

RIVERWEST

8500 GRAND AVE. WEST | DULUTH, MN



DEVELOPMENT OPPORTUNITY



LAND AVAILABLE:

26 ACRES & 9 PARCELS

ZONING:

MIXED USE

CURRENT USE:

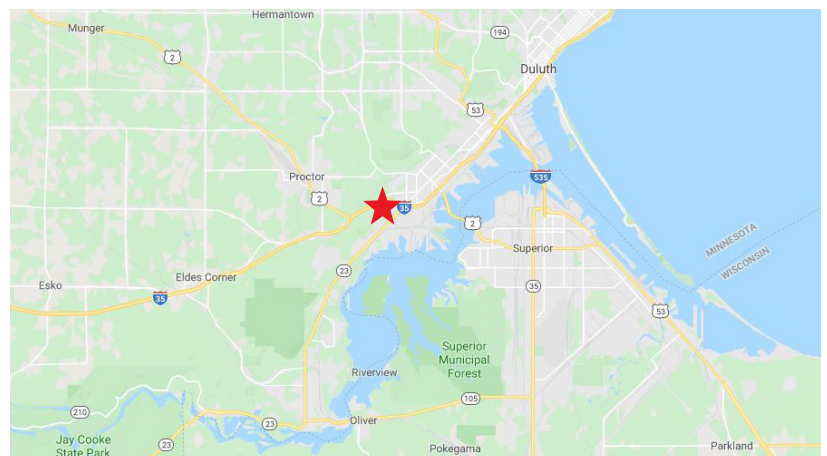
MASS GRADING &
CONSTRUCTION OF KAYAK
BAY ROAD

OFFERING PRICE:

AVAILABLE UPON REQUEST

PROPERTY HIGHLIGHTS

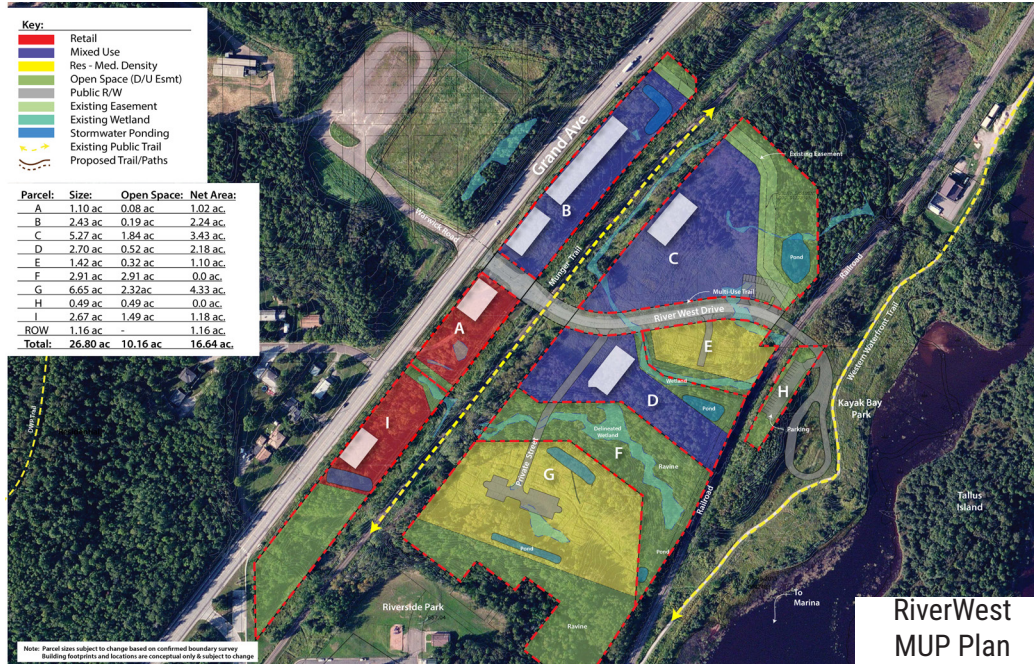
- Site will support \$50,000,000 of development as planned
- Location opposite the entrance to Spirit Mountain Grand Ave Chalet and the new Nordic Cross Country trail system
- Utilities in street; additional utility and road construction scheduled to begin Spring of 2020
- Major portion of the St. Louis River Corridor recreation improvement district



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Site Plans



RiverWest MUP Plan

The # 1 Green Development opportunity in Duluth. Located at the base of Spirit Mountain Recreation Area, with access to the St. Louis River. The location is very attractive to both visitors and residents.

The site is the epicenter of outdoor recreation in Duluth. There are trailheads for nine Nationally known trails that provide demand from Duluthians and visitors 12 months a year. They include: Duluth Traverse Mountain bike trail system, DWP, a gravel bike trail, Willard Munger state trail, a paved bike trail, Spirit Mountain flow trails, Superior Hiking Trail, Western Waterfront Trail, St. Louis River Estuary National Water Trail, Grand Avenue Nordic Center (the only Nordic trail in the region with both snow-making and lighting), and Spirit Mountain Alpine Ski Area. The site provides direct access to these amenities as well as river activities; kayaking, canoeing, fishing and motorized recreation.

It is zoned for a mix of uses within nine development Parcels. The site has been mass graded and is ready for development. All utilities are available. The access road will be completed in 2020, with some sites available for construction in the Fall of 2020.

Duluth is a major Midwest visitor destination, with more than 6.7 million visitors annually with an annual economic impact of \$950 million dollars.



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