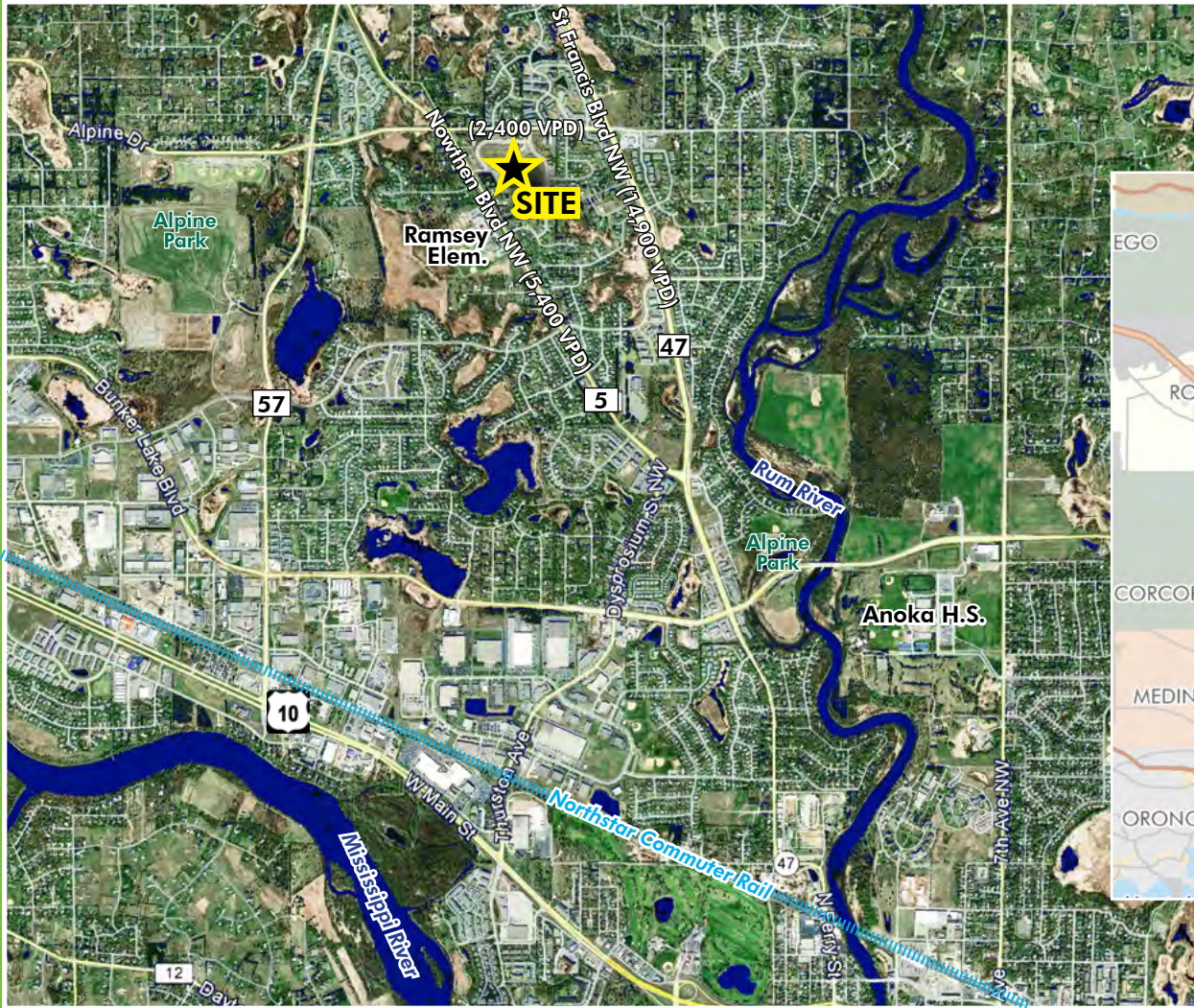


# RESIDENTIAL REDEVELOPMENT OPPORTUNITY

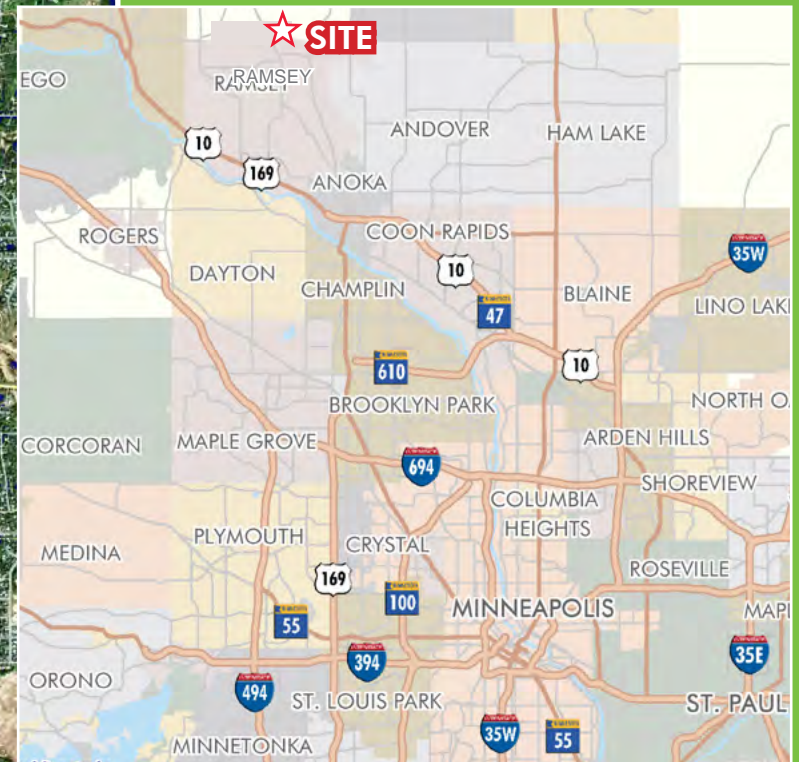
±20.86 ACRES OF LAND - RAMSEY, MN 55303

**\$40,000/ACRE**



ADDRESS:

15240 Helium St NW & 15153 Nowthen Blvd 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  
Minneapolis, MN 55435

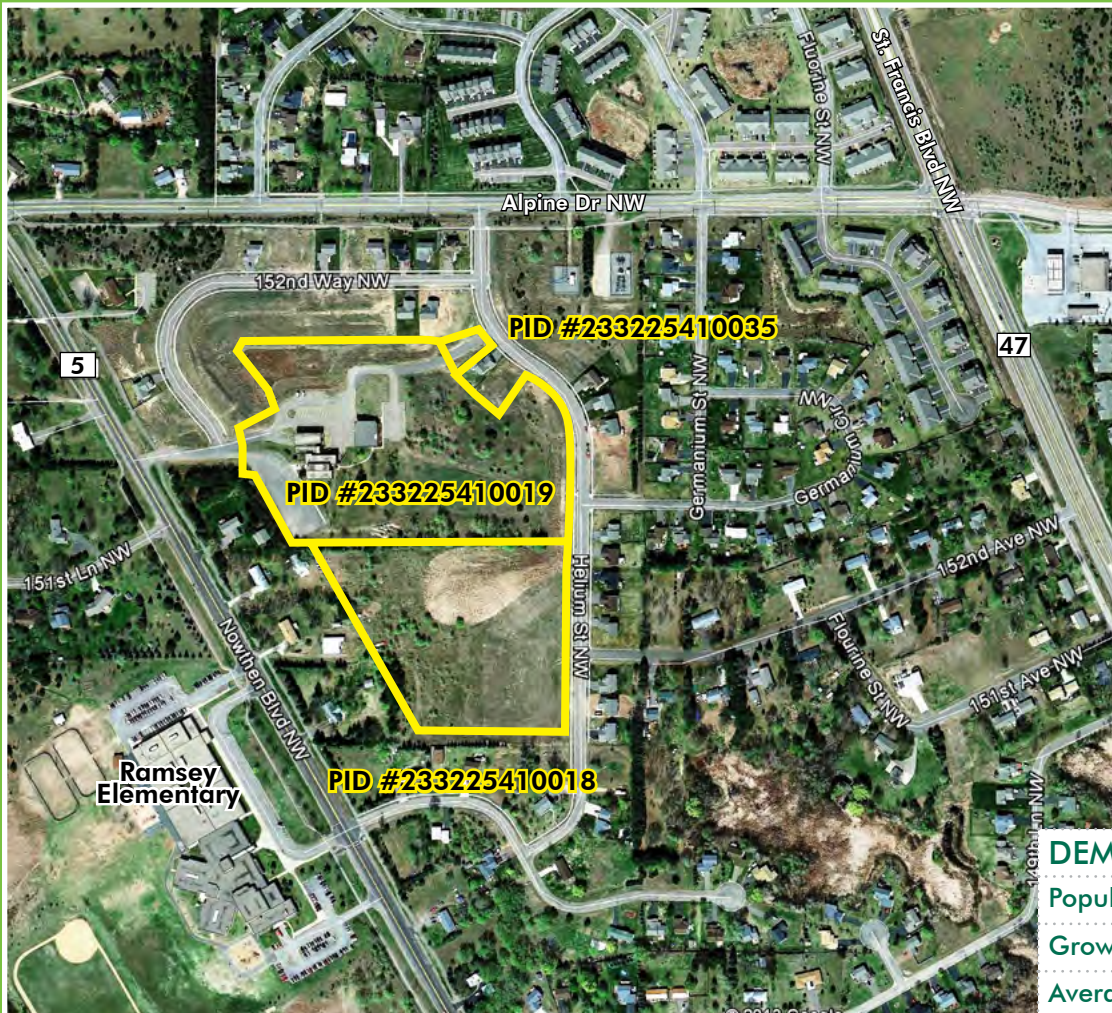
**CBRE**

#30846 - 07/31/14

# RESIDENTIAL REDEVELOPMENT OPPORTUNITY

±20.86 ACRES OF LAND - RAMSEY, MN 55303

**\$40,000/ACRE**



## CITY PARCEL #6

### ADDRESS

15240 Helium St NW; 15153 Nowthen Blvd NW

### PID

233225410035, 233225410019, 233225410018

### ACRES

±20.86

### SCHOOL DISTRICT

Anoka-Hennepin #11; adjacent to Ramsey Elementary School

### LOCATION

Northeast quadrant of Alpine Dr and Hwy 5 (Nowthen Blvd NW)

### ACCESS

- Immediate access to Helium St NW; easy access to Hwy 5 (Nowthen Blvd) and Hwy 47 (St Francis Blvd)
- 1.5 miles to Hwy 116 (Bunker Lake Blvd)
- 2.9 miles to Hwy 10

### AMENITIES

- Only minutes to COR retail site
- Only 30 minutes to downtown Minneapolis
- Easy access to Northstar Commuter Rail Station

### VISIBILITY

Frontage and visibility from Helium St NW

*Demolition of existing structures is needed*

## 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



**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**

#30846 - 07/31/14

# RESIDENTIAL REDEVELOPMENT OPPORTUNITY

±20.86 ACRES OF LAND - RAMSEY, MN 55303

**\$40,000/ACRE**

## RESIDENTIAL CONCEPT Potential for 47 single-family lots



### DEVELOPMENT SUMMARY:

- 1,920 LF of road (30' wide)
- 47 residential lots (.25 ac minimum lot size)



**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**

#30846 - 07/31/14

# RESIDENTIAL REDEVELOPMENT OPPORTUNITY

±20.86 ACRES OF LAND - RAMSEY, MN 55303

**\$40,000/ACRE**



**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**

#30846 - 07/31/14

# RESIDENTIAL REDEVELOPMENT OPPORTUNITY

±20.86 ACRES OF LAND - RAMSEY, MN 55303

\$40,000/ACRE

## Future Land Use - Single Family Residential – Zoning Change in Progress; Future Land Use is R-1

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**

#30846 - 07/31/14