

±45.1 ACRES OF FUTURE BUSINESS PARK LAND **ACCEPTING OFFERS**

Located near Hwy 10 and the COR Retail Development in Ramsey, MN 55303



FOR MORE INFORMATION, PLEASE CONTACT:

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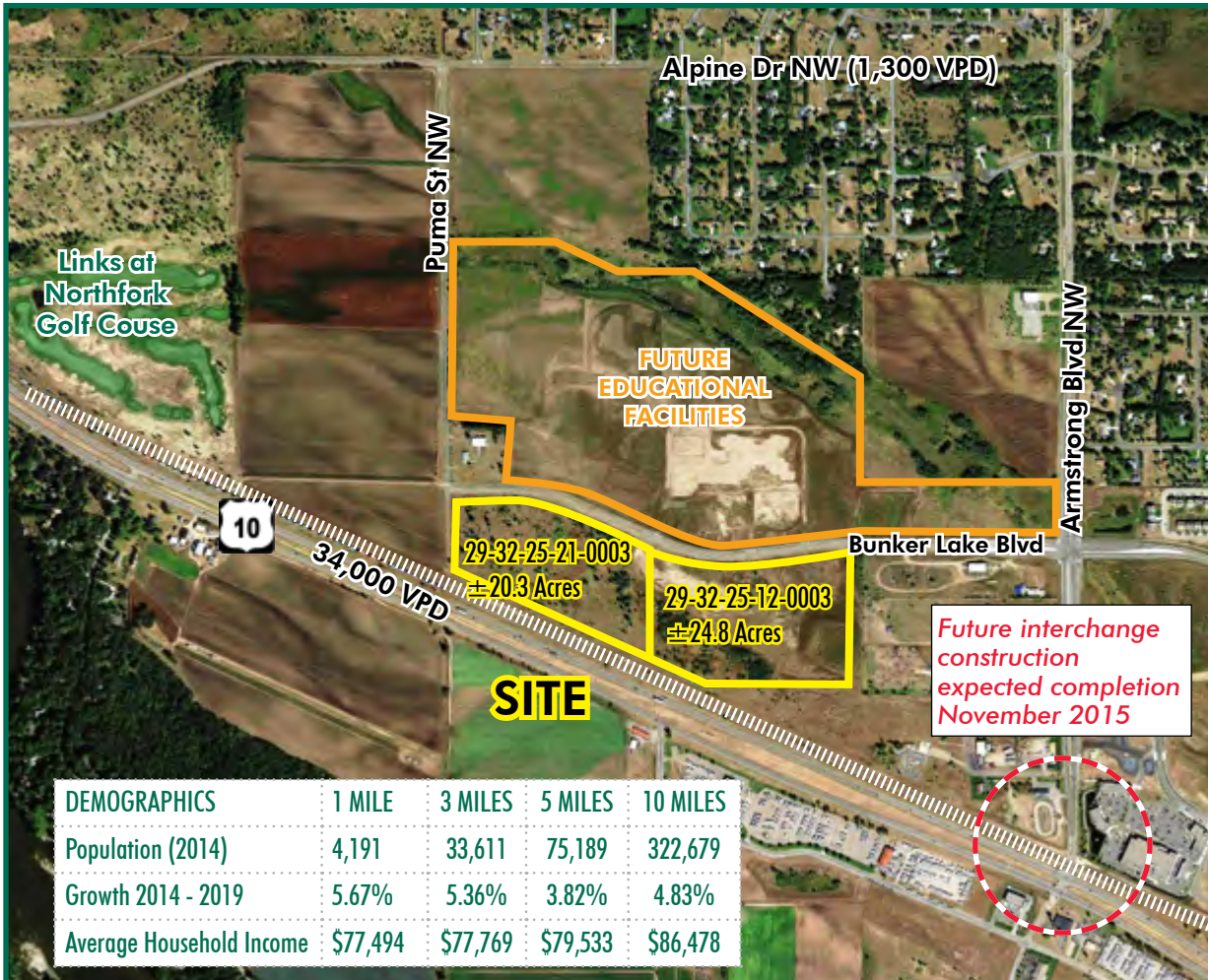
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- PID #29-32-25-21-0003 Taxes: \$26,114
PID #29-32-25-12-0003 Taxes: \$27,963
- Process to Guide for Business Park Underway
- Anoka-Hennepin School District #11 - Franklin Elementary, Anoka Middle School (Fred Moore and Washington Campus), Anoka High School
- Immediate access to Bunker Lake Blvd
- Strong visibility and easy access to Hwy 10 via Armstrong Blvd (full interchange construction starting fall 2014)
- Close proximity to COR retail site, offering shopping, parks, schools, and medical services
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station
- Lower Rum River Watershed District

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



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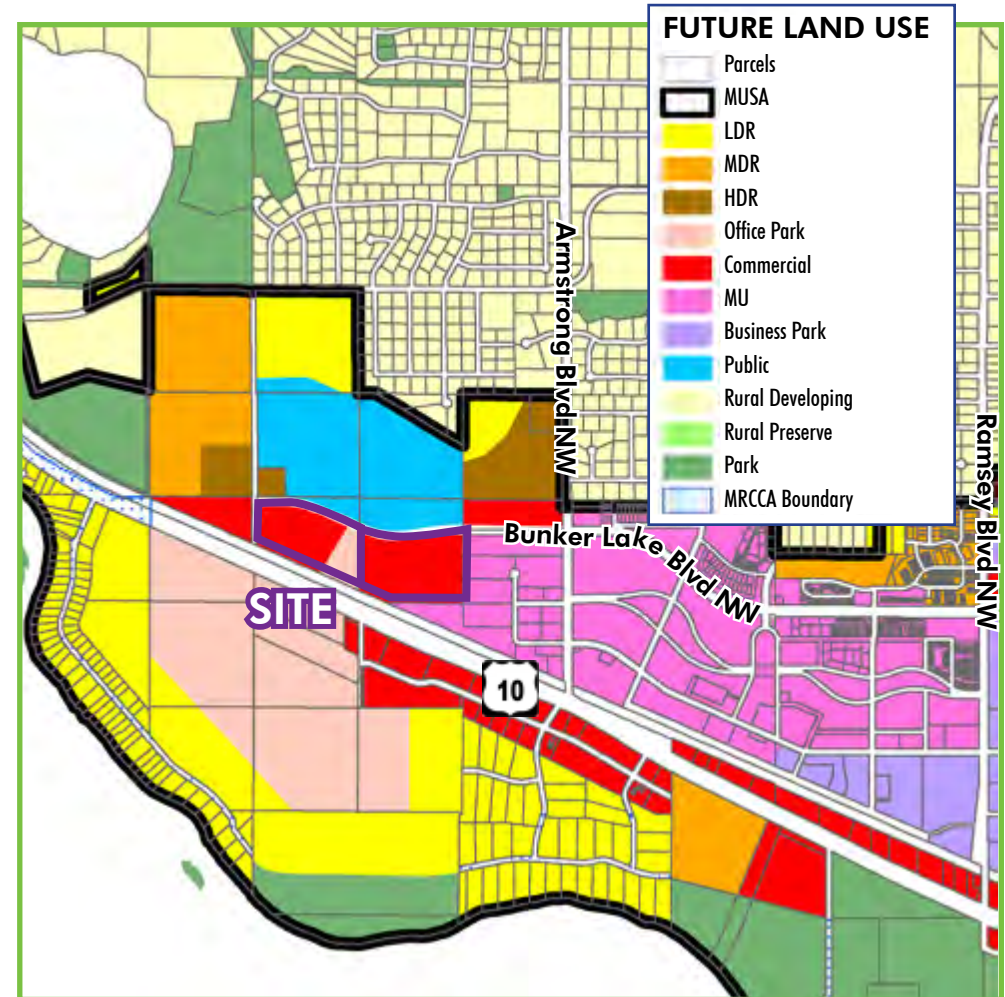
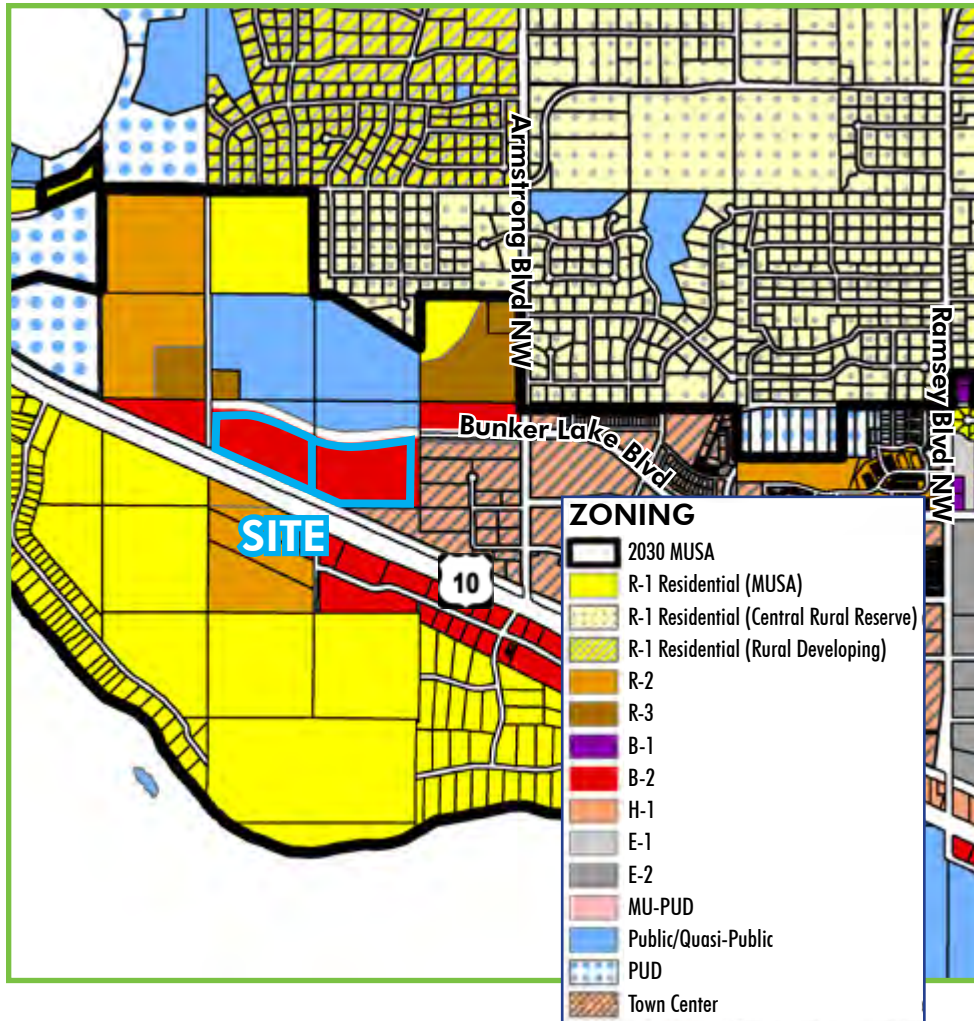
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Sec. 117-115. - B-2 Highway Business District.

- (a) Intent. The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.
- (b) Permitted uses.
- (1) Restaurants, cafes, on and off-sale liquor.
 - (2) Private clubs or lodges serving food and beverages.
 - (3) Commercial recreational uses.
 - (4) Governmental and public utility buildings and structures.
 - (5) Motels, motor hotels and hotels provided that the lot area contains not less than 500 square feet of lot area per unit.
 - (6) Animal clinics.
 - (7) Adult uses - principal and adult uses - accessory.
 - (8) Enclosed retail sales and rental activity.
 - (9) Offices, banks, personal and professional services.
 - (10) Drive-in and convenience, fast food establishments.
 - (11) Commercial carwashes (drive through and mechanical).
 - (12) Gas station, truck stop, and motor vehicle repair.
 - (13) Convenience grocery and/or food operations with convenience gas (no vehicle service or repair).
 - (14) Day care services.
- (c) Conditional uses. Requires a conditional use permit based upon procedures set forth in and regulated by section 117-51 (conditional use permits) of this chapter.
- (1) Outdoor commercial recreation.
 - (2) Motor vehicle, implement, and recreation equipment sales and service.
 - (3) Oversizing of signs.
 - (4) Expansion or enlargement of lawful nonconforming uses.
 - (5) Cell towers.
 - (6) Micro-scale WECS.
 - (7) Medium-scale WECS.
- (d) Accessory uses. The following are accessory uses, subject to standards established in subsection (e) of this section and performance standards established in article II, division 6 of this chapter:
- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 30 percent of the gross floor space.
 - (2) Open and outdoor areas for display of goods for sale and rental.
 - (3) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
 - (4) Off-street loading as regulated and required by this chapter.
 - (5) Signing as regulated by this Code.
 - (6) Temporary seasonal sales.
 - (7) Motor vehicle implement and recreational indoor storage when accessory to sales and service.

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



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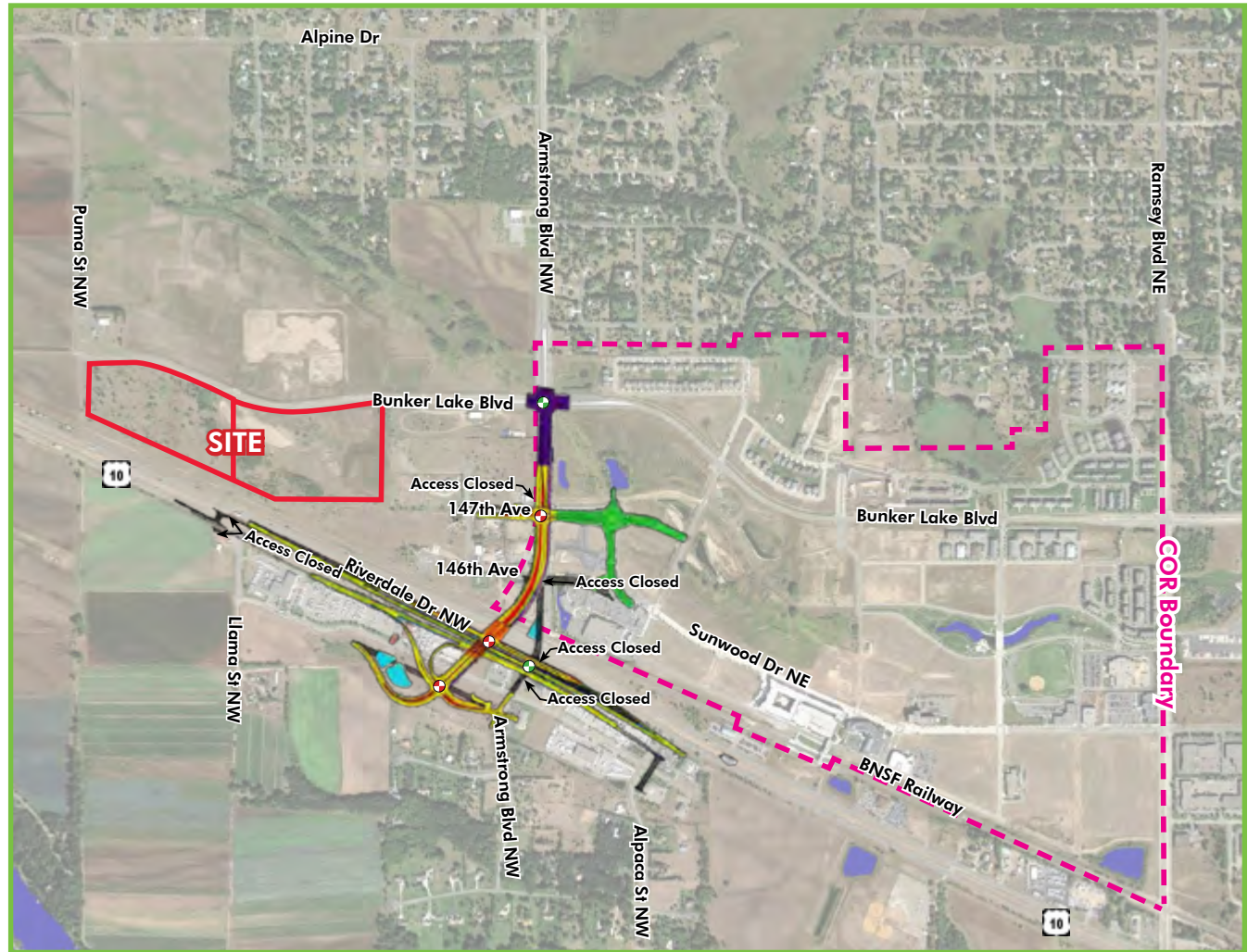
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Full access interchange construction expected to be completed November 2015

	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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