

CITY-OWNED LAND FOR SALE: ±2.61 ACRES RETAIL LAND USE

LOCATED WITHIN THE COR RETAIL CENTER - RAMSEY, MN 55303

\$1,365,000

CITY PARCEL #42

LOCATION

Southeast corner of Ramsey Pkwy, within the COR

ACCESS

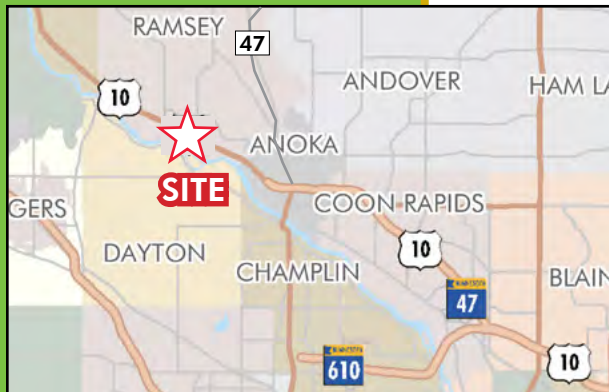
- Immediate access to Sunwood Dr and Ramsey Pkwy
- Easy access to Armstrong Blvd and Hwy 10

AMENITIES

- Located within COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station

VISIBILITY

Frontage and visibility to Armstrong Blvd and Sunwood Dr



**FOR MORE
INFORMATION,
PLEASE
CONTACT:**

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4400 West 78th Street, Suite 200
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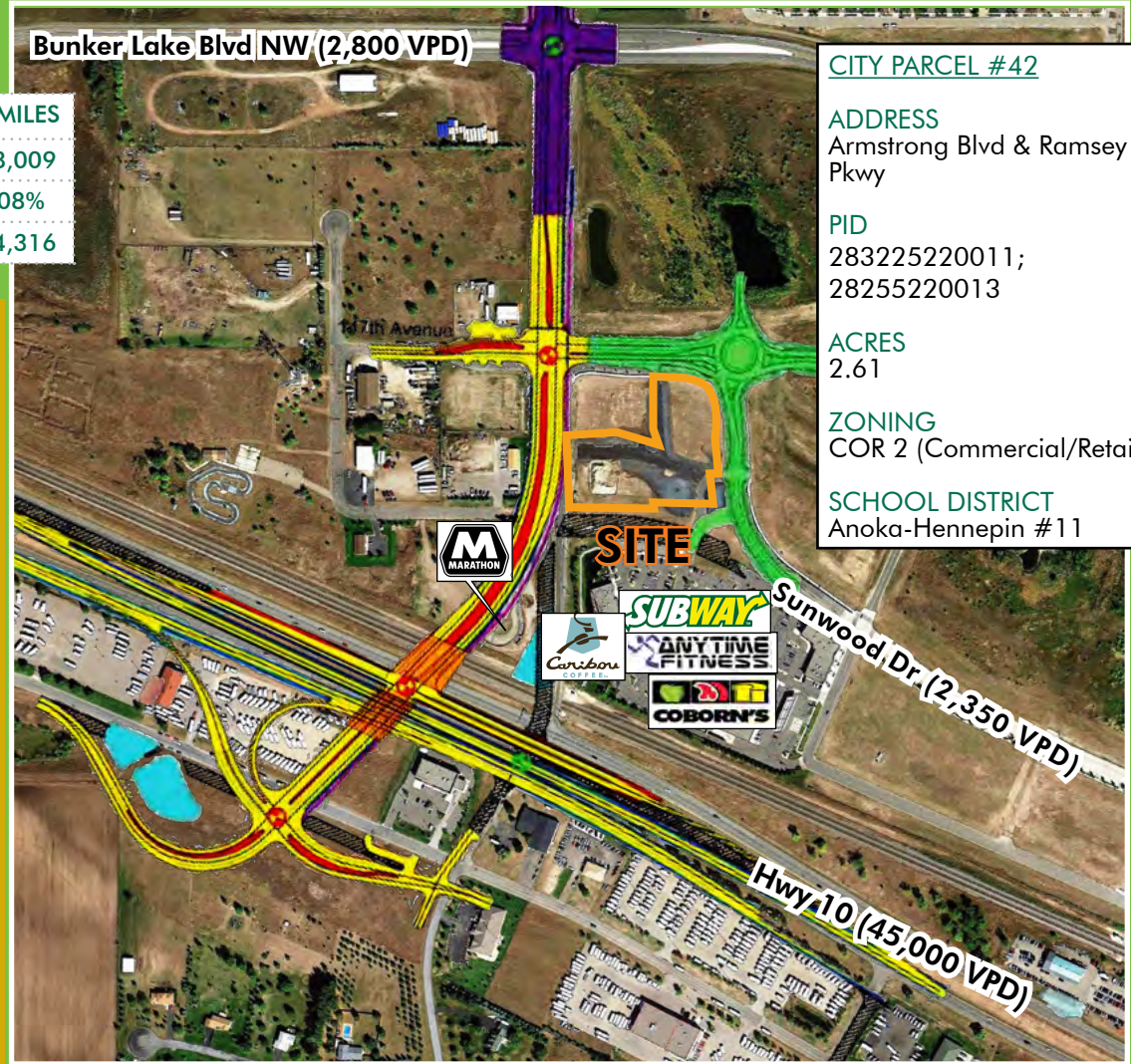
CBRE

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (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 #42
ADDRESS
 Armstrong Blvd & Ramsey Pkwy
PID
 283225220011;
 28255220013
ACRES
 2.61
ZONING
 COR 2 (Commercial/Retail)
SCHOOL DISTRICT
 Anoka-Hennepin #11

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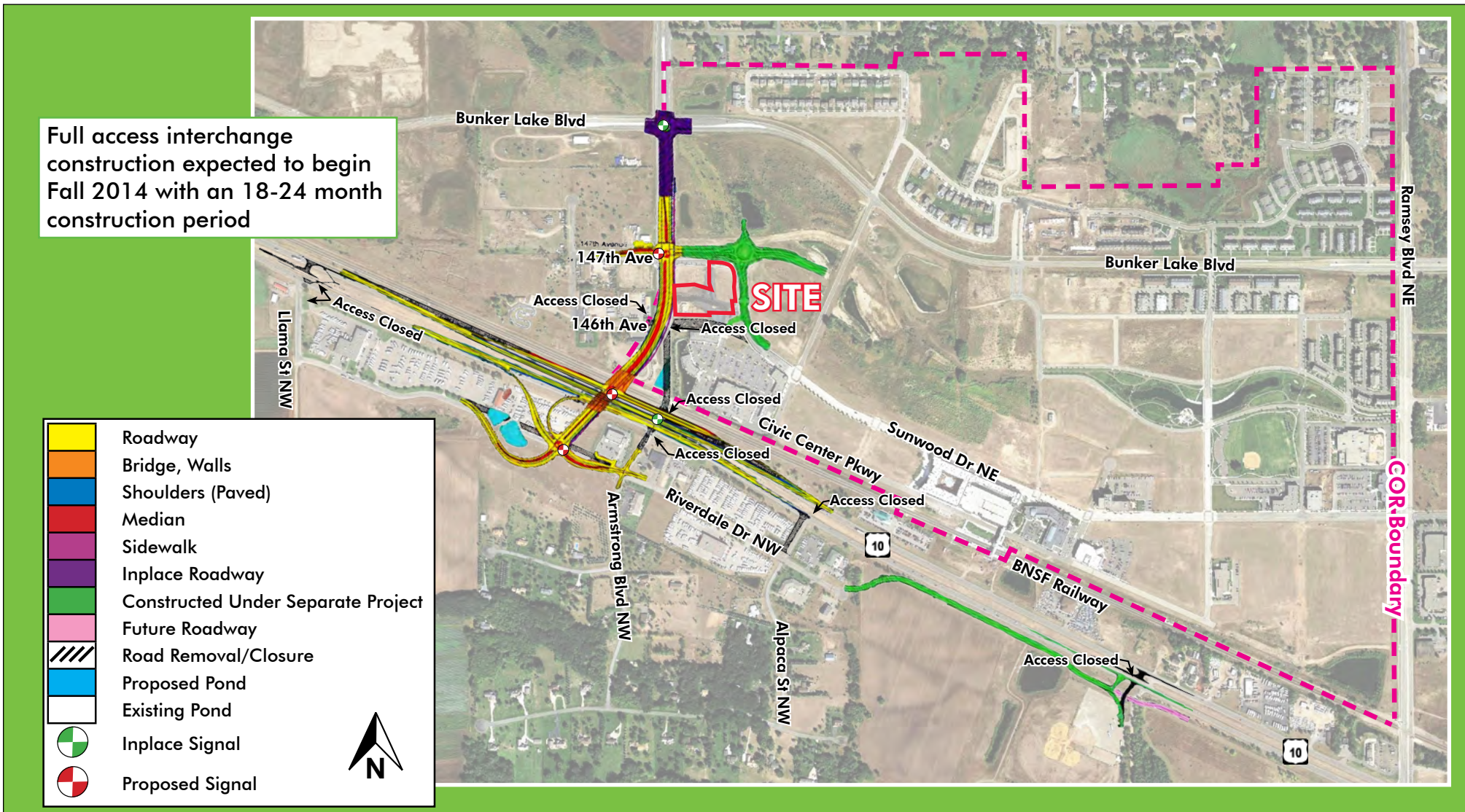
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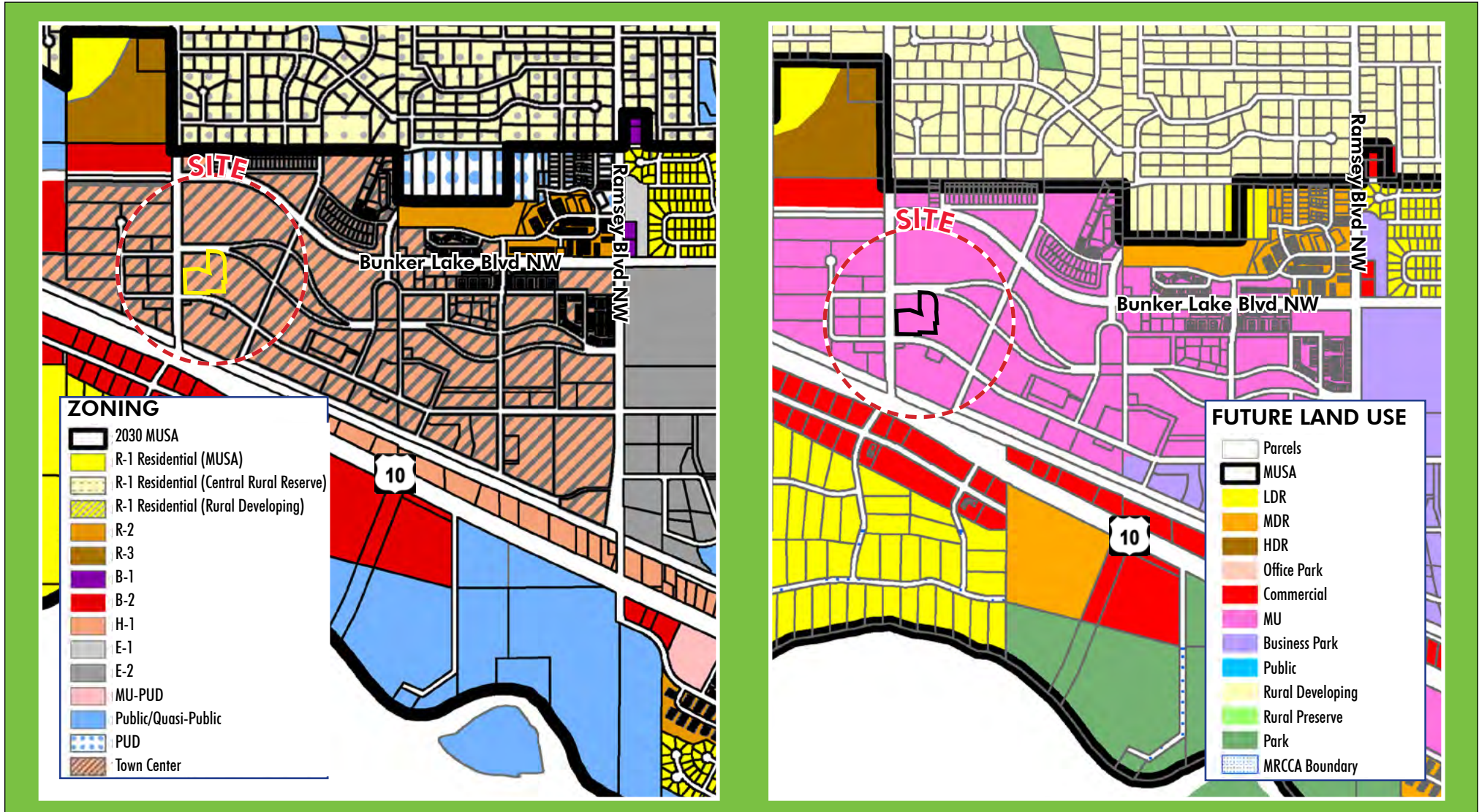
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Sec. 117-118. - The COR district.

- (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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