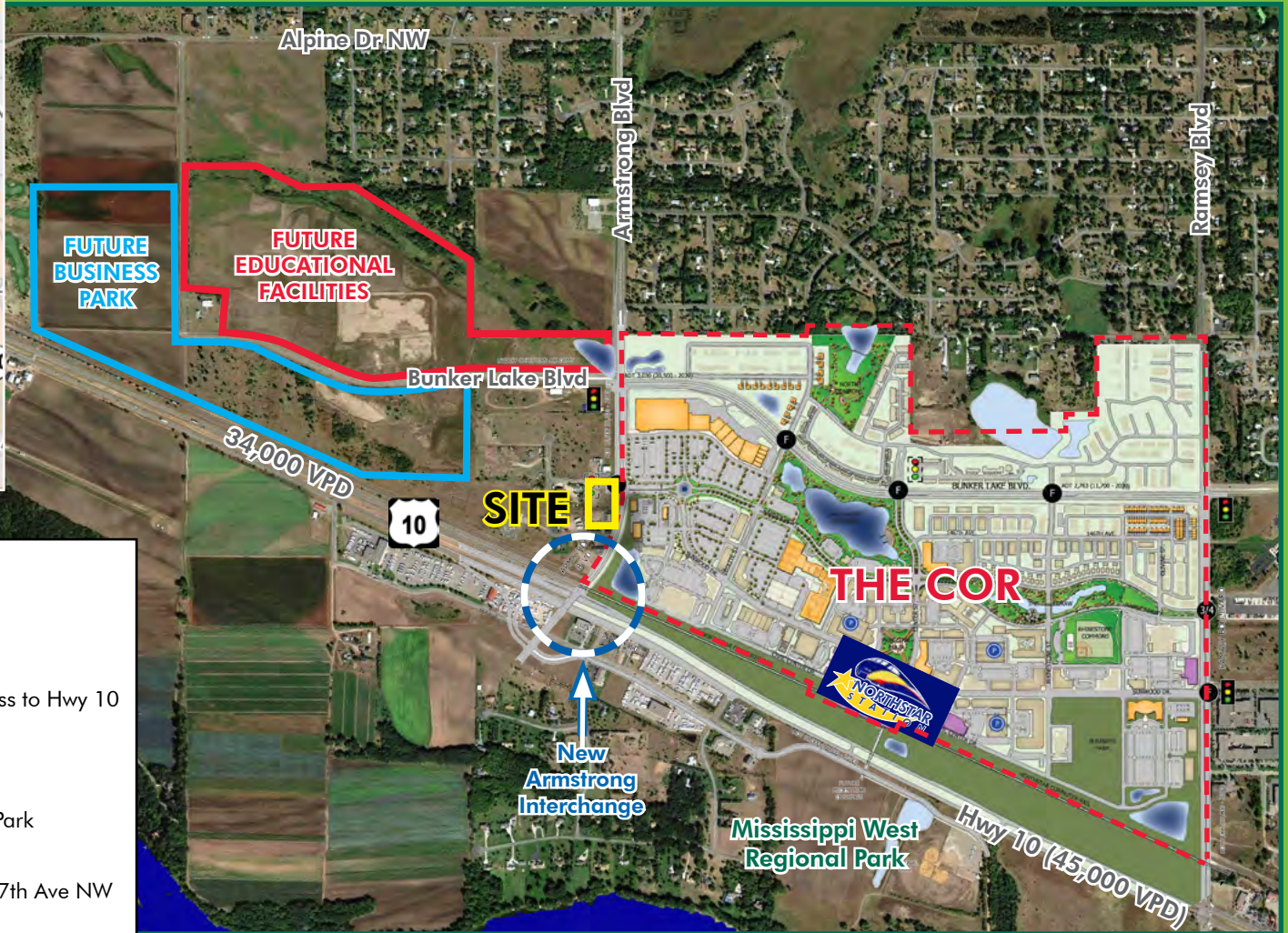
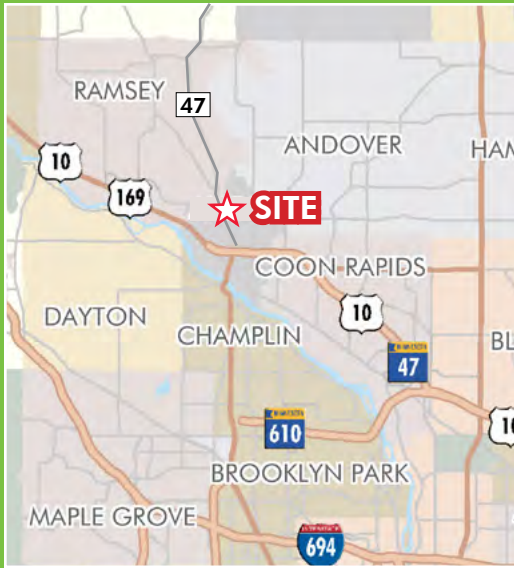


CITY-OWNED FOR SALE: ±2.88 ACRES OF MIXED-USE LAND ON ARMSTRONG BLVD

RAMSEY, MN 55303

\$10/SF



CITY PARCEL #45

LOCATION

8019 and 8020 147th Ave NW

ACCESS

Immediate access to Armstrong Blvd; easy access to Hwy 10

AMENITIES

- Adjacent to COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Mississippi West Regional Park

VISIBILITY

Frontage and visibility from Armstrong Blvd, 147th Ave NW and 146th Ave NW



FOR MORE INFORMATION, PLEASE CONTACT:

Richard Palmiter
Vice President
+1 952 924 4603
richard.palmiter@cbre.com

Brian Pankratz
Vice President
+1 952 924 4665
brian.pankratz@cbre.com

4400 West 78th Street, Suite 200
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CBRE

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2014)	4,191	33,611	75,189	322,679
Growth 2014 - 2019	5.67%	5.36%	3.82%	4.83%
Average Household Income	\$77,494	\$77,769	\$79,533	\$86,478

ADDRESS: 8019 and 8020 147th Ave NW
PID: 29-32-25-14-0009; 29-32-25-14-0010
LEGAL: LOT 3 BLK 2 HY-10 RAMSEY SUBJ TO EASE OF REC, Anoka County, MN
ACRES: 2.88
VALUATION: \$381,800 (County, 2014)
ZONING: COR-1 (Mixed Use)
SCHOOL DISTRICT: Anoka-Hennepin #11



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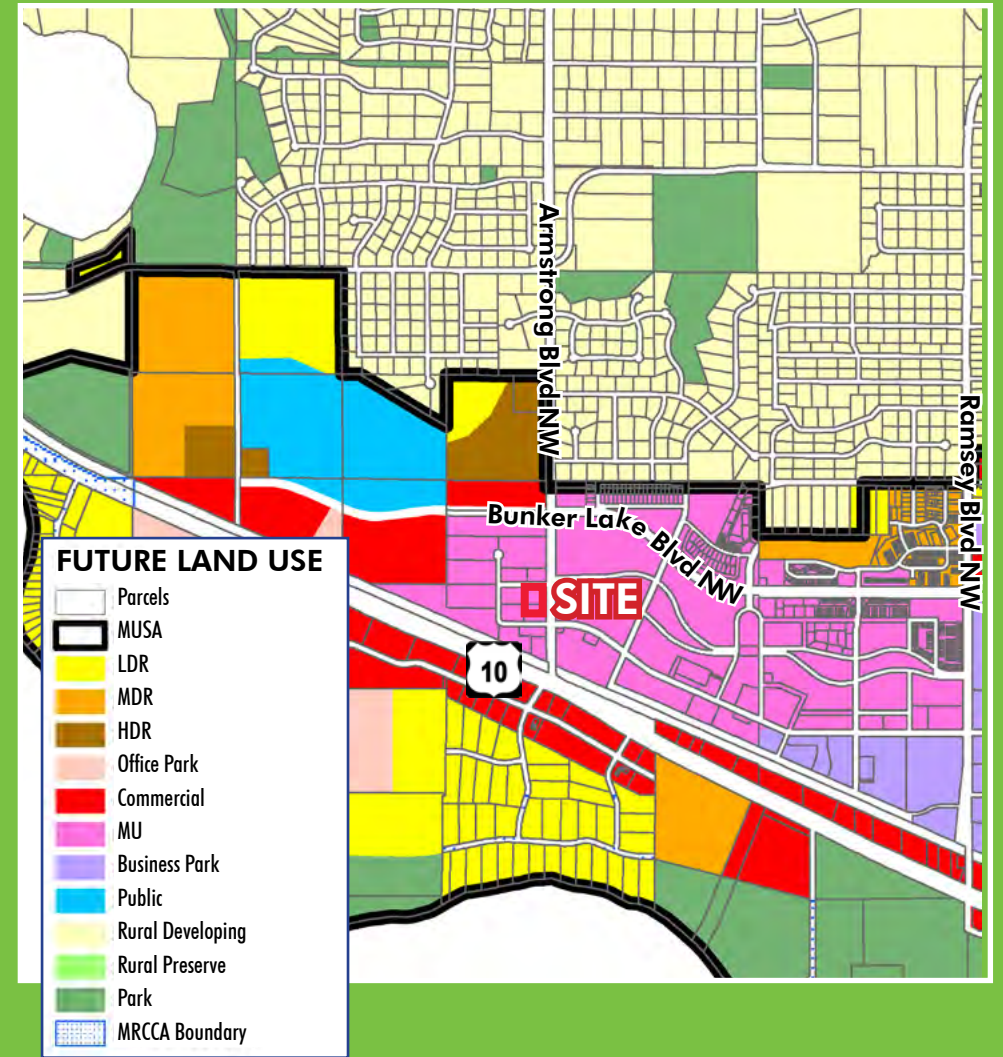
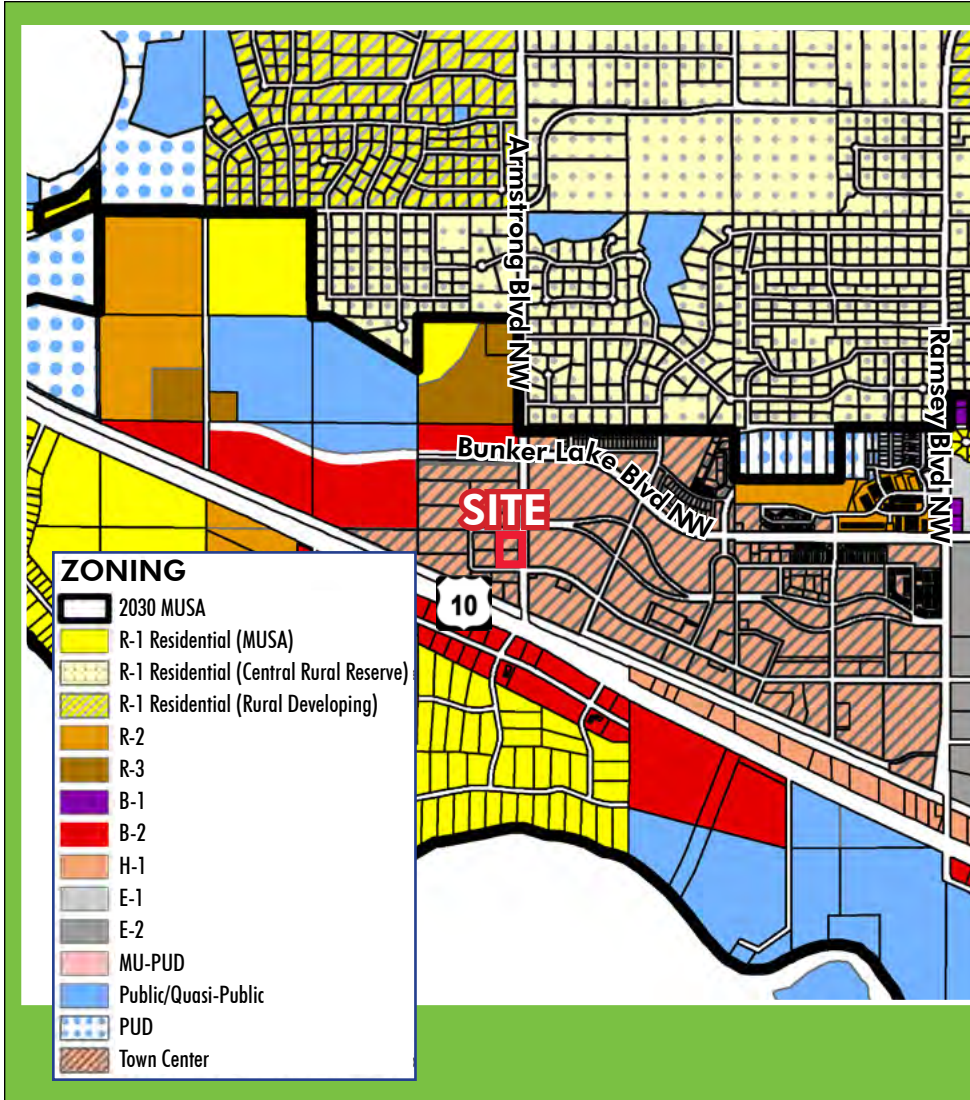
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Sec. 117-118. - The COR district.

- (a) Intent. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.
- (b) The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use.
- (1) COR-1 mixed-use core subdistrict. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.
 - (2) COR-2 (COR-2 and 2b) commercial subdistrict. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.
 - (3) COR-3 and COR-3a workplace subdistrict. The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors.
 - (4) COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict. The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners).
 - (5) COR-5 park and open space subdistrict. The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

Click link for complete Zoning Code:



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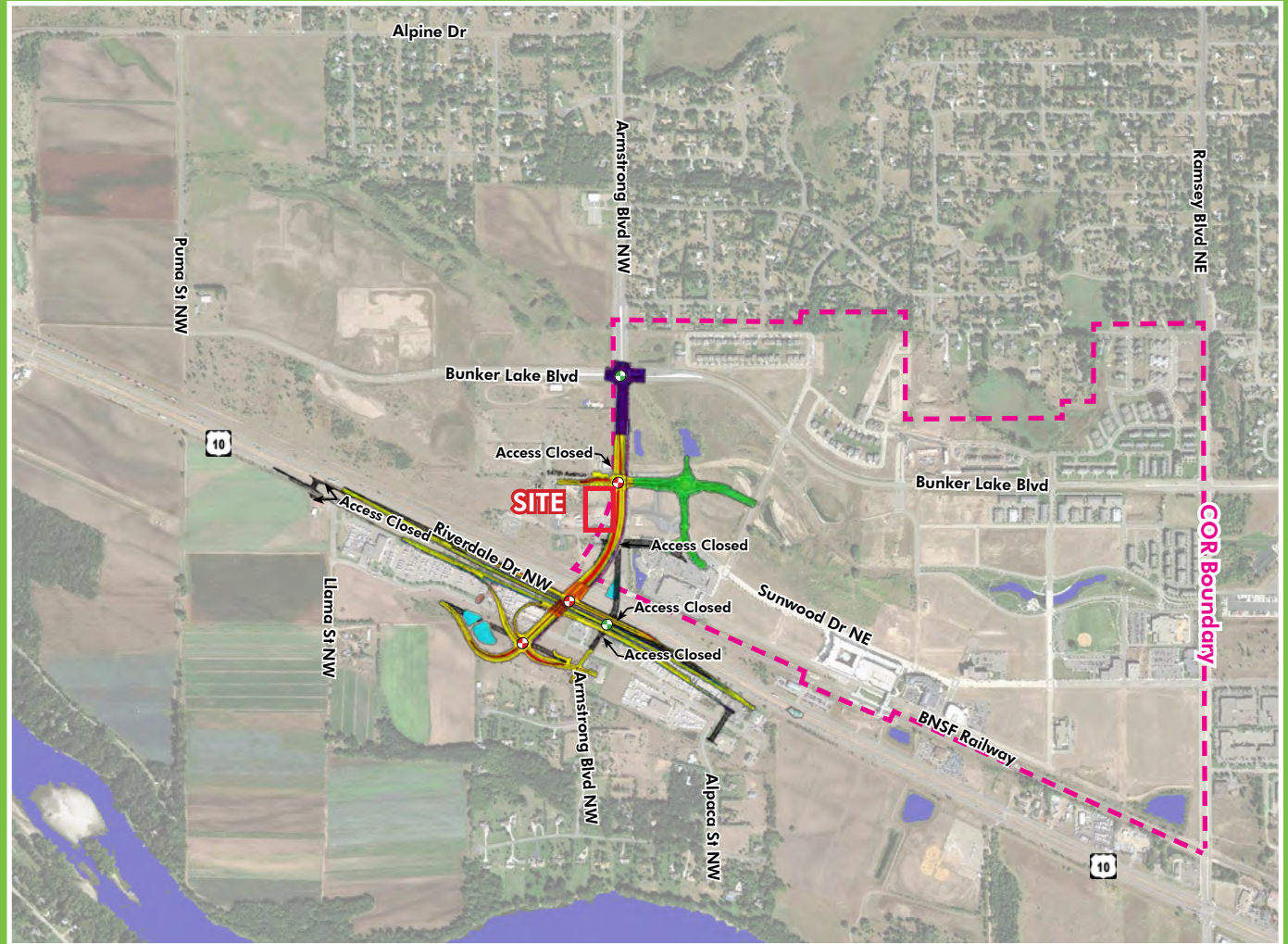
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Full access interchange construction expected to begin Fall 2014 with an 18-24 month construction period

	Roadway
	Bridge, Walls
	Shoulders (Paved)
	Median
	Sidewalk
	Inplace Roadway
	Constructed Under Separate Project
	Future Roadway
	Road Removal/Closure
	Proposed Pond
	Existing Pond
	Inplace Signal
	Proposed Signal



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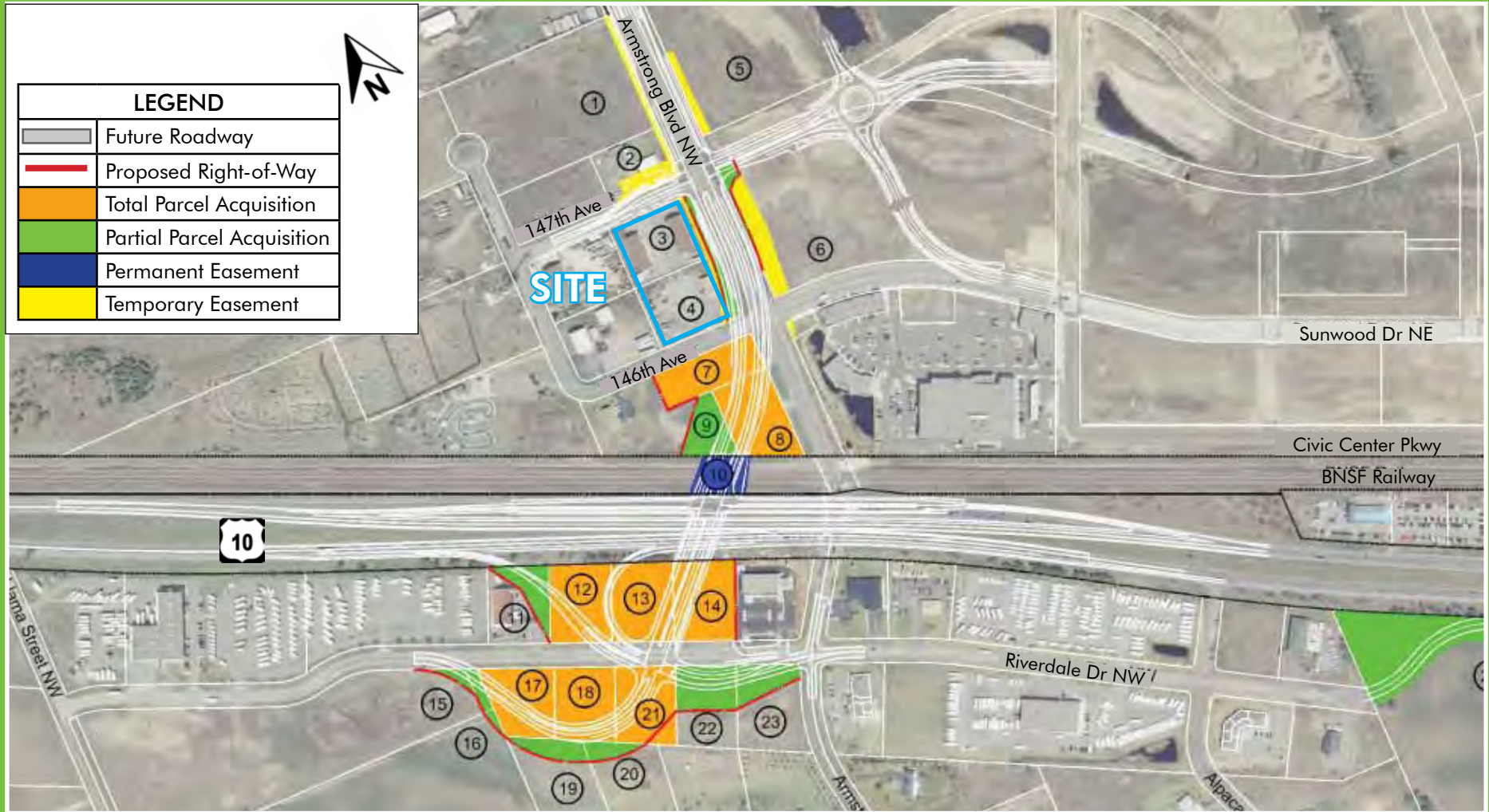
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