

Land | For Sale - \$533,610 (\$7.00/SF)

CBRE

City-Owned Land In COR

± 1.75 Acres

Willemite St. NW.
Ramsey, MN 55303





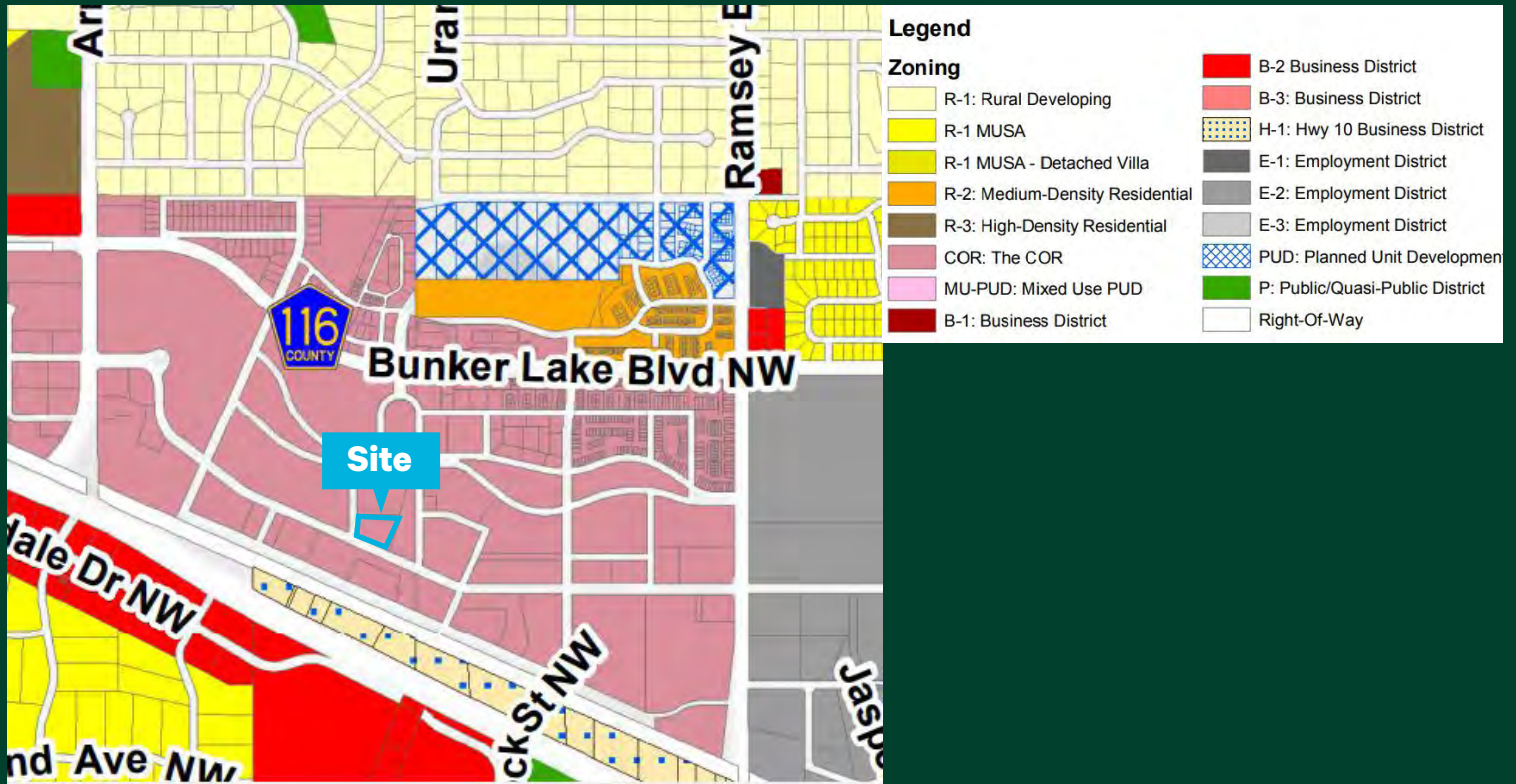
Property Highlights

- Great location for medical office, retail, fitness, entertainment, and mixed-use. Located at the NE corner of Willemite St. and Sunwood Dr.
- Frontage onto Sunwood Dr
- Easy access to Hwy 10 and Veterans Dr. NW.
- Only 30 minutes to downtown Minneapolis
- Zoned COR (The COR District): Potential uses include retail, hospitality, office, medical office
- Anoka-Hennepin ISD #11
- Great demographics and strong daytime population
- Over 1,000 residential units recently constructed, under construction, or planned within 3 miles of site
- Over 1,000,000 SF of industrial/manufacturing recently completed, under construction, planned
- Walkable community with close proximity to schools, parks, retail

Traffic Counts	
Hwy 10	37,743 VPD
Bunker Lake Blvd	4,953 VPD
Zeolite St NW	1,265 VPD
Sunwood Dr NW	4,582 VPD

PID	Acres
28-32-25-31-0025	±1.73 Acres

Zoning



Sec. 117-118. - The COR District

Intent

- a. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.
- b. The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use.
 1. COR-1 *mixed-use core subdistrict*. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.
 2. COR-2 (COR-2 and 2b) *commercial subdistrict*. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.
 3. COR-3 and COR-3a *workplace subdistrict*. The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors.
 4. COR-4 (COR-4a, COR-4b and COR-4c) *neighborhood subdistrict*. The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners).
 5. COR-5 *park and open space subdistrict*. The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

Future Land Use

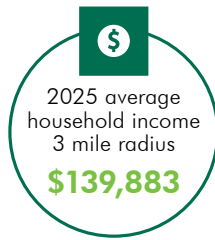
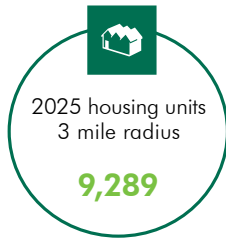
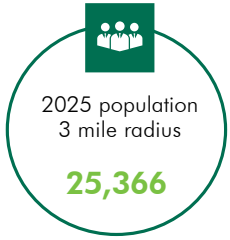


Mixed Use (MU)

Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

1. Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.
2. Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.
3. Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential.

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	4,188	25,366	67,375
2030 Population - Five Year Projection	4,476	26,831	71,350
2020 Population - Census	3,421	22,589	61,061
2010 Population - Census	1,744	18,106	52,848
2020-2025 Annual Population Growth Rate	3.93%	2.23%	1.89%
2025-2030 Annual Population Growth Rate	1.34%	1.13%	1.15%



HOUSEHOLDS

2025 Households - Current Year Estimate	1,602	9,289	25,389
2030 Households - Five Year Projection	1,738	9,930	27,171
2020 Households - Census	1,285	7,988	22,598
2010 Households - Census	628	6,290	19,285
2020-2025 Compound Annual Household Growth Rate	4.29%	2.92%	2.24%
2025-2030 Annual Household Growth Rate	1.64%	1.34%	1.37%
2025 Average Household Size	2.61	2.73	2.63



HOUSEHOLD INCOME

2025 Average Household Income	\$94,234	\$139,883	\$134,687
2030 Average Household Income	\$99,412	\$153,462	\$148,446
2025 Median Household Income	\$87,376	\$112,364	\$110,610
2030 Median Household Income	\$94,651	\$124,098	\$123,548
2025 Per Capita Income	\$37,525	\$51,436	\$50,559
2030 Per Capita Income	\$40,161	\$57,127	\$56,293



HOUSING UNITS

2025 Housing Units	1,790	9,692	26,661
2025 Vacant Housing Units	188 10.5%	403 4.2%	1,272 4.8%
2025 Occupied Housing Units	1,602 89.5%	9,289 95.8%	25,389 95.2%
2025 Owner Occupied Housing Units	935 52.2%	7,611 78.5%	19,453 73.0%
2025 Renter Occupied Housing Units	667 37.3%	1,678 17.3%	5,936 22.3%



EDUCATION

2025 Population 25 and Over	2,613	16,961	46,004
HS and Associates Degrees	1,621 62.0%	10,786 63.6%	28,603 62.2%
Bachelor's Degree or Higher	936 35.8%	5,673 33.4%	15,761 34.3%

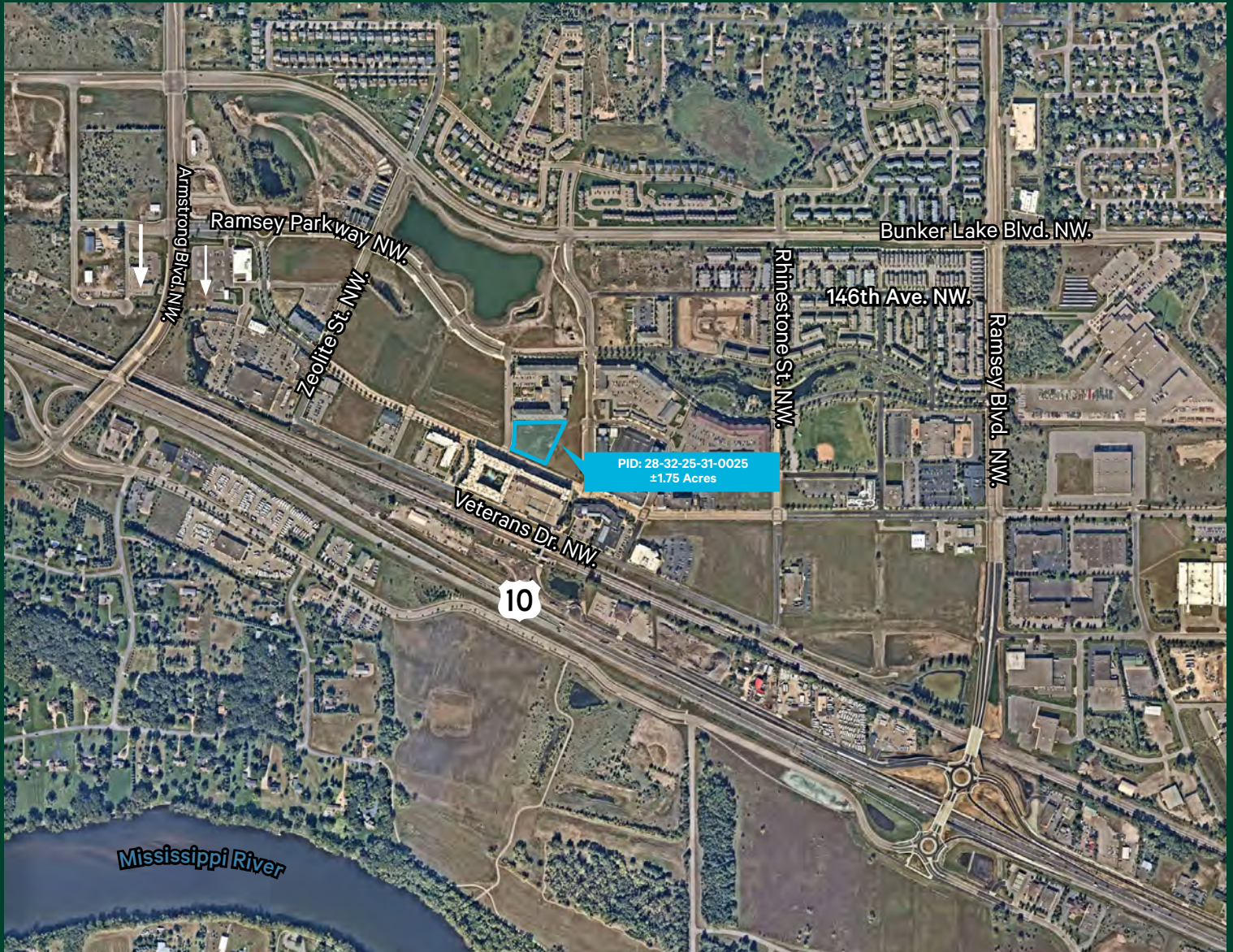


PLACE OF WORK

2025 Businesses	96	571	1,961
2025 Employees	1,494	9,343	29,745

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Contact Us

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