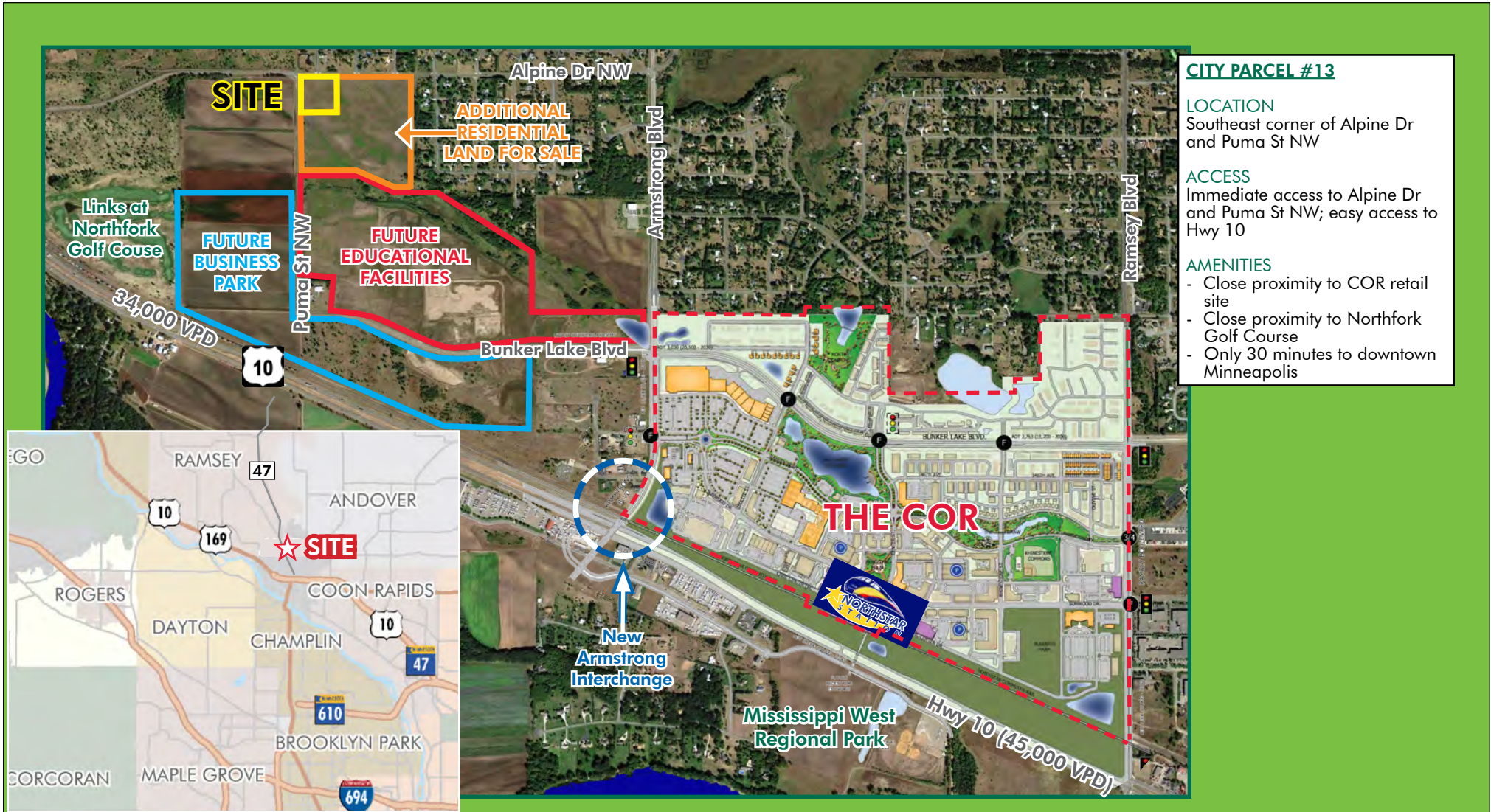


# CITY-OWNED FOR SALE: ±4.11 ACRES OF RESIDENTIAL LAND NEAR HWY 10

RAMSEY, MN 55303

**\$40,000/ACRE -or- \$164,400**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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

**Brian Pankratz**  
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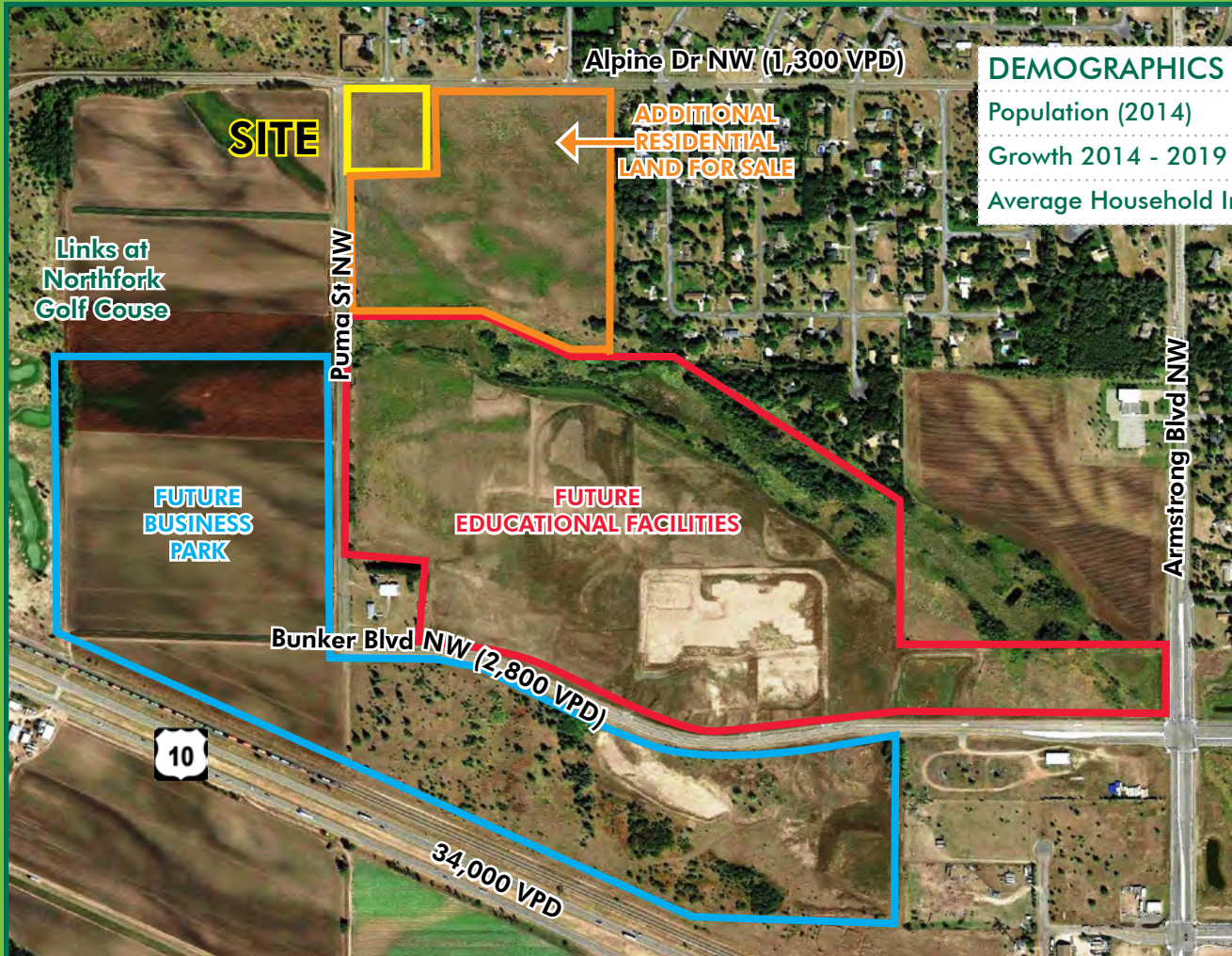
4400 West 78th Street, Suite 200  
Minneapolis, MN 55435

**CBRE**

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RAMSEY, MN 55303

**\$40,000/ACRE -or- \$!64,400**



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

N/A

#### PID

20-32-25-31-0003

#### LEGAL

Outlot C, Alpha Development, Anoka County, MN

#### ACRES

4.11

#### VALUATION

\$69,400 (County, 2014)

ZONING: R1 (Residential)

SCHOOL DISTRICT: Anoka-Hennepin #11



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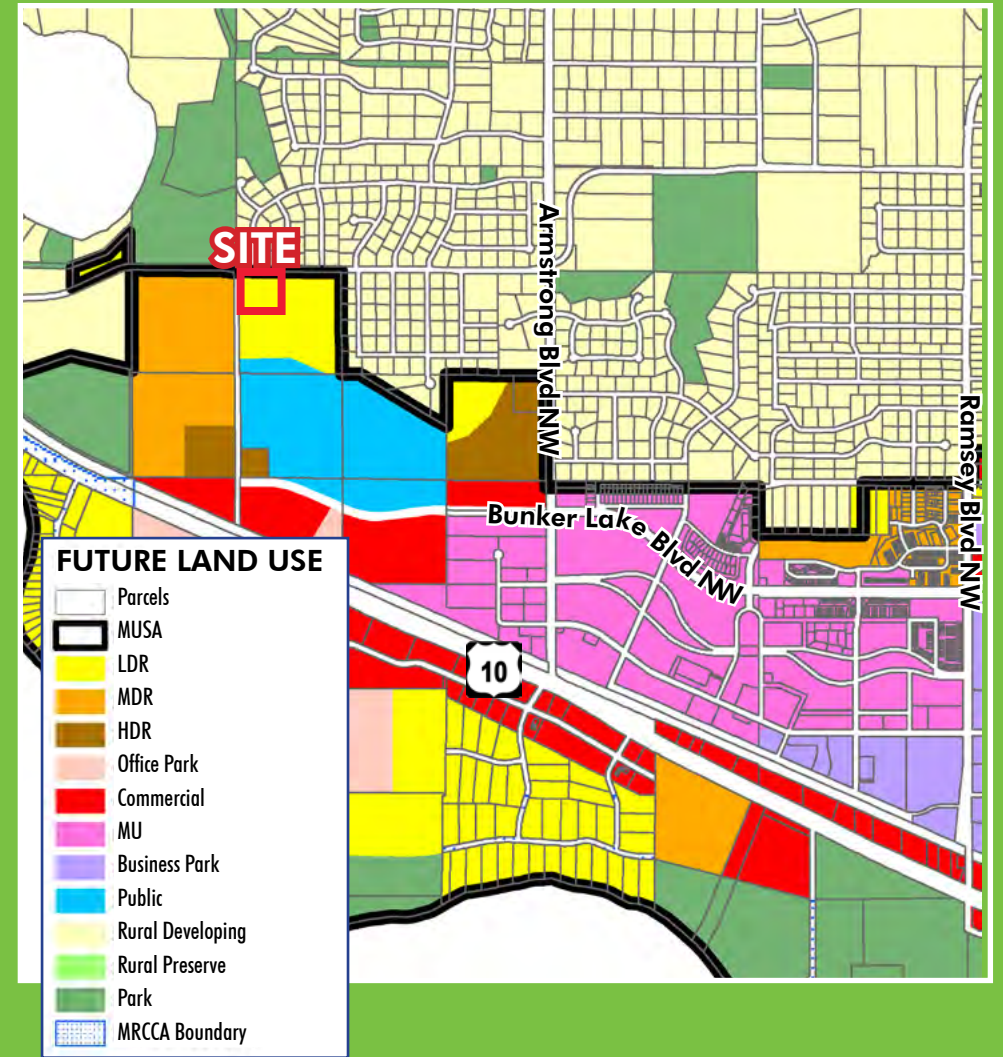
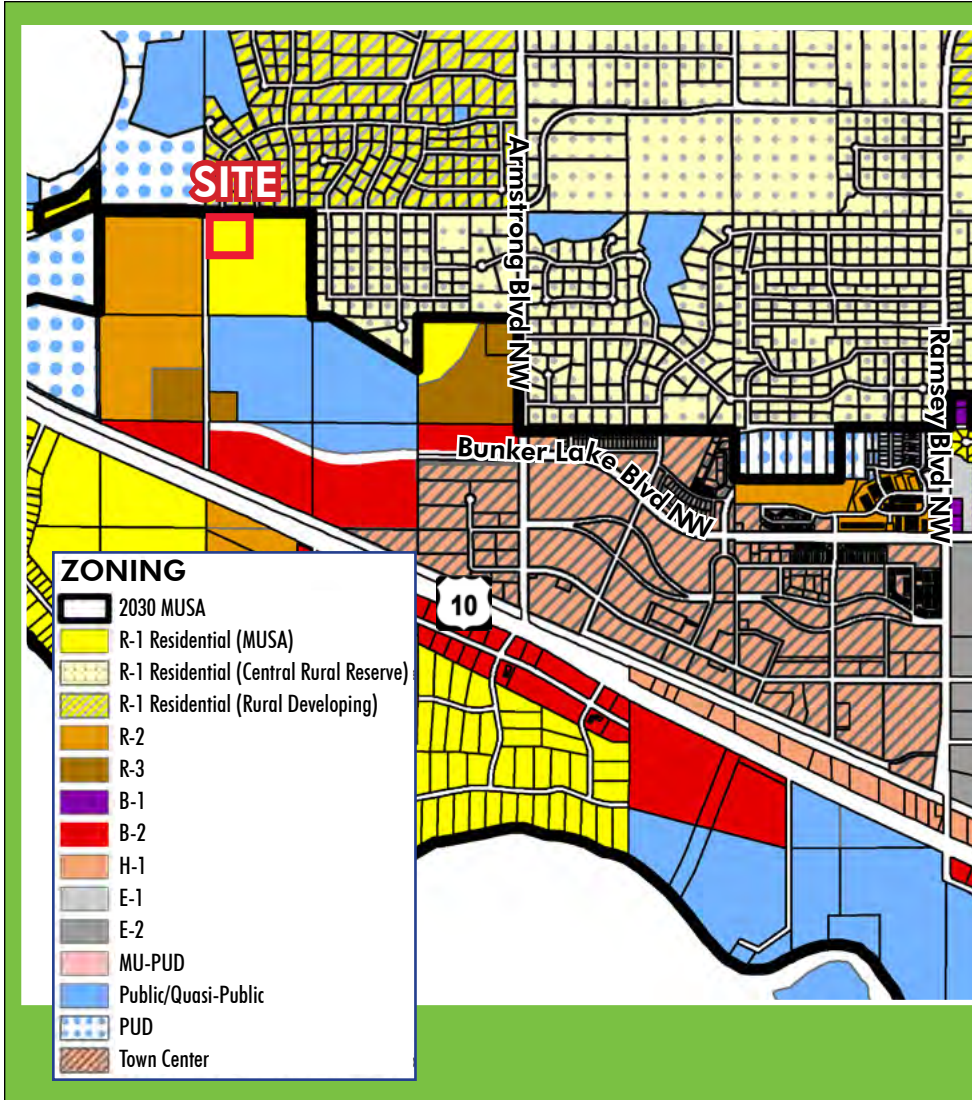
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## Sec. 117-111. - R-1 Residential District.

- (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:**



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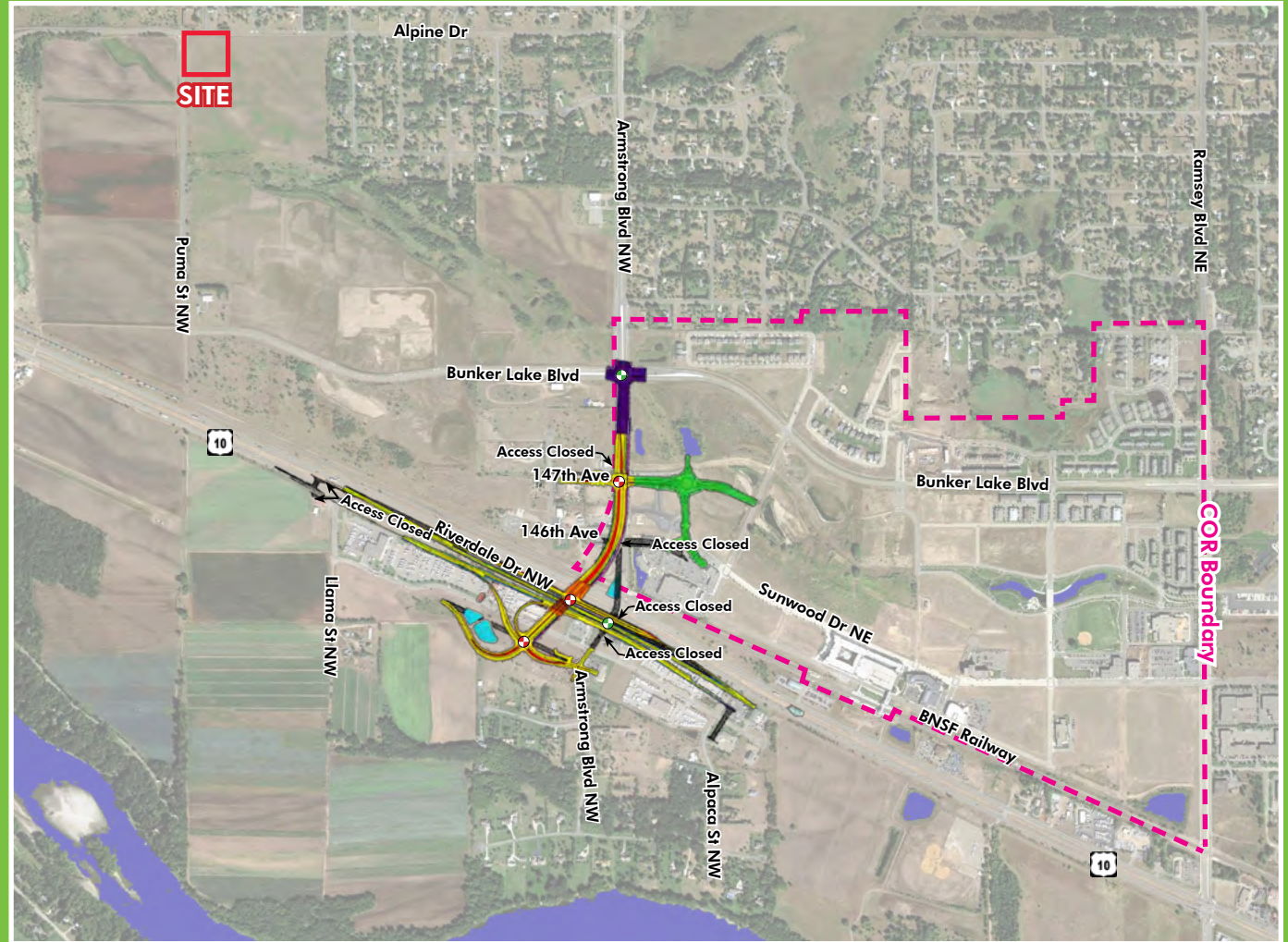
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Full access interchange construction expected to begin Fall 2014 with an 18-24 month construction period

	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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