

# CITY-OWNED FOR SALE: ±6.75 ACRES OF RESIDENTIAL LAND ON HWY 47

RAMSEY, MN 55303

\$450,000



## CITY PARCEL #11

## LOCATION

Northwest corner of Hwy 47 (St Francis Blvd) and 167th Ave NW

## ACCESS

- Immediate access to 167th Ave NW and Hwy 47
- Easy access to Hwy 10

## AMENITIES

- Only minutes to COR retail site
- Located adjacent to Rum River Hills Golf Course and Elmcrest Regional Park
- Only 30 minutes to downtown Minneapolis

## VISIBILITY

Frontage and visibility from Hwy 47



**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

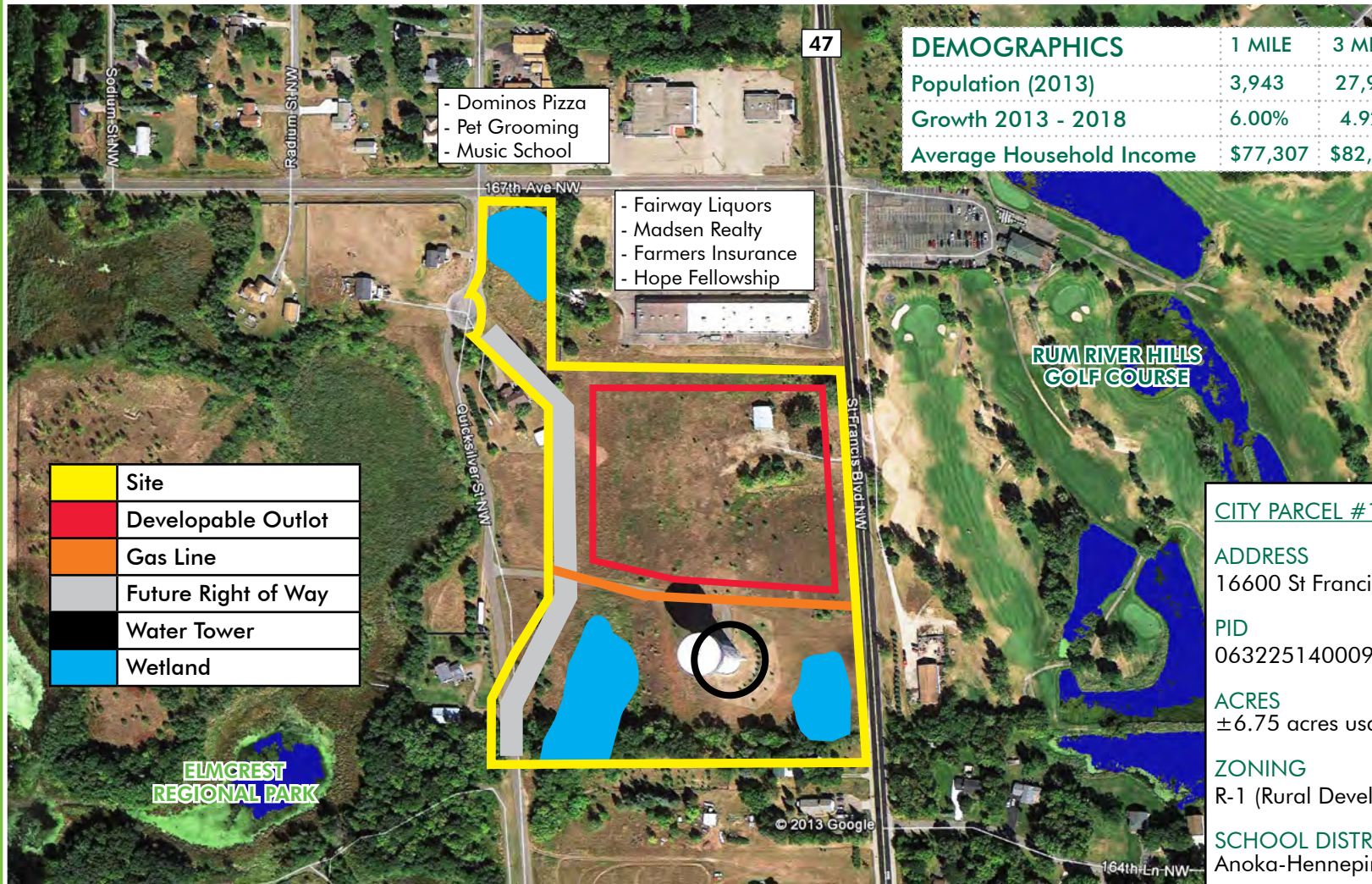
4400 West 78th Street, Suite 200  
Minneapolis, MN 55435

**CBRE**

# CITY-OWNED FOR SALE: ±6.75 ACRES OF RESIDENTIAL LAND ON HWY 47

RAMSEY, MN 55303

**\$450,000**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Average Household Income	\$77,307	\$82,528	\$78,107	\$84,316

**CITY PARCEL #11**

**ADDRESS**

16600 St Francis Blvd

**PID**

063225140009

**ACRES**

±6.75 acres usable (±14.22 acres total)

**ZONING**

R-1 (Rural Developing)

**SCHOOL DISTRICT**

Anoka-Hennepin #11



**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  
Minneapolis, MN 55435



# CITY-OWNED FOR SALE: ±6.75 ACRES OF RESIDENTIAL LAND ON HWY 47

RAMSEY, MN 55303

**\$450,000**



**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

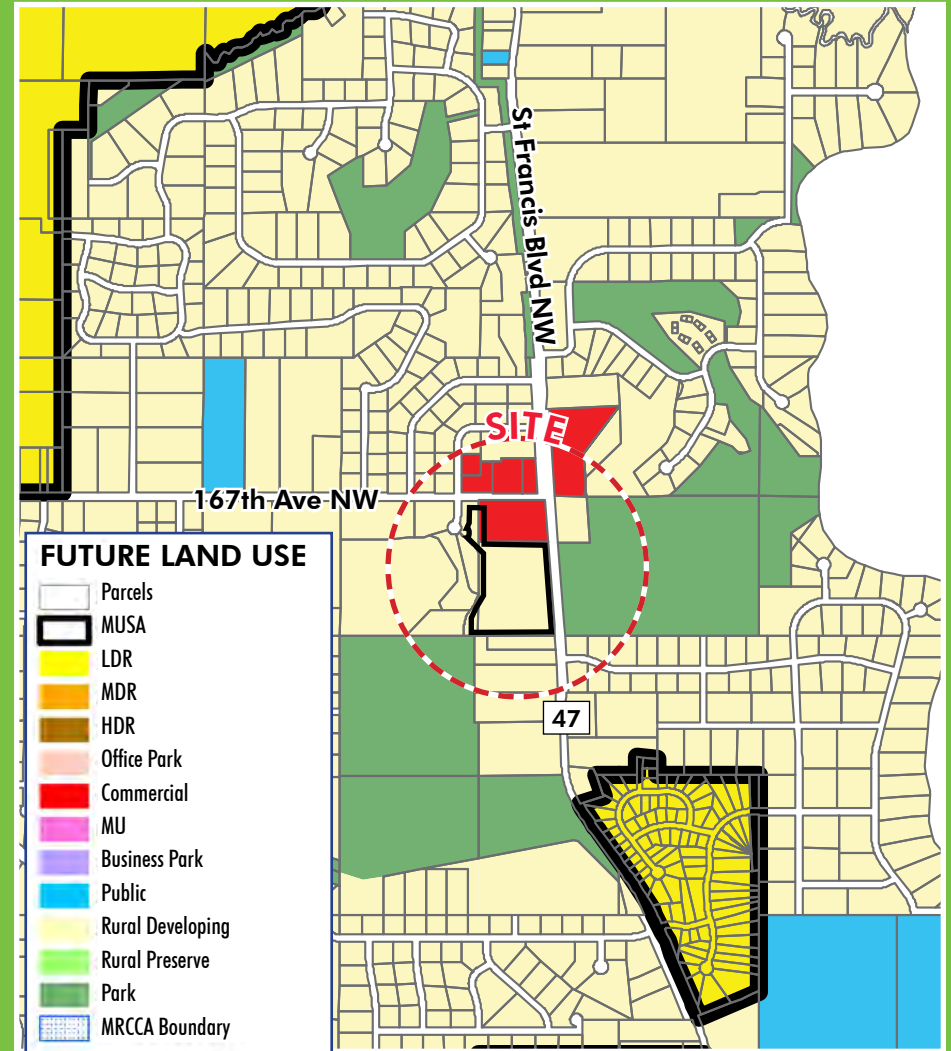
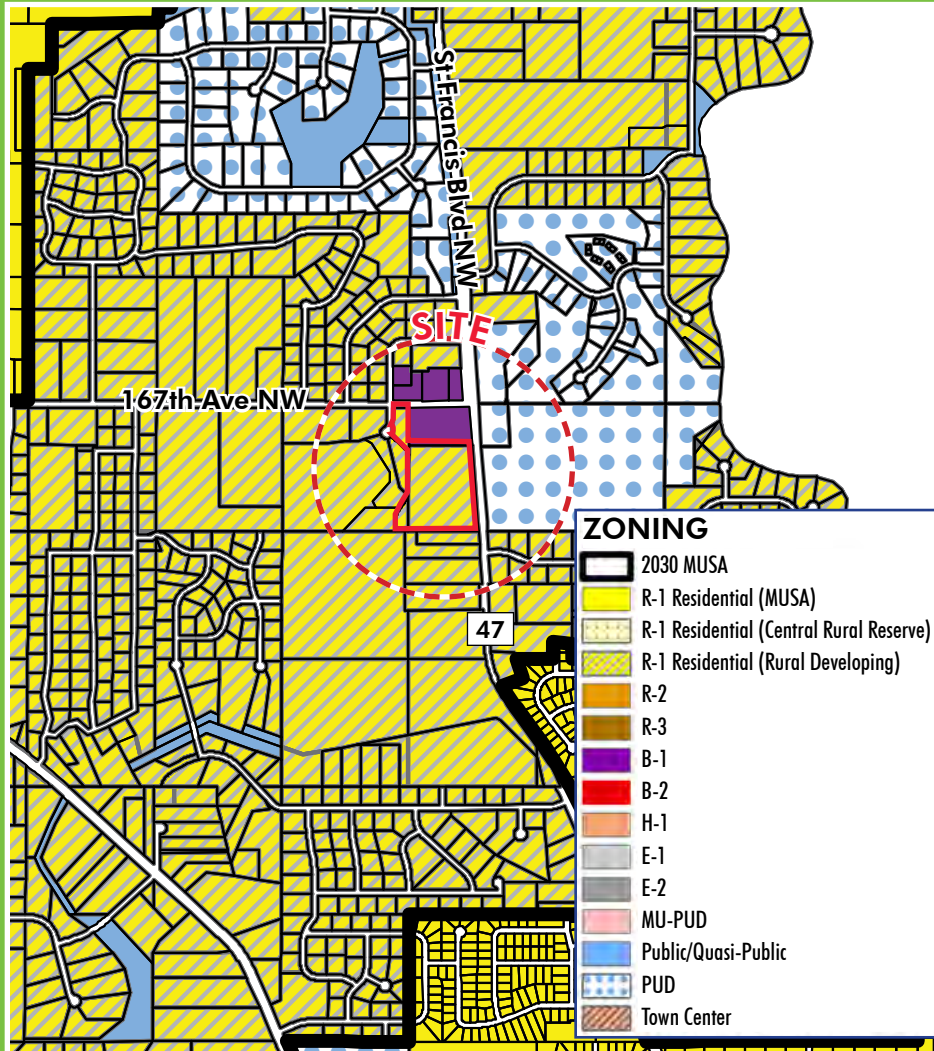
4400 West 78th Street, Suite 200  
 Minneapolis, MN 55435



# CITY-OWNED FOR SALE: ±6.75 ACRES OF RESIDENTIAL LAND ON HWY 47

RAMSEY, MN 55303

**\$450,000**



**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  
Minneapolis, MN 55435



# CITY-OWNED FOR SALE: ±6.75 ACRES OF RESIDENTIAL LAND ON HWY 47

RAMSEY, MN 55303

**\$450,000**

Sec. 117-111. - R-1 Residential District.

(a) Intent. The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2020 Metropolitan Urban Service Area (MUSA), rural developing, central rural reserve area, and rural preserve areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2020 MUSA, shall be serviced by sanitary sewer and municipal water. All developing lots located within the rural preserve, rural developing and central rural preserve areas shall be served with individual septic systems and wells.

(b) Permitted uses.

- (1) Single-family detached dwellings.
- (2) Agriculture, excluding the raising of livestock, poultry, and fowl within the MUSA boundary.
- (3) Public parks, municipal fire station.
- (4) Single-family/townhome units as part of a PUD located within the 2020 MUSA. PUDs shall be designed in accordance with R-2 residential performance standards established in section 117-112
- (5) State-licensed group homes in accordance with state statutes.
- (6) Licensed home daycares in accordance with state statute.
- (7) Noncommercial horse boarding.
- (8) Home occupations as permitted by section 117-351
- (9) Accessory uses as permitted by section 117-349

(c) Uses permitted by conditional use permit.

- (1) Religious institutions.
- (2) Commercial horse boarding.
- (3) Private dog kennels.
- (4) Commercial dog kennels.
- (5) Oversizing of accessory structure size.
- (6) Two-story accessory buildings.
- (7) Cemeteries.
- (8) Essential services.
- (9) Cell towers in Tower Overlay District.
- (10) Commercial garden nurseries or greenhouses with buildings.
- (11) Micro-scale WECS.

[Click link for complete Zoning Code:](#)



**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  
Minneapolis, MN 55435

**CBRE**