

FOR SALE - \$215,000

# CITY-OWNED LAND NEAR HWY 10

1.23 ACRES OF COMMERCIAL LAND - RAMSEY, MN 55303



## CITY PARCEL #40

- + Located at Riverdale Dr & Dolomite St
- + Immediate access to Ramsey Blvd NW
- + Easy access to Hwy 10
- + Near COR retail site
- + Less than 3,000' from Anoka Cty Regional Park, which includes a new public boat landing
- + 500' from Super Bowl (bowling lanes)
- + Close proximity to Northstar Commuter Rail Station
- + Only 30 minutes to downtown Minneapolis
- + Zoned B-2 (Business District)
- + PID #343225130005
- + Anoka-Hennepin ISD #11



## CONTACT US

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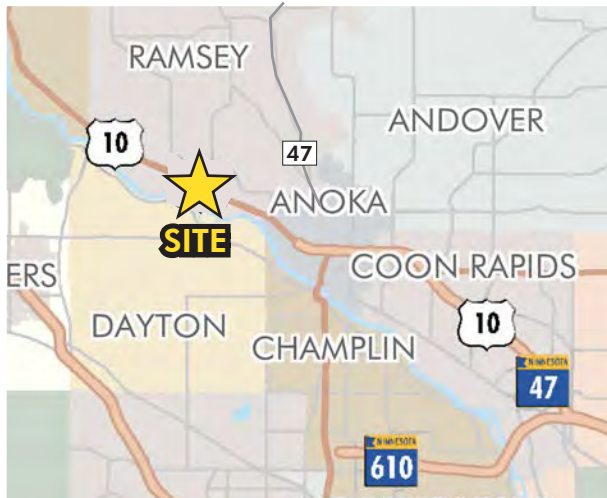
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Future highway improvements will warrant a permanent closure of right in-right out access to Hwy 10. Access will be from Ramsey Blvd or Sunfish Lake Blvd

# CITY-OWNED LAND NEAR HWY 10

4.14 ACRES OF OFFICE/INDUSTRIAL LAND - RAMSEY, MN 55303

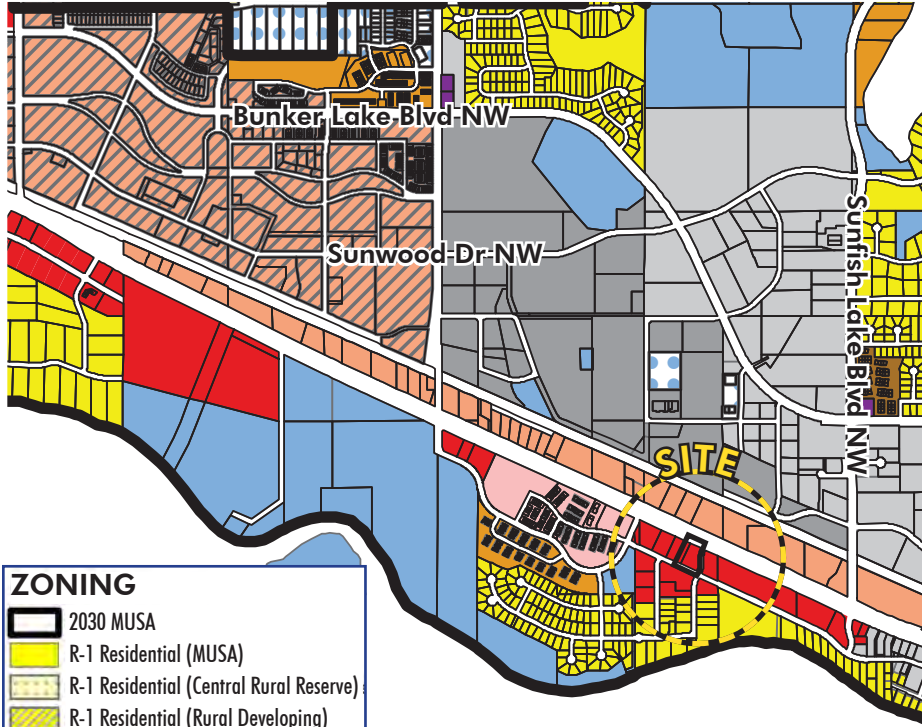


Full access interchange construction completed



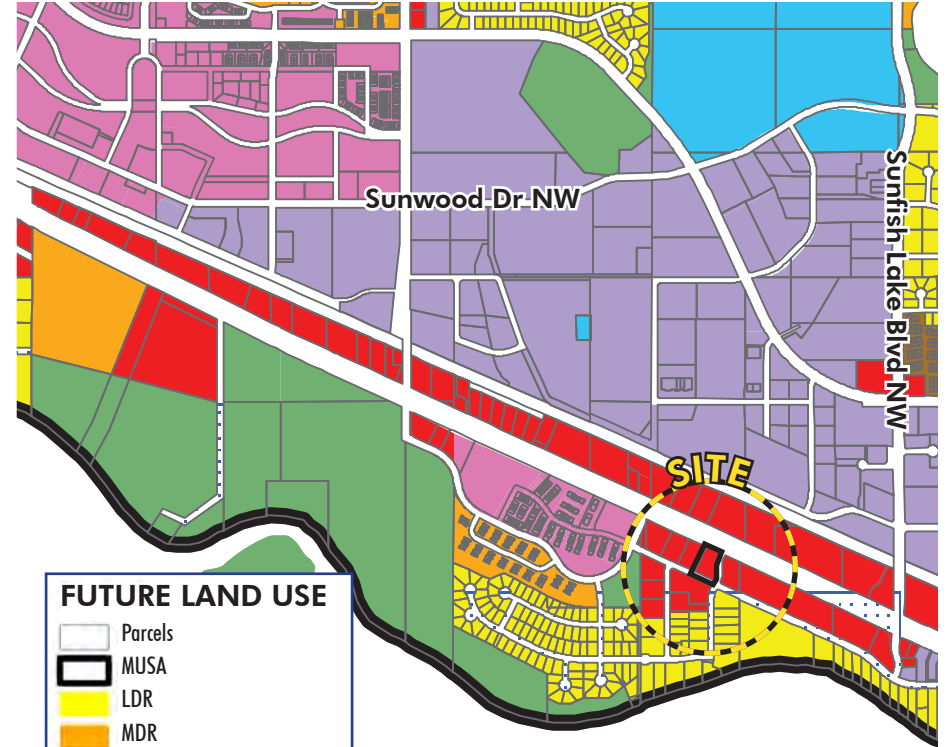
# CITY-OWNED LAND NEAR HWY 10

4.14 ACRES OF OFFICE/INDUSTRIAL LAND - RAMSEY, MN 55303



**ZONING**

	2030 MUSA
	R-1 Residential (MUSA)
	R-1 Residential (Central Rural Reserve)
	R-1 Residential (Rural Developing)
	R-2
	R-3
	B-1
	B-2
	H-1
	E-1
	E-2
	MU-PUD
	Public/Quasi-Public
	PUD
	Town Center



**FUTURE LAND USE**

	Parcels
	MUSA
	LDR
	MDR
	HDR
	Office Park
	Commercial
	MU
	Business Park
	Public
	Rural Developing
	Rural Preserve
	Park
	MRCCA Boundary

# CITY-OWNED LAND NEAR HWY 10

## 4.14 ACRES OF OFFICE/INDUSTRIAL LAND - RAMSEY, MN 55303

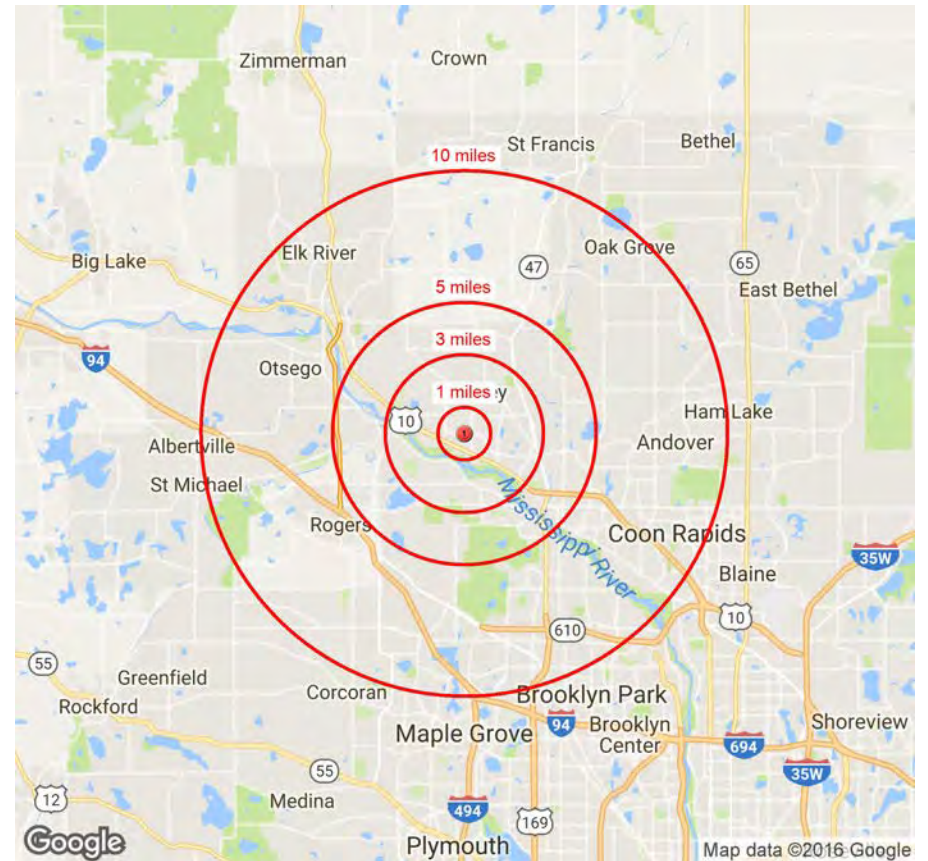
### CBRE DEMOGRAPHIC BRIEF

#### RAMSEY CITY CENTER

	1 Mile	3 Miles	5 Miles	10 Miles
<b>POPULATION</b>				
2016 Population	2,985	24,188	60,610	296,300
2021 Population	3,350	25,745	63,525	312,599
2010 Population	2,434	22,239	57,121	275,567
2000 Population	1,626	18,076	50,063	231,077
Percent Pop Change: 2010 to 2016	22.6%	8.8%	6.1%	7.5%
Percent Pop Change: 2016 to 2021	12.2%	6.4%	4.8%	5.5%
<b>AGE</b>				
2016 Median Age	34.1	37.0	37.9	37.8
2016 Average Age	35.0	36.7	37.9	37.4
<b>HOUSEHOLDS</b>				
2016 Households	1,115	8,489	22,353	106,035
2021 Households	1,273	9,075	23,505	111,990
2010 Households	874	7,768	20,958	98,567
2000 Households	523	5,987	17,514	79,402
Percent HH Change: 2010 to 2016	27.6%	9.3%	6.7%	7.6%
Percent HH Change: 2016 to 2021	14.2%	6.9%	5.2%	5.6%
Average Household Size	2.6	2.9	2.7	2.8
<b>INCOME</b>				
2016 Median Household Income	\$75,230	\$82,664	\$73,619	\$79,055
2016 Average Household Income	\$88,308	\$95,095	\$86,942	\$94,053
2016 Per Capita Income	\$32,999	\$33,374	\$32,064	\$33,658
<b>HOUSING UNITS</b>				
2016 Housing Units	1,163	8,784	23,301	110,242
2016 Occupied Housing Units	1,115	8,489	22,353	106,035
2016 Vacant Housing Units	48	295	949	4,207
2016 Owner-Occupied Housing Units	999	7,555	17,558	88,720
2016 Renter-Occupied Housing Units	116	934	4,795	17,314
<b>EDUCATION</b>				
2016 Population Age 25 and Over	1,962	15,794	40,468	195,456
High School thru Associates	1,314 67.0%	10,453 66.2%	27,161 67.1%	121,895 62.4%
Bachelor's Degree	360 18.3%	3,306 20.9%	7,851 19.4%	45,285 23.2%
Graduate Degree	116 5.9%	1,159 7.3%	2,898 7.2%	17,952 9.2%
<b>PLACE OF WORK</b>				
Total Businesses	153	810	2,340	10,691
Daytime Employment (Total Employees)	2,157	9,136	28,617	126,545

### CBRE DEMOGRAPHIC BRIEF

#### RAMSEY CITY CENTER



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4.14 ACRES OF OFFICE/INDUSTRIAL LAND - RAMSEY, MN 55303

## 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.

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