

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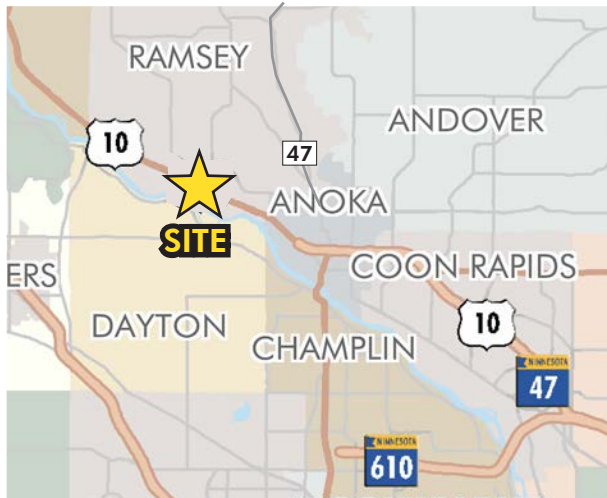
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Future highway improvements will warrant a permanent closure of right in-right out access to Hwy 10. Access will be from Ramsey Blvd or Sunfish Lake Blvd

CITY-OWNED LAND NEAR HWY 10

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

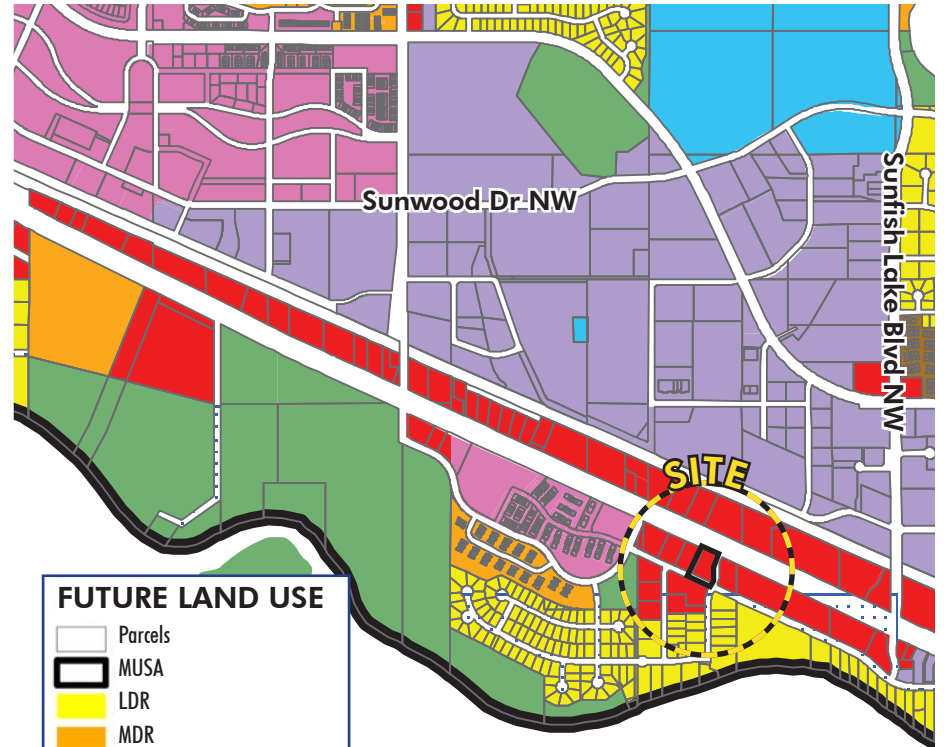
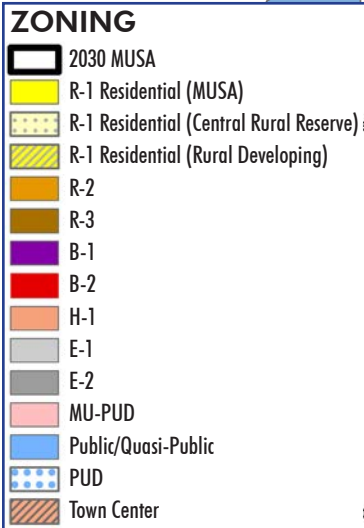
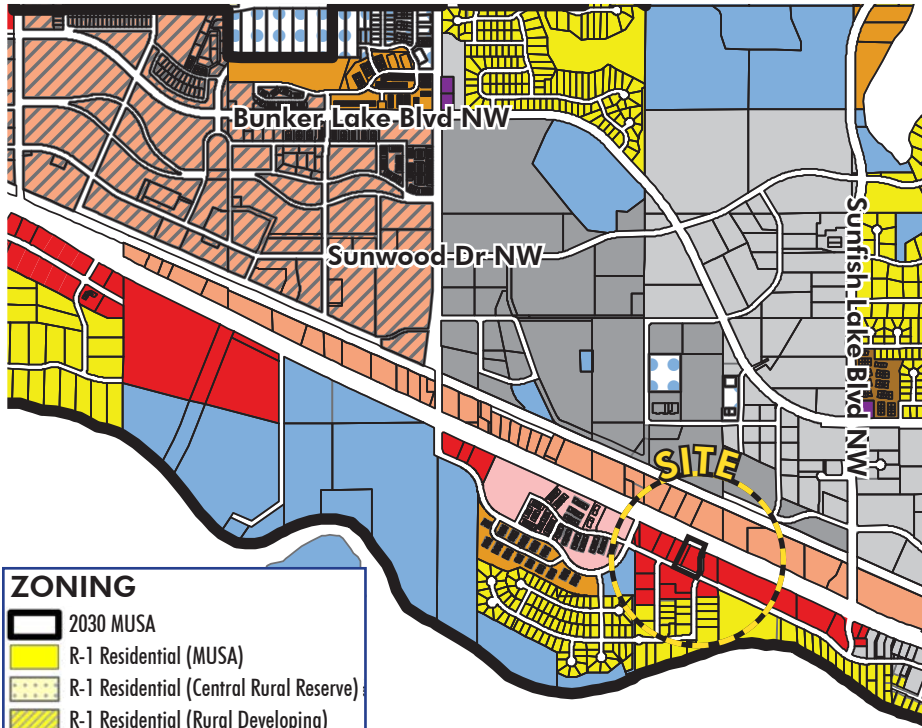


Full access interchange construction completed



CITY-OWNED LAND NEAR HWY 10

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



CITY-OWNED LAND NEAR HWY 10

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

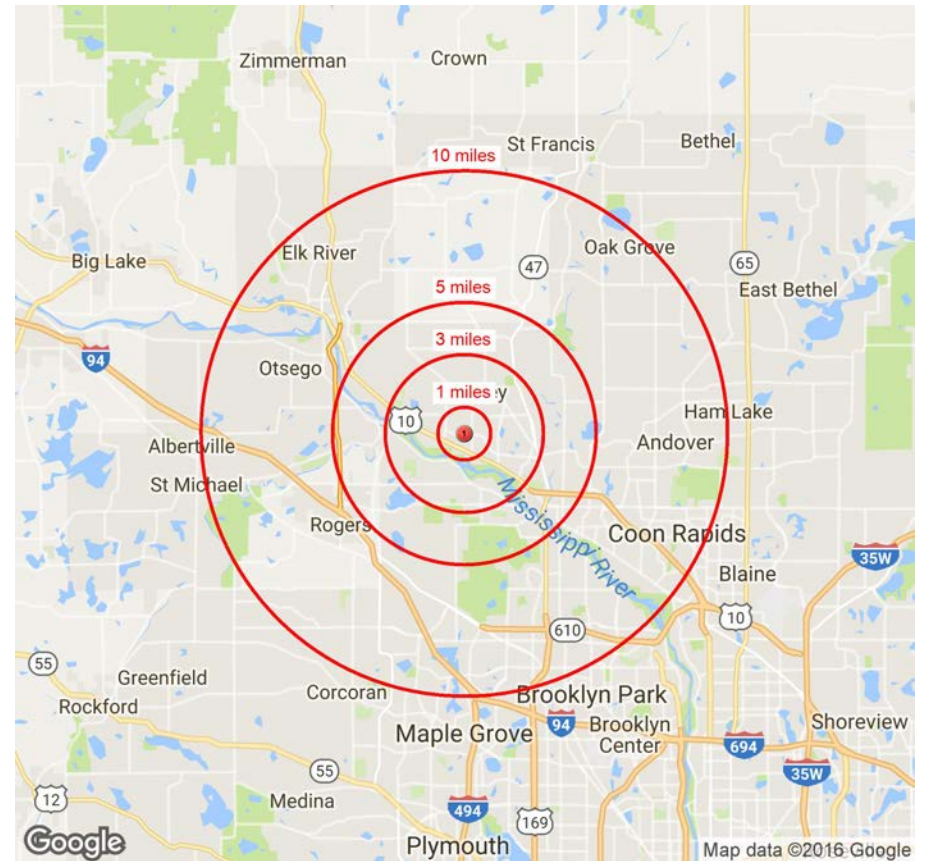
CBRE DEMOGRAPHIC BRIEF

RAMSEY CITY CENTER

| | 1 Mile | 3 Miles | 5 Miles | 10 Miles |
|--------------------------------------|-------------|--------------|--------------|---------------|
| POPULATION | | | | |
| 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% |
| AGE | | | | |
| 2016 Median Age | 34.1 | 37.0 | 37.9 | 37.8 |
| 2016 Average Age | 35.0 | 36.7 | 37.9 | 37.4 |
| HOUSEHOLDS | | | | |
| 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 |
| INCOME | | | | |
| 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 |
| HOUSING UNITS | | | | |
| 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 |
| EDUCATION | | | | |
| 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% |
| PLACE OF WORK | | | | |
| 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



CITY-OWNED LAND NEAR HWY 10

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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