

**Executive Summary  
Inver Wood Village  
Mixed-Use Land Development  
112 Acres  
Inver Grove Heights, MN  
6570 South Robert Trail Inver Grove Heights, MN 55077  
6680 South Robert Trail Inver Grove Heights, MN 55077  
1401 70th Street East, Inver Grove Heights, MN 55077**

**June, 2025**

[www.CrownEq.com](http://www.CrownEq.com)  
[www.TapestrySenior.com](http://www.TapestrySenior.com)

## Property and Location

The parcels represent one of the largest current assemblages of land within the Minneapolis St. Paul Metropolitan Urban Services Area (MUSA). The land will be purchased from three separate landowners upon completion of the municipal entitlements.

[https://metro council.org/Communities/Planning/Local-Planning-Assistance/Maps,-forms-misc/MUSA\\_Implementation\\_Guidelines.aspx](https://metro council.org/Communities/Planning/Local-Planning-Assistance/Maps,-forms-misc/MUSA_Implementation_Guidelines.aspx)

## The City, Location and Demographics

Inver Grove Heights is a city in Dakota County, Minnesota. The population was 35,801 at the 2020 census. The city was formed on March 9, 1965, with the merger of the village of Inver Grove and Inver Grove Township. It is one of 186 cities and townships in the seven-county Minneapolis-Saint Paul metropolitan area. Inver Grove Heights is nine miles southeast of Saint Paul and within 15-minutes from Minneapolis-St. Paul International Airport. Inver Grove Heights is located within the 16th-largest metropolitan statistical area in the country and third-largest metropolitan area in the Midwest, with a population of 3,690,261 at the 2020 census.

### Location

▪ Mall of America	15 Minutes
▪ Minneapolis St. Paul International Airport	15 Minutes
▪ MN Vikings Training Facilities	7 Minutes
▪ Interstate 494	5 Minutes
▪ Target	8 Minutes
▪ Downtown Minneapolis	30 Minutes
▪ Downtown St. Paul	15 Minutes

### Nearby

- Twin Cities Premium Outlets
- Inver Grove Heights Skatepark
- Eagan Off Leash Dog Area
- Minnesota Zoo
- Oyevida Lifestyle Café & Spa

### Parks and Fields

▪ Sports field-Parcel 1	4.5-Acres
▪ 4-acre park- Parcel 2	4-Acres
▪ Harmon Park Reserve	43-acres
▪ Salem Hills Park	41-acres

### Park Connections

Harmon Park Reserve (43-acres) is adjacent to the northeast portion of the development, which allows for trail connections to Salem Hills Park (41-acres). Based on the current site plan concept, the development can access 2-parks within the development and connections to both Harmon Park Reserve and Salem Hills Park.

### **Golf Connections**

Inver Wood Golf Course is directly south of the community. Inver Wood's 27 holes sit on 275 acres of rolling, wooded terrain. The championship course offers challenging holes with features that utilize the area's natural geography, such as multi-level fairways, multiple tee stations, varied shaped U.S.G.A. greens, and picturesque par three holes that challenge your golf game as well as your senses. Inver Wood's practice center is uniquely designed with two fairways, along with strategically placed greens and bunkers that add more dimension to the driving range concept. The practice center was designed to offer an "on course" feel that allows the golfer to work on his or her game in an actual golf hole environment.

<https://www.inverwood.org>

<https://www.inverwood.org/video-main.php>

### **Current Park Amenities**

- Tennis courts
- Mountain bike trails
- Sports fields
- Playgrounds
- Picnic shelters and tables
- Fishing
- Basketball courts
- Skating rinks
- Pickleball courts
- Volleyball Courts
- Soccer Fields

### **Harmon Park Reserve**

1642 Upper 55th St. E.

[More about Harmon Park Reserve](#)

### **Salem Hills Park**

1642 Upper 55th St. E.

[More about Salem Hills](#)

### **Site Features**

- Central green spaces

- Playgrounds
- Walking paths
- Dedicated wetlands
- City park with sports fields
- City park with playgrounds
- Community center for each product type
- Swimming pools
- Gazebos, patios, firepits, outdoor seating, and gathering areas

**Property-Parcel -16680 South Robert Trail Inver Grove Heights, MN-31.7 Acres**

The property is located south of the future 65<sup>th</sup> Street and adjacent to Robert Trail. It is directly north of the newly developed Canvas at Inver Grove Heights. The property has significant rolling terrain with areas of woodland, a regional basin easement, and two wetlands.

Dakota County Parcel ID: 200050051010

**Parcel 2-6570 South Robert Trail Inver Grove Heights, MN-2.5 Acres**

The single-family home is included in the development plan. It is accessed by Robert Trail South.

Dakota County Parcel ID: 20-00500-51-020

**Parcel 3-1401 70<sup>th</sup> Street East, Inver Grove Heights, MN-77.22 Acres**

The parcel is contiguous to Parcel 1 and the Canvas development, adjacent north of 70<sup>th</sup> Street.

Dakota County Parcel ID: 20-00500-53-010

**Municipality**

- Numerous meetings with staff over a 24-month period
- Staff supports the general concept and product type
- All development in the NWA approved under the planned unit development (PUD) regulations
- Minimum of 20% is required as open space (plans exceed open space requirements)
- Northwest Area Fee Structure is in the process of being revised downward
- All developments are market rate
- Each component will be platted as separate parcels
- Lot sizes may be adjusted after municipal approvals prior to Preliminary Plat

**Inver Grove Heights Small Area Study 65<sup>th</sup> Street Area Plan (SAP)**

The land parcels are located in the Northwest Area Plan, which is included in the Small Area Plan. The plan was completed by TKDA. The City Council unanimously supported Option 3 as proposed by TKDA and the developers, which facilitates the continued development and approval process.

[www.tkda.com](http://www.tkda.com)  
[ighmn.gov/65Street](http://ighmn.gov/65Street)  
<https://storymaps.arcgis.com/stories/47273cf64dba473f9d3d64fc64cd75ca>

### **2024-Municipal Schedule-Comprehensive Plan Amendment**

April	Small Area Study Public Meeting
April/May	Meeting-City Staff
June	Municipal Applications
August	Planning Commission
December	City Council Approved
December	Comp Plan Amendment-Met Council Approved

### **Preliminary Plat Requirements**

<https://www.ighmn.gov/DocumentCenter/View/3557/Preliminary-Plat-Application?bidId=>

### **Mixed Use Residential**

- Multifamily Apartments
- Rental Townhomes
- Owner Occupied Townhomes
- Owner Occupied Single Family

### **Approved Density**

• Apartments	500
• Townhomes	190
• Single-Family	<u>62</u>
	<b>752</b>

### **Park Easements and Improvements-Multifamily Site**

- Easements were conveyed for a 4.5-acre parcel of land to the City used for drainage
- City will allow the 4.5 acres to be included in meeting green space requirements
- Developer is required to rough grade the park & city will install improvements
- Park conveyance to the City will exceed park dedication requirements

### **Multifamily Parcels-500 Units**

The developer is considering selling the multi-family lots to third parties and or developing the property in conjunction with investors.

**Property Tax Estimates**

CBRE has been retained to complete.

**Feasibility Studies**

Feasibility studies are in process.

**Energy Standards-Multifamily**

Rental developments seek certification based on the National Green Building Standard (NGBS) or Energy Star, which require the following increased energy efficiency features:

- Lower utility use
- Water efficiency
- Indoor environmental quality
- Building operations, and maintenance

Certification from NGBS or a similar standard is required to qualify for the HUD Green MIP program, which reduces MIP costs.

**HUD Green MIP Reduction Program**

In January 2016, HUD instituted an MIP rate reduction for green housing. Through the "Green MIP Reduction" program, annual MIPs are reduced from 65-70 basis points to 25 basis points for all multifamily FHA-insured loan types on projects that commit to two goals:

- Meet certification through an approved green building rating system
- Achieve and maintain an ENERGY STAR score of 75 or higher

**Rental Townhomes-Market Rate-Alternative 1**

- 2-4 bedrooms
- Dedicated office space
- Double or tandem attached garages
- Dedicated laundry room with washer and dryer
- Gated front or rear yard
- Smart home features
- WiFi and security systems
- Electronically controlled access
- Wood floors
- Granite countertops
- Nine and 10-foot ceilings

**Development Team**

**Developer**

Crown Equities, LLC

[www.CrownEq.com](http://www.CrownEq.com)

**Architect**

Distyle Design, Inc.

[www.distyledesign.com](http://www.distyledesign.com)

**Civil Engineer/Land Planning**

Pioneer Engineering

<https://pioneereng.com>

**Wetland Reports**

Midwest Natural Resources, Inc.

[www.mnrinc.us](http://www.mnrinc.us)

**Geotechnical Reports**

Braun Intertec

<https://braunintertec.com/>

**Environmental Reports**

Braun Intertec

<https://braunintertec.com/>

**Feasibility**

JLL Valuation

[www.us.jll.com](http://www.us.jll.com)

**Property Tax Forecasts**

CBRE

[www.cbre.com](http://www.cbre.com)

**HUD Energy-Sustainability**

AEI

[www.aeiconsultants.com](http://www.aeiconsultants.com)

**Attorney-Municipal & RE**

Larkin Hoffman

[www.larkinhoffman.com](http://www.larkinhoffman.com)



TBD

National Property Holdings, LLC is a national land developer of affordable and multifamily market rate housing to include both adaptive reuse and new construction. Principals have completed the development of many mixed-use developments, apartment and townhome rental projects using tax-exempt bonds, conventional financing, and HUD financing programs.



SITE DATA:

PROJECT AREA:  $\pm 108$  ACRES GROSS ( $\pm 77$  ACRES ME,  $\pm 31$  ACRES LUND)

WETLAND: 11 ACES

CELL TOWER AREA:  $\pm 0.5$  ACRE

DEDICATED PARK:  $\pm 8$  ACRES (UPLAND ONLY, WETLANDS AND BASINS EXCLUDED)

NET DEVELOPABLE AREA:  $\pm 88.5$  ACRES

CURRENT ZONING: AG

2040 GUIDE PLAN: LOW DENSITY (1-4 UNITS/ACRE) LUND AND LOW-MEDIUM DENSITY (4-8 UNITS/ACRE) ME PROPERTY AND SOUTHEAST CORNER OF LUND PROPERTY

PROPOSED ZONING: PUD NORTHWEST AREA (R-1C, R-3A, R-3C)

PROPOSED LAND USE: HDR (12+ UNITS/ACRE) AND LMDR (4-8 UNITS/ACRE)

PROPOSED UNITS: 752

APARTMENTS LUND PROPERTY: 500

TOWNHOME UNITS: 190

50' WIDE SINGLE FAMILY: 62

LAND USE AND ZONING WITHIN EACH PRODUCT AREA (NET AREAS EXCLUDE WETLANDS AND DEDICATED PARK)

LUND APARTMENTS

NET AREA:  $\pm 25.8$  ACRES

UNITS: 500

NET DENSITY:  $\pm 19.4$  UNITS/ACRE

PROPOSED LAND USE: HIGH DENSITY RESIDENTIAL (12+ UNITS/ACRE)

PROPOSED ZONING: R-3C

M AND E ROW TOWNHOMES AND SINGLE FAMILY

NET AREA: 62.7 ACRES

UNITS: 252 (190 TOWNHOMES, 62 SINGLE FAMILY)

NET DENSITY: 4.1 UNITS/ACRE

PROPOSED LAND USE: LOW-MEDIUM DENSITY RESIDENTIAL (4-8 UNITS/ACRE)

PROPOSED ZONING: R-3A TOWNHOMES, R-1C SINGLE FAMILY

PROPOSED ROW:

PUBLIC:

65TH STREET (74' WIDE): 2,000 LF

60' ROW: 7,000 LF

PRIVATE (WITHIN TOWNHOME AREA): 1,900 LF

