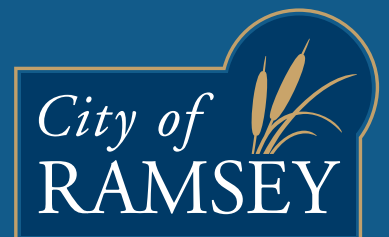




# Community Profile



# CITY OF RAMSEY

The City of Ramsey, located in the northwest Twin Cities Metro area, offers a blend of urban and outdoor experiences. With an active downtown, abundant recreational opportunities, and a robust manufacturing sector, it emerges as a vibrant community.

For the past two decades, Ramsey has experienced strong and steady growth. It has over 300 acres of developable land conveniently situated near U.S. Highway 10. The strategic location supports its pro-economic development stance, evidenced by a history of successful business parks and downtown initiatives.

This profile highlights key aspects of Ramsey's development, the business climate, and quality of life, reflecting the city's commitment to fostering growth and building community.

## Overview

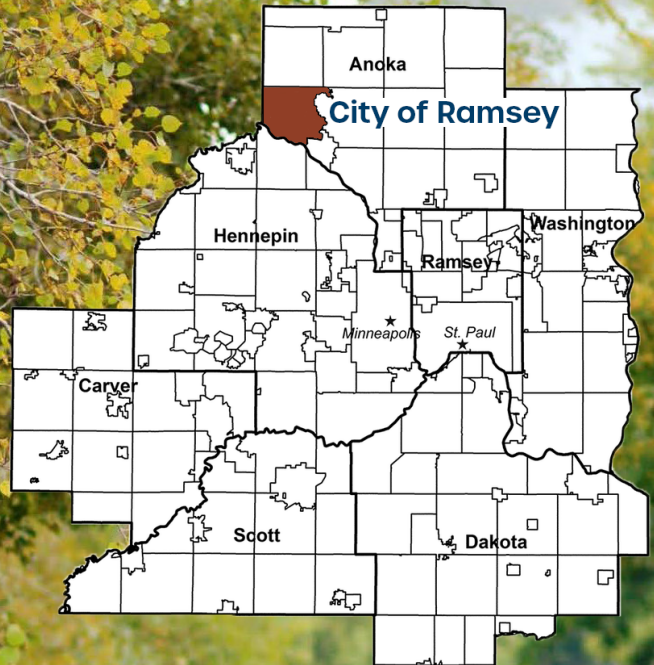
- Bordered by the Mississippi and Rum Rivers, offering unique outdoor amenities
- Located along major transportation corridors: U.S. Highway 10, U.S. Highway 169, State Highway 47, and Northstar Commuter Rail.
- Manufacturing hub: 34% of businesses in Ramsey
- The COR, Ramsey's transit-oriented, urban downtown center, includes retail, commercial, housing and recreational opportunities.

## Demographics

- Ramsey is 30 square miles
- 2023 estimated population: 28,560
- Median household income: \$110,212
- 626 businesses and non-profit organizations
- 7,372 jobs

## Livability

- 18 developed municipal parks, 2 regional parks, 80+ mile trail system, 15% protected wetlands, two championship golf courses, 160-acre regional scouts camping reserve
- Housing diversity: single-family, apartments, townhomes, assisted living, and rural lots
- K-12 education options, Anoka Ramsey Technical College
- Exceptional community events:
  - Game Fair (50,000+ attendees)
  - Happy Days Festival (5,000+ attendees)
  - The Draw Summer Concert Series (400+ attendees each concert)
  - Business Expo (600+ attendees)



**#2 BEST PLACE TO RAISE A FAMILY**  
2023 WALLETHUB

**#4 BEST PLACE TO LIVE IN THE U.S.**  
2024 U.S. NEWS & WORLD REPORT

**#7 BEST PLACE TO START A CAREER**  
2023 FORBES





# RESIDENTIAL

The City of Ramsey is the second fastest-growing community in Anoka County. Residents are drawn to the diverse housing options, extensive local amenities, and convenient access to the Twin Cities, all while being connected to Minnesota’s beautiful natural resources. U.S. Highway 10 is being upgraded to freeway standards, resulting in faster commutes into and out of Ramsey.



## Residential Development Patterns

Average 205 new housing units annually.

- 2017** 200 total housing units  
single-family 78, townhomes 68, apartments 54
- 2018** 314 total housing units  
single-family 140, apartments 174
- 2019** 252 total housing units  
single-family 123, townhomes 11, apartments 118
- 2020** 176 total housing units  
single-family 156, townhomes 20
- 2021** 183 total housing units  
single-family 168, townhomes 15
- 2022** 124 total housing units  
single-family 88, townhomes 30, apartments 6
- 2023** 185 total housing units  
single-family 125, townhomes 54, apartments 6



## Major Active Single-Family Developments

- Waterfront Village – 108-unit detached townhomes by Centra Homes (2024)
- Trott Brook Crossing – 270 single-family homes by Creative Homes (2023)
- Riverstone South – 244 single-family homes by Capstone Homes (2022)
- Harmony Farms 2nd Addition – 57 single-family homes by Lennar (2025)
- Preserve at Northfork – 90 single-family homes by Capstone Homes (2022)
- Northfork Meadows – 88 single-family homes by Lennar (2022)
- Parkside Village – 77 attached townhomes by Centra Homes (2023)
- Lynwood – 137 single-family homes and attached/detached townhomes by Lennar (2022)

# COMMERCIAL/INDUSTRIAL

The City of Ramsey is committed to being a pro-economic development community. This commitment is reflected in its successful history of developing industrial parks with new businesses and exemplified by existing businesses choosing to expand in Ramsey. The city emphasizes commercial and industrial growth through the City's strategic and comprehensive plans. These plans ensure that economic development remains a central focus for the community's future.

The cities of Ramsey and Anoka share a large business park spanning 1,000 acres. This business park includes office, warehouse, assembly, and manufacturing users and is home to 10,000 jobs.

Since 2020, almost 900,000 square feet of industrial building space and 400,000 square feet of commercial and retail space have been constructed. The Bunker Lake Industrial Park has experienced the most significant activity in recent years.

## Major Recent Development

- Bunker Lake Industrial Park
  - Delta ModTech – 229,000 sq ft (2020)
  - Oppidan, Inc – 405,000 sq ft, three buildings (2023)
  - PSD, LLC – BLIP4 67,000 sq ft (2022)
  - PSD, LLC – BLIP5 84,000 sq ft (2024)
- SA Group (Soderholm) – 46,000 sq ft expansion (2024)
- Jam Hops – 22,000 sq ft (2024)
- Lil Explorers Child Care – 16,000 sq ft (2023)
- Anderson Dahlen – 65,000 sq ft expansion (2022)
- City of Ramsey Public Works – 68,000 sq ft (2021)
- Ramsey Storage Center – 50,000 sq ft (2021)

## Top Employers

1.	HOYA Vision Care	306 employees
2.	Life Fitness	272 employees
3.	Anderson Dahlen	270 employees
4.	Showdown Displays	258 employees
5.	Anoka-Hennepin ISD 11	247 employees
6.	Connexus Energy	224 employees
7.	Delta ModTech	219 employees
8.	PACT Charter School	204 employees
9.	Diamond Graphics	191 employees
10.	Zero-Zone	180 employees
11.	Green Valley Greenhouse	168 employees
12.	Coborn's Superstore	160 employees
13.	Ace Solid Waste	127 employees
14.	City of Ramsey	116 employees
15.	In'Tech Industries	100 employees
16.	MultiSource Manufacturing	100 employees
17.	NAU Country	100 employees
18.	Dynamic Group	97 employees
19.	Virtex Enterprises	90 employees
20.	Allina Clinic	83 employees





## THE COR

The City of Ramsey's COR is an impressive 400+ acre transit-oriented and walkable urban development. Strategically located near U.S. Highway 10, U.S. Highway 169, and the Ramsey Northstar Commuter Rail Station, it promotes accessibility and convenience. This mixed-use area features a blend of residential, retail, office, recreational spaces, and government facilities. The COR aims to create a cohesive community that supports sustainable living and economic growth, making it a key focal point for residents and visitors.

In 2009, the City of Ramsey acquired The COR to transform it into a vibrant urban center through a public/private partnership. Nearly 53 acres within The COR is available for development, with about 20 acres owned by the city. In addition, 40 acres next to The COR is designated for commercial and retail development, boosting growth potential and attracting new businesses. This makes The COR an exciting opportunity for developers and investors focused on community revitalization and growth.

### Recent Major Activity

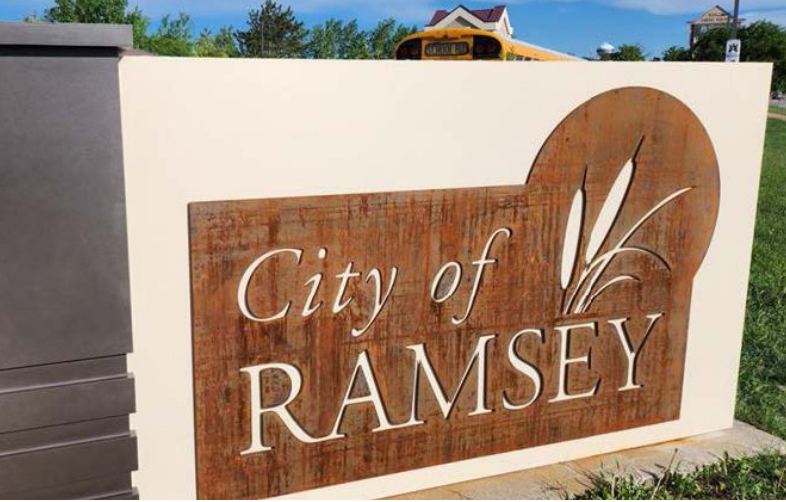
- ALDI – 20,664 sq ft grocery store (2024)
- Home2Suites Hotel by Hilton – 98 units (projected 2025)
- Take 5 – 1,860 sq ft quick oil change (projected 2024)
- Waterfront Village – 108-unit detached townhomes (2024)
- Skyline on Sunwood – 133-unit apartments + 10,000 sq ft retail space (projected 2025)
- Northstar Marketplace – 7,200 sq ft retail center (2023)
- O'Reilly Auto Parts – 7,800 sq ft retail store (2022)
- Sapphire – 118-unit market-rate apartments (2020)
- West Armstrong Retail – 15,000 sq ft retail center (2020)
- Gigi's Salon & Spa – 9,000 sq ft spa and salon (2022)
- Cottages at the COR – 40 single-family villa units (2020)
- Waterfront Park – 16.1 acres with trails, lake (2024)



### Pre-2020 COR Projects

- Affinity at Ramsey – 174 units market-rate (55+ amenity-rich housing) (2019)
- Allina Medical Clinic – 25,000 sq ft clinic (2011)
- Armstrong Boulevard Interchange (2016)
- Casey's Retail Co – 4,500 sq ft convenience store (2016)
- Coborn's – 95,000 sq ft anchored multi-tenant retail center (2005, remodel 2022)
- Greenway Terrace – 54-unit affordable housing by Aeon (2018)
- Midwest Medical Examiner's Office – 18,350 sq ft (2008)
- New Horizon Childcare – 9,200 sq ft daycare and preschool (2018)
- Northstar Rail Station: connected to an 800-stall covered parking ramp by skyway with service to Minneapolis and MSP Airport (2012)
- Parkview East – 121 units of market-rate apartments (2016)
- Ramsey Office Plaza – 80,000 sq ft office and restaurant (2006)
- PACT Charter Elementary School – 72,000 sq ft (2004)
- Ramsey Municipal Center – 65,500 sq ft (2006)
- Veterans Affairs (VA) Outpatient Clinic – 40,000 sq ft (2011)
- \$3M The Draw Park & Amphitheater

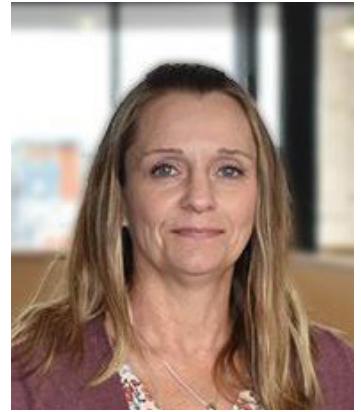




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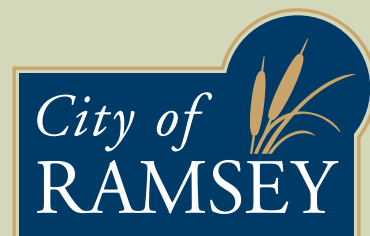
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