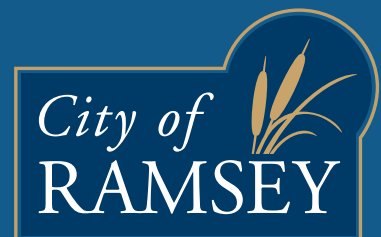


# Community Profile

Where Growth Meets Opportunity



# 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

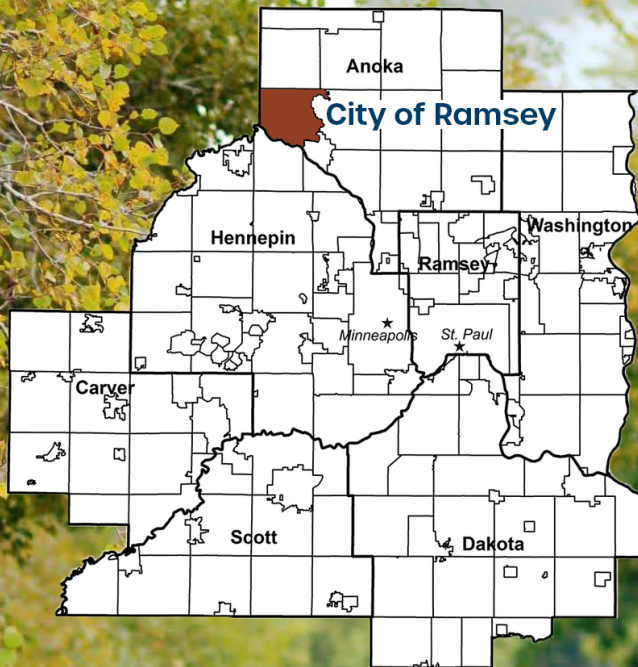
- Bordered by the Mississippi and Rum Rivers, offering unique outdoor amenities
- Located along major transportation corridors: U.S. Highway 10, U.S. Highway 169, State Highway 47, and Northstar Commuter Rail.
- Manufacturing hub: 34% of businesses in Ramsey
- The COR, Ramsey's transit-oriented, urban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

## Demographics

- Ramsey is 30 square miles
- 2024 estimated population: 29,143
- Median household income: \$110,212
- 600+ businesses and non-profit organizations
- 7,500 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 Technical College, Anoka Ramsey Community 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 has been upgraded to freeway standards, resulting in faster commutes into and out of Ramsey.



## Residential Development Patterns

Average 230 new housing units annually.

2024	377 total housing units single-family 183, townhomes 61, apartments 133
2023	185 total housing units single-family 125, townhomes 54, apartments 6
2022	124 total housing units single-family 88, townhomes 30, apartments 6
2021	183 total housing units single-family 168, townhomes 15
2020	176 total housing units single-family 156, townhomes 20
2019	252 total housing units single-family 123, townhomes 11, apartments 118
2018	314 total housing units single-family 140, apartments 174



## Major Active Single-Family Developments

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

- Zero Zone - 55,000 sq ft expansion (Projected 2026)
- Diamond Graphics - 68,000 sq ft expansion (2025)
- Bunker Lake Industrial Park
  - » PSD, LLC - BLIP5 84,000 sq ft (2024)
  - » Oppidan, Inc - 405,000 sq ft, three buildings (2023)
  - » PSD, LLC - BLIP4 67,000 sq ft (2022)
  - » Delta ModTech - 229,000 sq ft (2020)
- 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)

## 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. Highways 10 & 169, 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 50 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

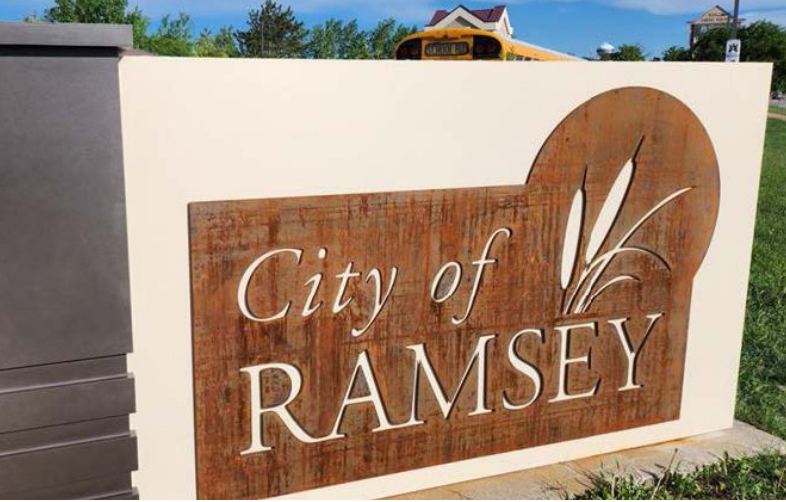
- Kwik Trip (Projected 2026)
- Chipotle Mexican Grill (Projected 2026)
- Home2Suites by Hilton - 98 unit ext. stay hotel (2025)
- Taco Bell (2025)
- King Baguette (2025)
- Ramsey & Sunfish Lake Boulevard Exchanges (2025)
- Skyline on Sunwood - 133-unit apartments + 10,000 sq ft retail space (2025)
- ALDI - 20,664 sq ft grocery store (2024)
- Take 5 - 1,860 sq ft quick oil change (2024)
- Waterfront Park - 16.1 acres with trails, lake (2024); splash pad & fishing pier (Projected 2026)
- Waterfront Village - 108-unit detached townhomes (2024)
- O'Reilly Auto Parts - 7,800 sq ft retail store (2022)
- Gigi's Salon & Spa - 9,000 sq ft spa and salon (2022)



### Pre-2020 COR Projects

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





## CONTACTS



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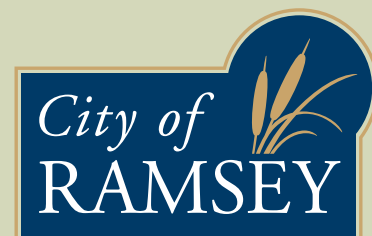
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