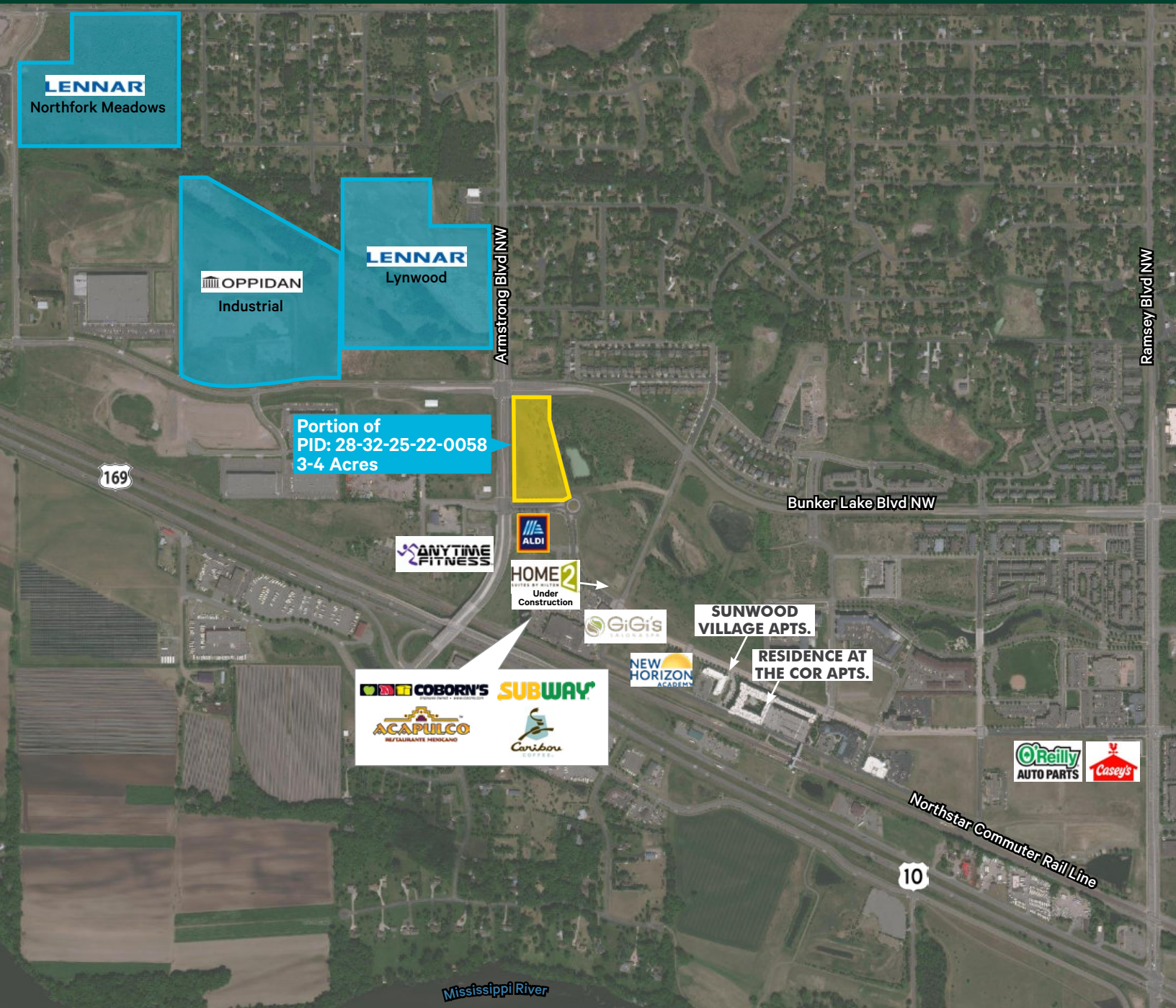


# City-Owned Land In COR

3-4 Acres Mixed-Use Land (Divisible)

Bunker Lake Blvd & Armstrong Blvd  
Ramsey, MN 55303







## Property Highlights

- Prime location for retail service, restaurants, fast food, medical office, townhomes, high density residential, senior housing. Located at the SE corner of Bunker Lake Blvd and Armstrong Blvd
- Immediate access to Sunwood Dr, Armstrong Blvd, Bunker Lake Blvd and Zeolite St
- Easy access to Hwy 10 via Armstrong Blvd interchange
- Close proximity to Northstar Commuter Rail Station
- Only 30 minutes to downtown Minneapolis
- Zoned COR (The COR District): Potential uses include retail, office, medical office, high density residential, and town homes
- Portion of PID: 28-32-25-22-0058
- Anoka-Hennepin ISD #11
- Over 1,500 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	38,500 VPD
Armstrong Blvd NW	9,100 VPD
Bunker Lake Blvd	8,100 VPD
Zeolite St NW	1,450 VPD
Sunwood Dr NW	4,650 VPD



# Recent Development



Bunker Lake Blvd

Centra Homes  
103 units under  
Purchase Agreement

Armstrong Blvd NW

Available  
Commercial  
development



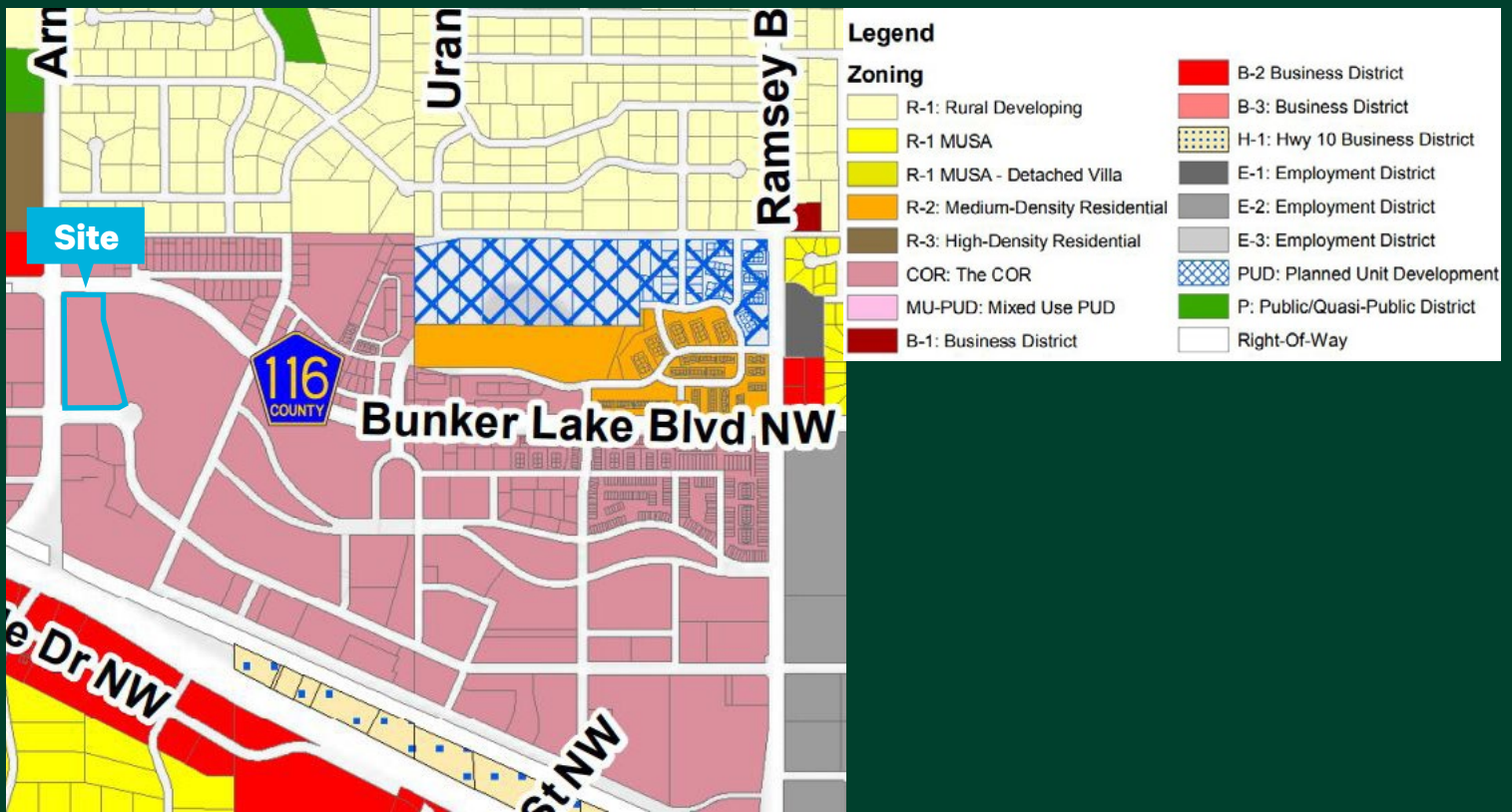
Norhart ±200  
Multi-Family Units  
Under Purchase  
Agreement

**HOME 2**  
SUITES BY HILTON  
98 Rooms  
Under Construction

Zeolite St NW



# 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



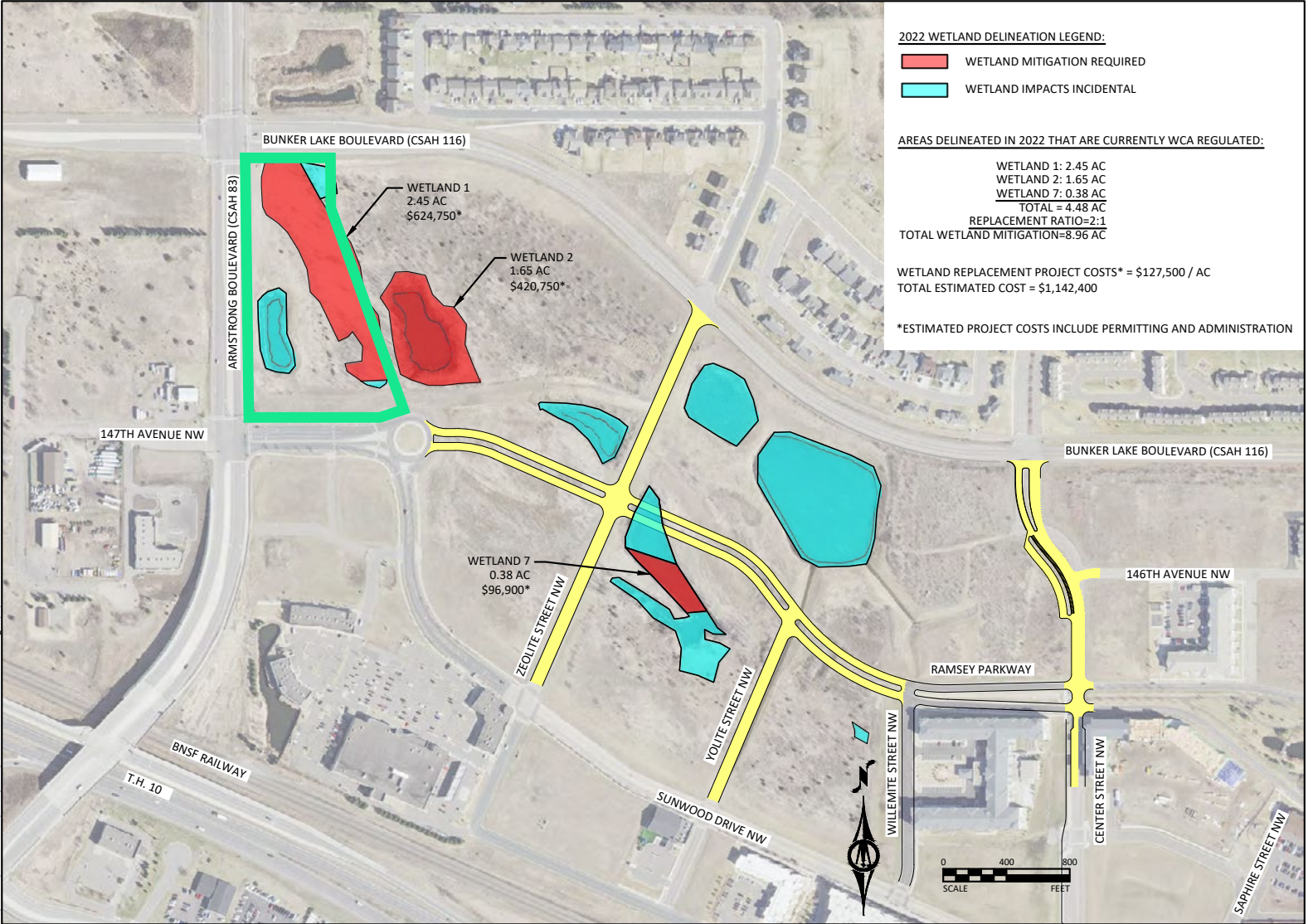
## Mixed Use (MU)

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.



# Wetlands Map



**2022 WETLAND DELINEATION LEGEND:**

- WETLAND MITIGATION REQUIRED
- WETLAND IMPACTS INCIDENTAL

**AREAS DELINEATED IN 2022 THAT ARE CURRENTLY WCA REGULATED:**

WETLAND 1: 2.45 AC  
 WETLAND 2: 1.65 AC  
 WETLAND 7: 0.38 AC  
 TOTAL = 4.48 AC  
 REPLACEMENT RATIO=2:1  
 TOTAL WETLAND MITIGATION=8.96 AC

WETLAND REPLACEMENT PROJECT COSTS\* = \$127,500 / AC  
 TOTAL ESTIMATED COST = \$1,142,400

\*ESTIMATED PROJECT COSTS INCLUDE PERMITTING AND ADMINISTRATION

# Future New Ramsey Blvd/Highway 10 Interchange

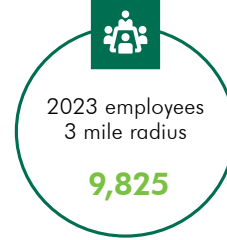
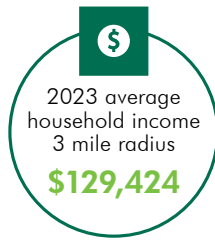
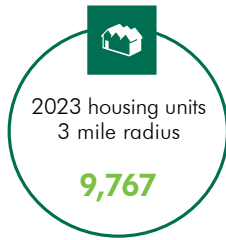
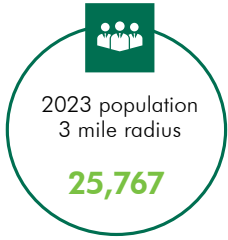
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[Click Here for More Information](#)



# Demographics

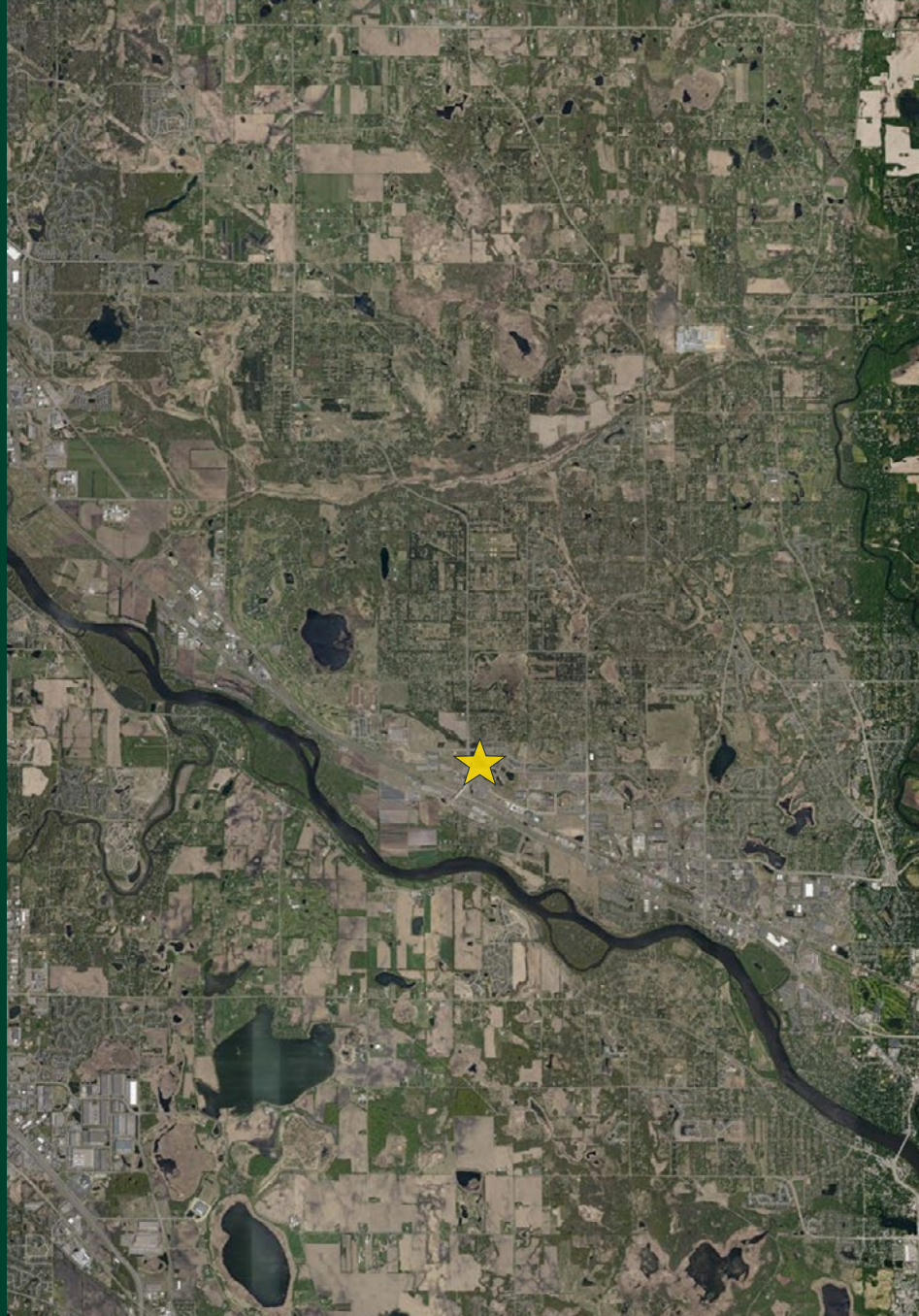


POPULATION	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	4,434	25,767	68,075
2028 Population - Five Year Projection	4,865	26,852	70,784
2020 Population - Census	4,070	23,601	63,417
2010 Population - Census	2,376	18,943	55,167
2020-2023 Annual Population Growth Rate	2.67%	2.74%	2.20%
2023-2028 Annual Population Growth Rate	1.87%	0.83%	0.78%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households - Current Year Estimate	1,723	9,327	25,307
2028 Households - Five Year Projection	1,906	9,769	26,427
2010 Households - Census	868	6,622	20,162
2020 Households - Census	1,541 90.2%	8,413 95.5%	23,523 95.6%
2020-2023 Compound Annual Household Growth Rate	3.49%	3.22%	2.27%
2023-2028 Annual Household Growth Rate	2.04%	0.93%	0.87%
2023 Average Household Size	2.57	2.76	2.66
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$91,643	\$129,424	\$124,629
2028 Average Household Income	\$104,774	\$145,980	\$141,719
2023 Median Household Income	\$78,320	\$100,209	\$98,493
2028 Median Household Income	\$86,644	\$109,417	\$108,608
2023 Per Capita Income	\$36,041	\$46,761	\$46,097
2028 Per Capita Income	\$41,414	\$53,016	\$52,634
HOUSING UNITS	1 MILE	3 MILES	5 MILES
<b>2023 Housing Units</b>	<b>1,898</b>	<b>9,767</b>	<b>26,775</b>
2023 Vacant Housing Units	175 9.2%	440 4.5%	1,468 5.5%
2023 Occupied Housing Units	1,723 90.8%	9,327 95.5%	25,307 94.5%
2023 Owner Occupied Housing Units	1,191 62.8%	7,870 80.6%	19,858 74.2%
2023 Renter Occupied Housing Units	532 28.0%	1,457 14.9%	5,449 20.4%
EDUCATION	1 MILE	3 MILES	5 MILES
<b>2023 Population 25 and Over</b>	<b>3,005</b>	<b>17,676</b>	<b>47,034</b>
HS and Associates Degrees	1,896 63.1%	11,181 63.3%	29,341 62.4%
Bachelor's Degree or Higher	1,020 33.9%	5,813 32.9%	15,899 33.8%
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2023 Businesses	99	594	1,872
2023 Employees	1,557	9,825	29,796



Bunker Lake Blvd & Armstrong Blvd  
Ramsey, MN 55303

For Sale - From \$8.00 PSF



## Contact Us

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