

Land | For Sale - \$6.50/PSF

CBRE

# City-Owned Land In COR

±1.75 Acres

Willemite St. NW.  
Ramsey, MN 55303



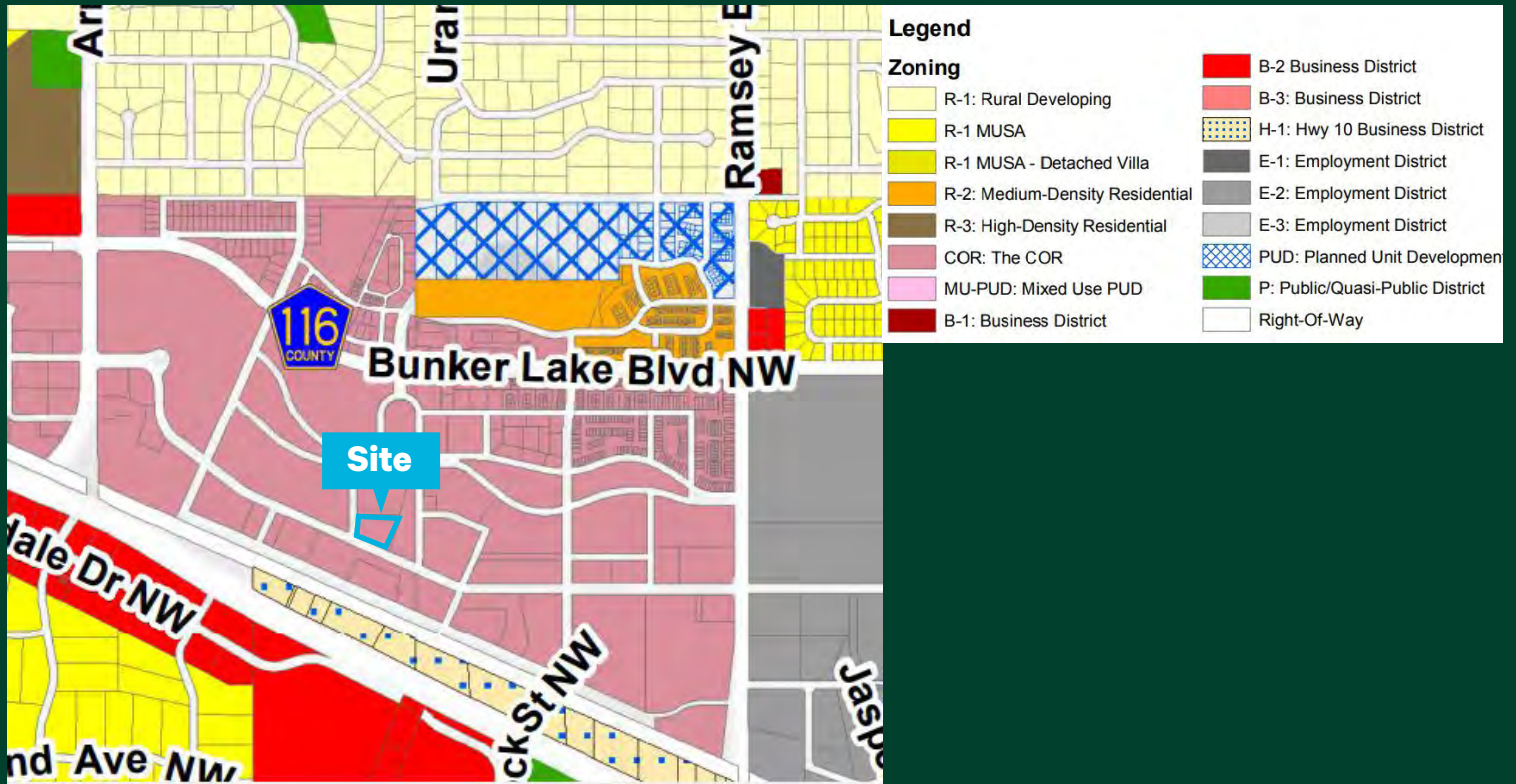


## Property Highlights

- Great location for medical office, retail, fitness, entertainment, and mixed-use. Located at the NE corner of Zeolite St NW and Sunwood Dr
- Frontage onto Sunwood Dr
- Easy access to Hwy 10 and Civic Center Dr
- Close proximity to Northstar Commuter Rail Station
- 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	34,903 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.

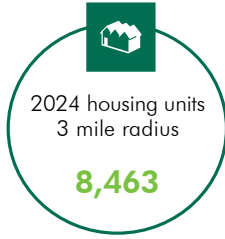
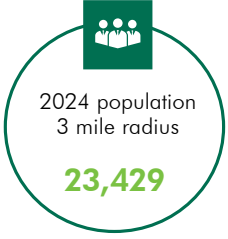
# Future New Ramsey Blvd/Highway 10 Interchange

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[Click Here for More Information](#)

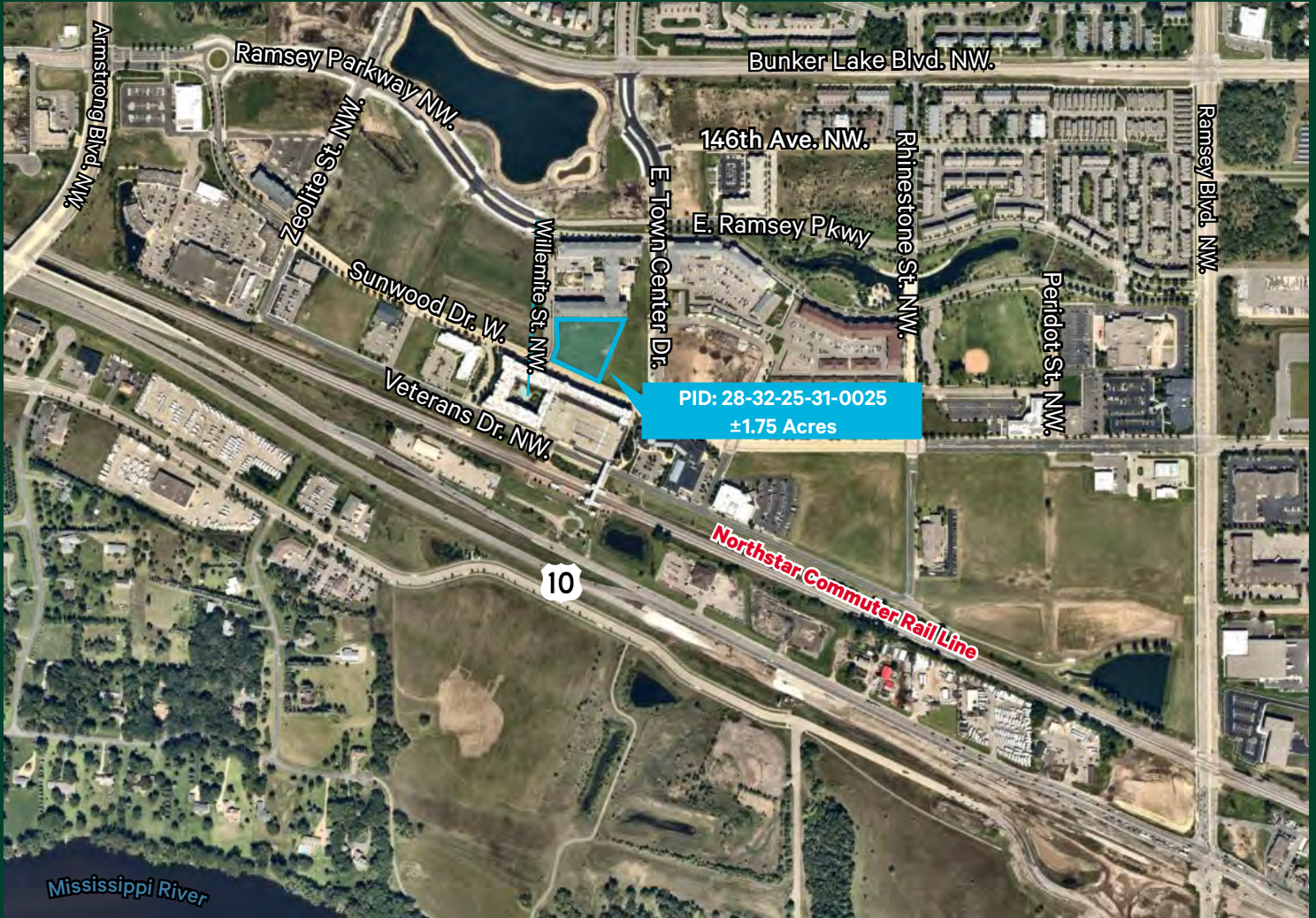
# Demographics



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	4,951	22,861	64,677
2029 Population - Five Year Projection	5,370	24,100	67,575
2020 Population - Census	4,301	20,343	59,368
2010 Population - Census	2,539	16,124	50,977
2020-2024 Annual Population Growth Rate	3.37%	2.78%	2.04%
2024-2029 Annual Population Growth Rate	1.64%	1.06%	0.88%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	1,879	8,202	23,898
2029 Households - Five Year Projection	2,059	8,723	25,179
2020 Households - Census	1,620	7,149	21,716
2010 Households - Census	939	5,573	18,339
2020-2024 Compound Annual Household Growth Rate	3.55%	3.29%	2.28%
2024-2029 Annual Household Growth Rate	1.85%	1.24%	1.05%
2024 Average Household Size	2.63	2.78	2.68
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$93,872	\$133,018	\$130,050
2029 Average Household Income	\$106,075	\$151,181	\$148,591
2024 Median Household Income	\$85,148	\$108,678	\$107,138
2029 Median Household Income	\$96,039	\$120,694	\$119,023
2024 Per Capita Income	\$36,817	\$47,703	\$47,746
2029 Per Capita Income	\$41,952	\$54,720	\$55,032
<b>HOUSING UNITS</b>			
<b>2024 Housing Units</b>	<b>2,049</b>	<b>8,567</b>	<b>25,128</b>
2024 Vacant Housing Units	170 8.3%	365 4.3%	1,230 4.9%
2024 Occupied Housing Units	1,879 91.7%	8,202 95.7%	23,898 95.1%
2024 Owner Occupied Housing Units	1,184 57.8%	6,907 80.6%	18,762 74.7%
2024 Renter Occupied Housing Units	695 33.9%	1,295 15.1%	5,136 20.4%
<b>EDUCATION</b>			
<b>2024 Population 25 and Over</b>	<b>3,142</b>	<b>15,141</b>	<b>43,617</b>
HS and Associates Degrees	2,009 63.9%	9,596 63.4%	26,960 61.8%
Bachelor's Degree or Higher	1,057 33.6%	5,076 33.5%	14,964 34.3%
<b>PLACE OF WORK</b>			
2024 Businesses	101	541	1,889
2024 Employees	1,376	8,527	29,056

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## Contact Us

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