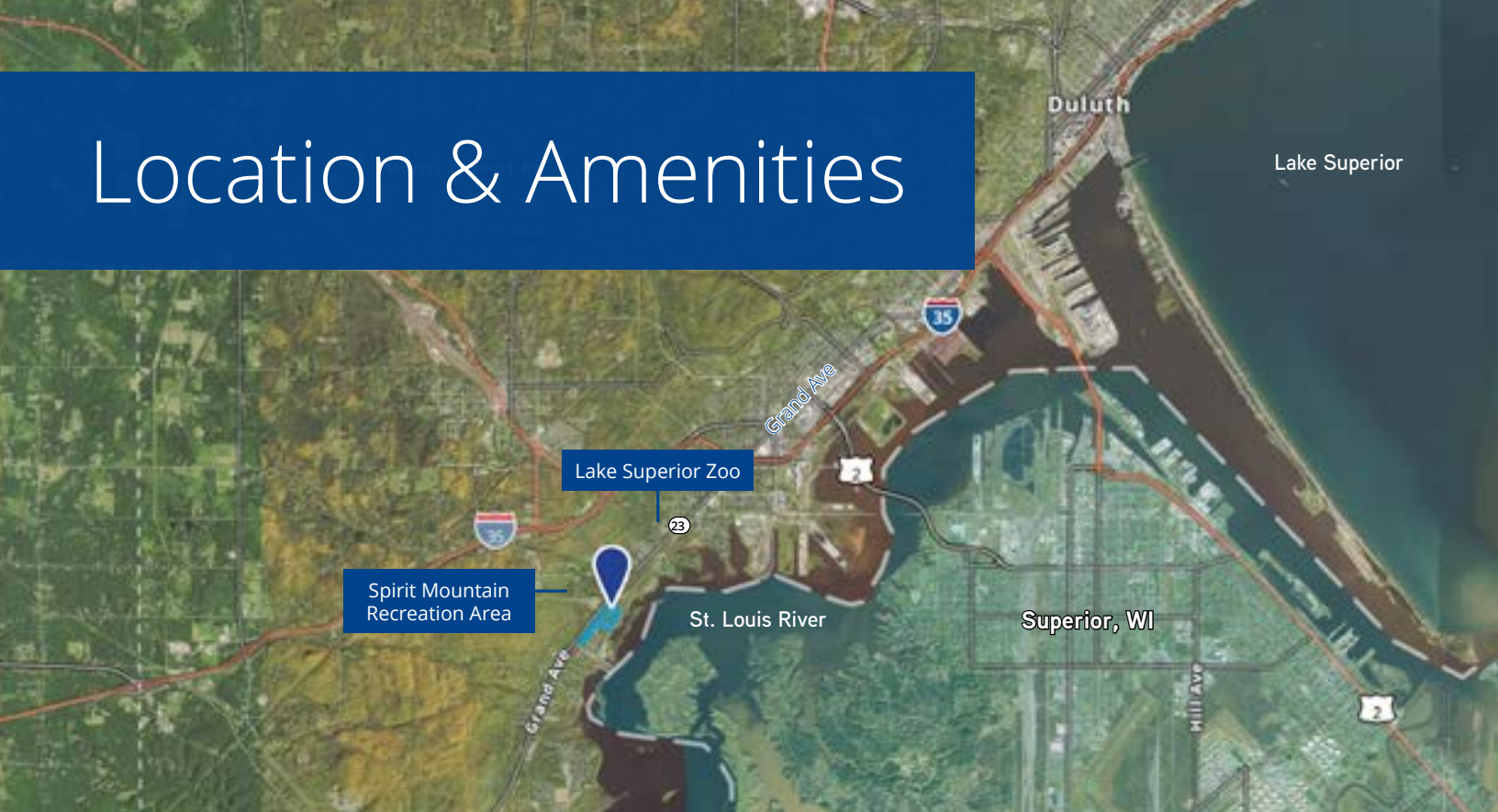


## Development Potential

- 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**

Median household income



**\$224,000**

Median home value  
*Zillow 6/2021*



**59.6%**

Owner occupied housing units



**35.9**

Median age



**50.9%**

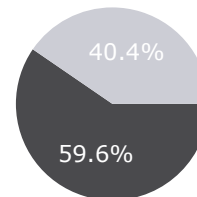
Female population



**38.6%**

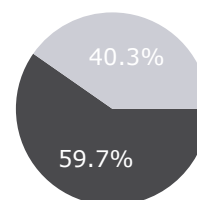
% Married (age 15 or older)

## Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

## 5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

## Households & population



**87,349**

Current total population



**88,430**

5 Year total population



**36,077**

Current total households



**36,529**

5 year total households

## Education

**6%**

No high school diploma



**23%**

High school graduate



**32%**

Some college



**39%**

Bachelor's/graduate/prof degree

## Business



**3,813**

Total businesses



**63,338**

Total employees

## Employment



**68%**

White collar



**14%**

Blue collar



**18%**

Services

**3.9%**

Unemployment rate



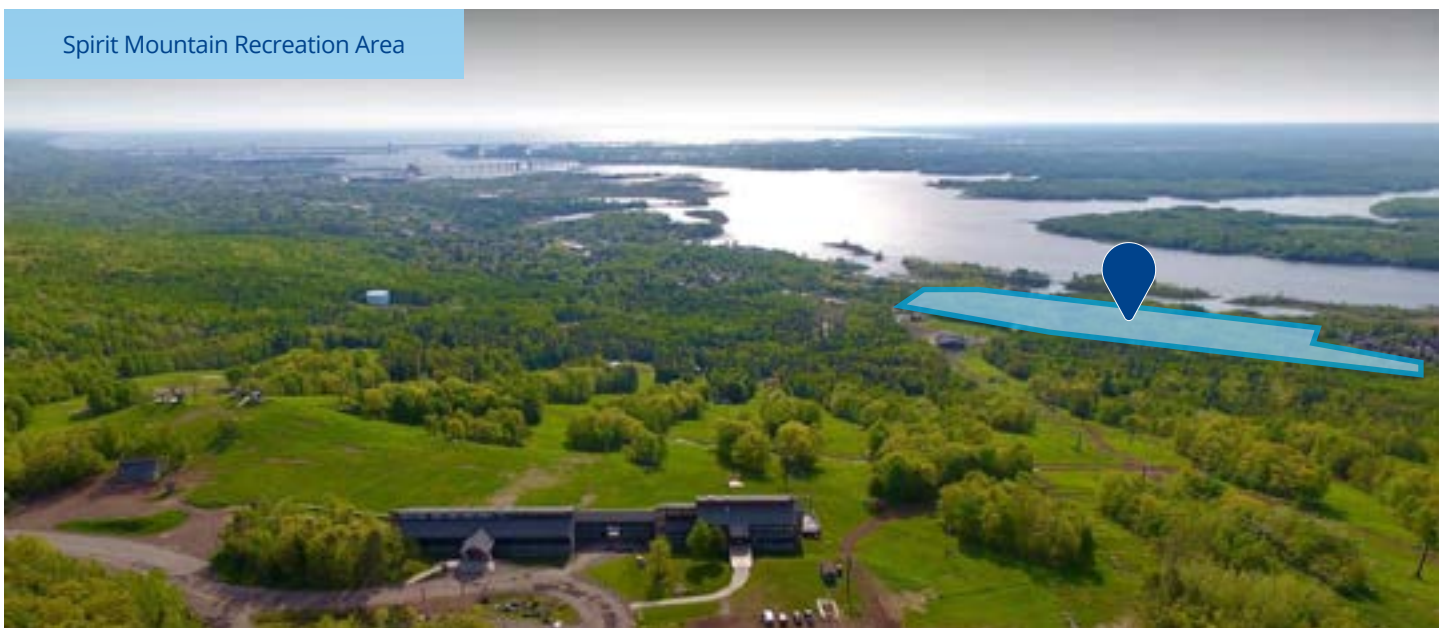
# Property Gallery



The Site



Spirit Mountain Recreation Area



Spirit Mountain



DWP's Short Line







▶ View Online  
[colliers.com/1092948](http://colliers.com/1092948)

#### Additional Resources ▶

- [RiverWest Website](#)
- [Visit Duluth](#)
- [Spirit Mountain Recreation Area](#)
- [City of Duluth](#)
- [Willard Munger Trail](#)

## Contact Us

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