

Mixed-Use

DEVELOPMENT
OPPORTUNITY

±15.74 Acres (divisible)



193 ROBERT ST. S
ST. PAUL, MN 55107

CBRE



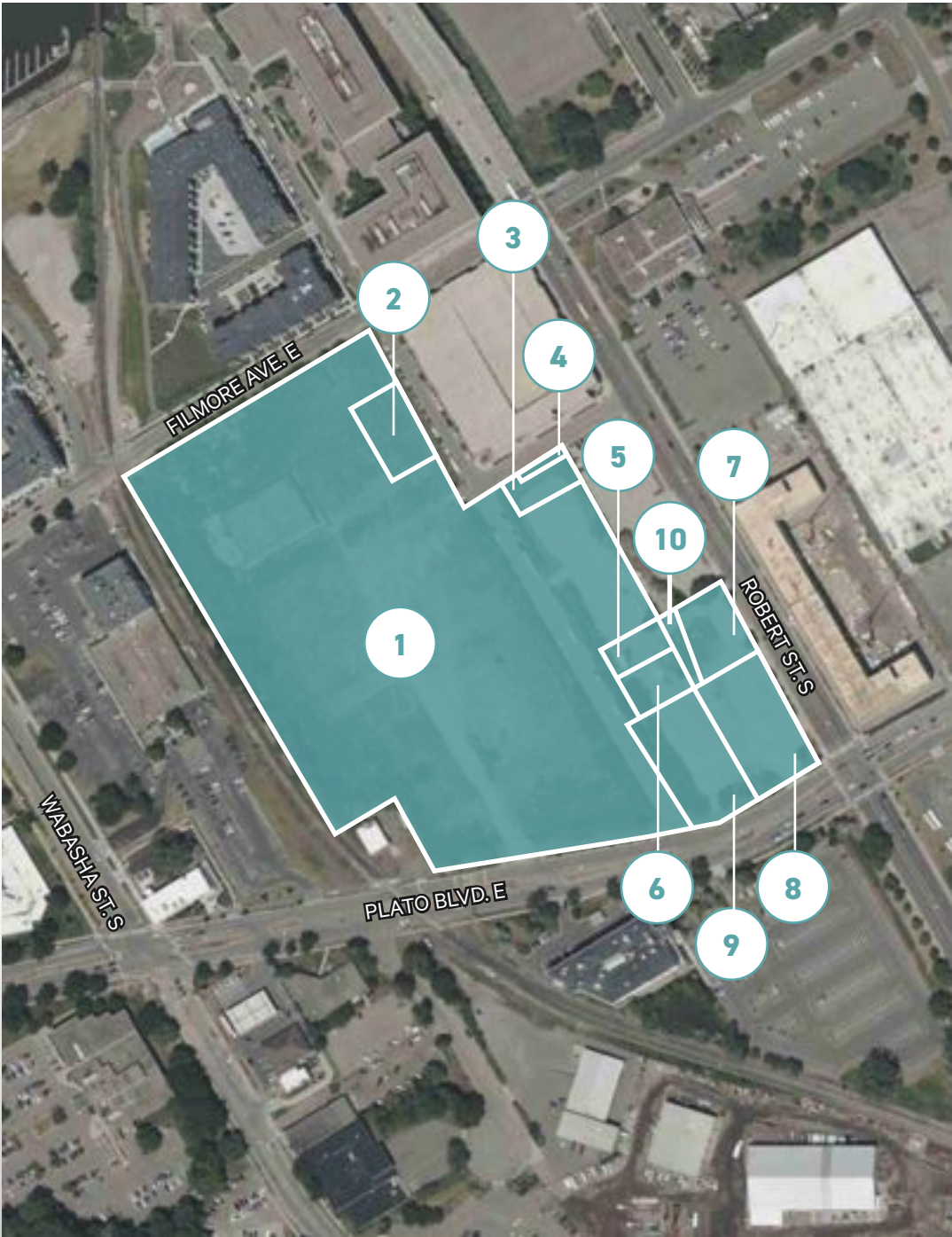
PROPERTY HIGHLIGHTS

193 S Robert St. is a ±15.74 acre redevelopment site just south of the St. Paul CBD, in the West Side Neighborhood. This mixed-use development opportunity comprises of 10 parcels that is bordered by Robert St. S, Plato Blvd. E, and Filmore Ave. E. This property is guided to be Mixed-Use which allows for various development uses including high-density residential, retail and office. The property falls within an Opportunity Zone (OZ) and a Qualified Census Tract (QCT) creating an economic benefit for potential developers, investors and users.

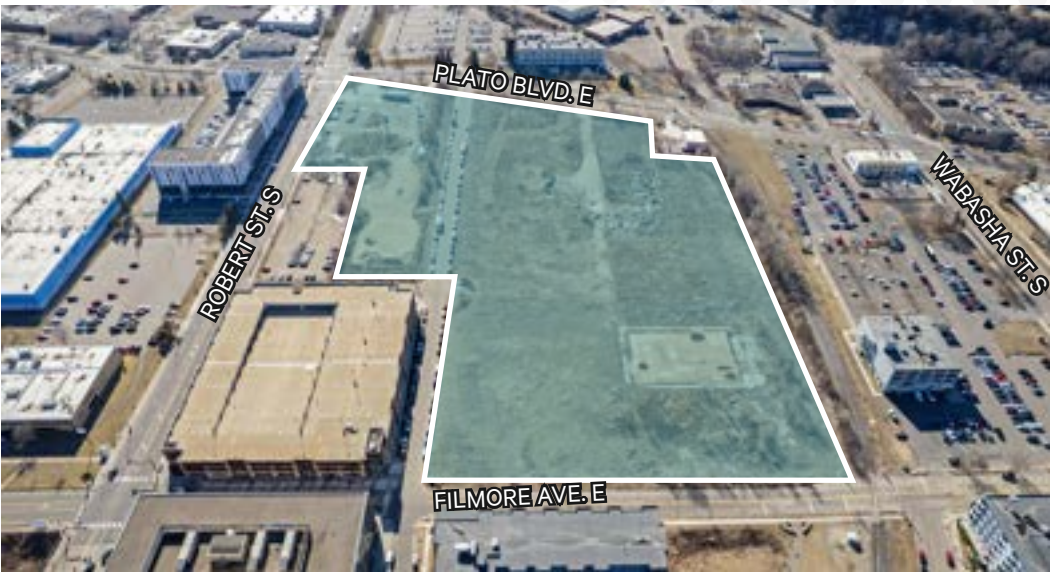
- Located across the Mississippi River from Downtown St. Paul, in an area that has seen an abundance of redevelopment over the last few years
- Convenient access to trails and parks along the Mississippi River including Harriet Island Park, Lower Landing Park, the Samuel Morgan Trail, the Robert Pira Trail, and Lilydale Park and Trail
- Located in an Opportunity Zone (OZ) and a Qualified Census Tract (QCT)
- Bordered by Plato Blvd, Robert St. S, E Filmore Ave and E Fairfield Ave
- Zoning (T3M Traditional Neighborhood District) and Future Land Use (Mixed-Use) allow for a mixed-use residential development and supporting uses.
- Nearby amenities include the Mississippi River, the Science Museum of Minnesota, the Xcel Energy Center and the Minnesota State Capital
- Large employers in the area include EcoLab, Comcast, Travellers Insurance, Regions Hospital, United Hospital and the City of St. Paul.

PROPERTY BREAKDOWN

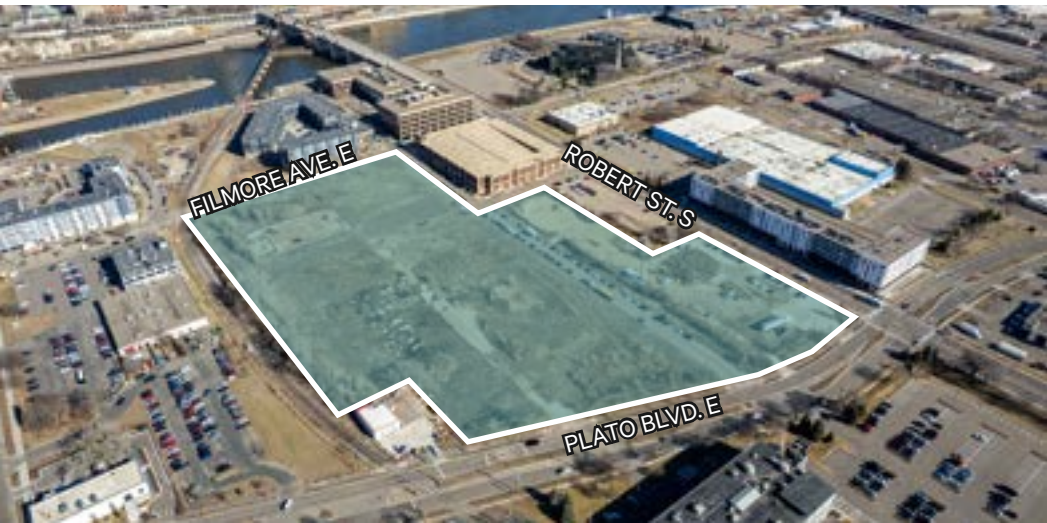
	PID	ADDRESS	SIZE (ACRES)	2024 TAXES
1	52822320044	0 Filmore Ave.	12.77	\$ 145,004.00
2	52822320037	0 Livingston Ave	0.39	\$ 3,958.00
3	52822320038	0 Fairfield Ave. S	0.2	\$ 2,030.00
4	52822320039	0 Fairfield Ave. S	0.01	\$ 94.00
5	52822320030	0 Livingston Ave.	0.14	\$ 12,352.00
6	52822320029	0 Livingston Ave.	0.23	\$ 2,330.00
7	52822320015	173 Robert St. S	0.32	\$ 3,752.00
8	52822320016	193 Robert St. S	0.73	\$ 8,924.00
9	52822320017	0 Plato Blvd.	0.89	\$ 9,020.00
10	52822320043	0 Unassigned	0.06	\$ 536.00
	Total		±15.74	\$ 188,000.00



AERIAL PHOTOS



AERIAL PHOTOS



COMPARABLE RENTS

	PROPERTY	TOTAL UNITS	AVERAGE RENT/UNIT	AVERAGE RENT/SF
1	West Side Flats	178	\$1,412	\$1.91
2	Verdant	82	\$1,107	\$1.13
3	The Scenic	171	\$1,712	\$2.31
4	Cordelle	136	\$1,412	\$1.91
5	Soul	178	\$1,674	\$1.64
6	Esox House	221	\$1,555	\$2.11
7	Harbourline Apartments	63	\$1,412	\$1.86

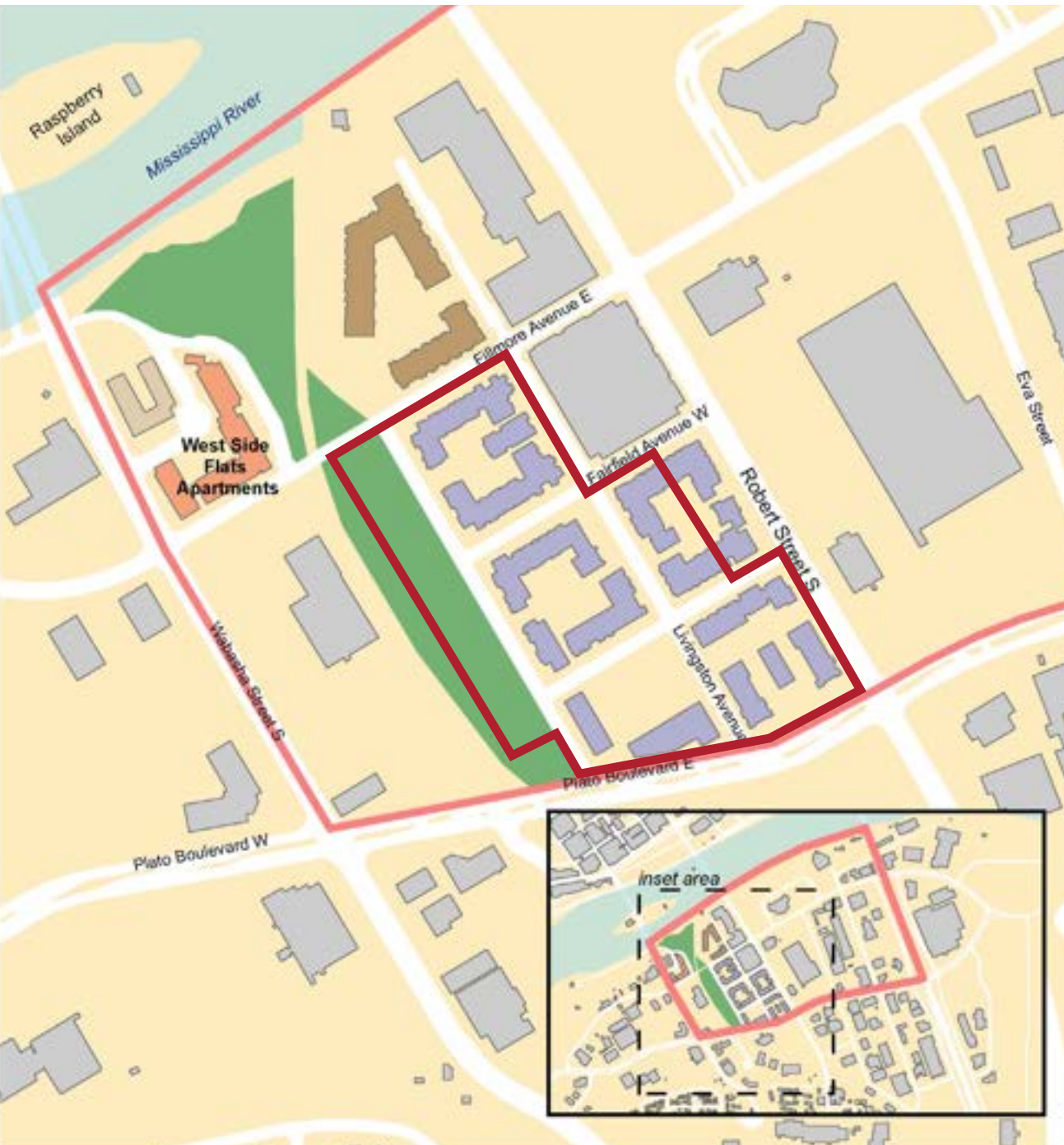


AMENITY MAP



WEST SIDE FLATS MASTER PLAN OVERVIEW

The West Side Flats provides a unique opportunity to revitalize a large urban riverfront area on the Mississippi River and directly across the river from downtown Saint Paul. Located in a natural floodplain that was once a large sand bar between the river valley's bluffs, the West Side Flats gets its name from being on the "west side" of the river and part of the larger West Side neighborhood. The West Side Flats encompasses the entire floodplain area between the river's western edge and the river's terraces and bluffs.



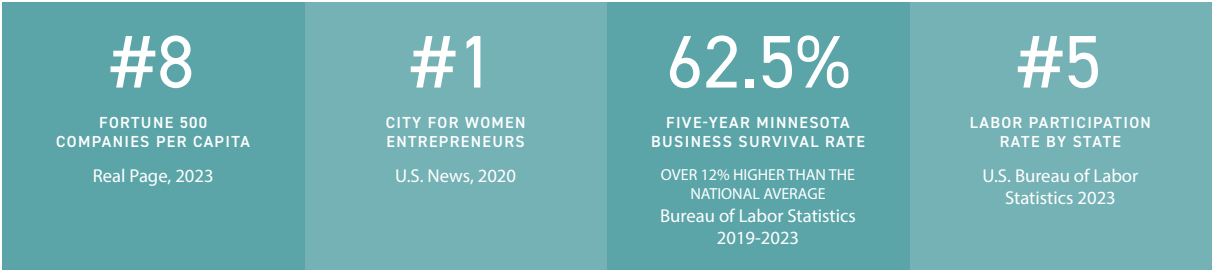
LEGEND

	West Side Flats Greenway (proposed)
	Existing Building Footprints
New and Recent Development	
	Sherman Associates (completed development)
	Sherman Associates Phase II (potential future development)
	Sherman Associates Phase III (completed development)
	Weidner Apartment Homes (previously proposed development)
	West Side Flats Master Plan Area

ECONOMICALLY DIVERSE. AN HQ MAGNET.

Economic Diversity

The Bold North draws a bold mix of business. National retail. Life sciences, World headquarters and regional hubs. Institutions and industries. Startups and spin-offs. All come together in a place where the workforce is innovative, tech focused and highly driven by wellbeing, health and inclusion.



HQ Magnet

Born here or drawn here, giants across a wide range of industries have a strong connection to the Twin Cities.



TALENT QUALITY

TOP 10

THE UNIVERSITY OF MINNESOTA
IS ONE OF THE TOP 10 PUBLIC
UNIVERSITIES FOR MEDICINE
AND PHARMACY

TOP 20

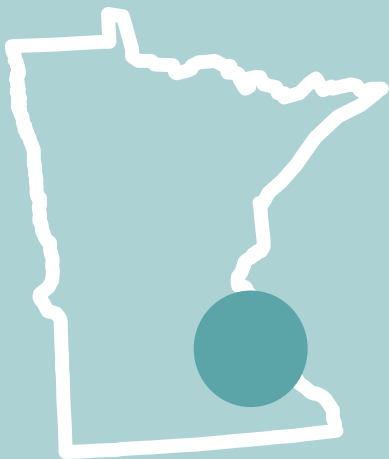
THE UNIVERSITY OF
MINNESOTA IS AMONG THE
TOP 20 PUBLIC RESEARCH
UNIVERSITIES IN THE WORLD

9TH

MOST LITERATE STATE IN
THE U.S. CITY
Wallethub

TOP 10

BEST STATE FOR LABOR
FORCE PARTICIPATION
World Population Review, 2023



MINNEAPOLIS/ST. PAUL
IS AMONG THE TOP 3
BEST MARKETS FOR
UNDERREPRESENTED RACE/
ETHNIC GROUPS IN THE U.S.
TECH & TALENT WORKFORCE.

CBRE Research, 2023

Colleges & Universities

With more than 200 post-secondary institutions to choose from, the Minneapolis labor force is among the nation's best educated.

#2

EDUCATION LEVEL
IN THE U.S.

Minnesota Office of
Educational Attainment

>200

POST-SECONDARY
INSTITUTIONS

U.S. News, 2020



AN EPICENTER OF INNOVATION

Minnesota has long been known as Medical Alley, a specialized area of the country where strong talent, a start-up ecosystem, and innovation drivers all collide. Enabling healthcare innovation, elevating business progress and transforming health equity - Minnesota is always at the forefront of medical device and technology innovation.

#2

IN MEDICAL DEVICE PATENTS
AMONG U.S. STATES

Medical Design & Outsourcing
Magazine, 2019

482

MEDICAL DEVICE
ESTABLISHMENTS IN
MINNEAPOLIS-ST. PAUL
Medical Design & Outsourcing
Magazine, 2019



#1

TOP RANKED HOSPITAL
IN THE WORLD
Newsweek, 2021

TOP 10

EMERGING U.S. LIFE SCIENCES HUB
CBRE Research 2020

30K+

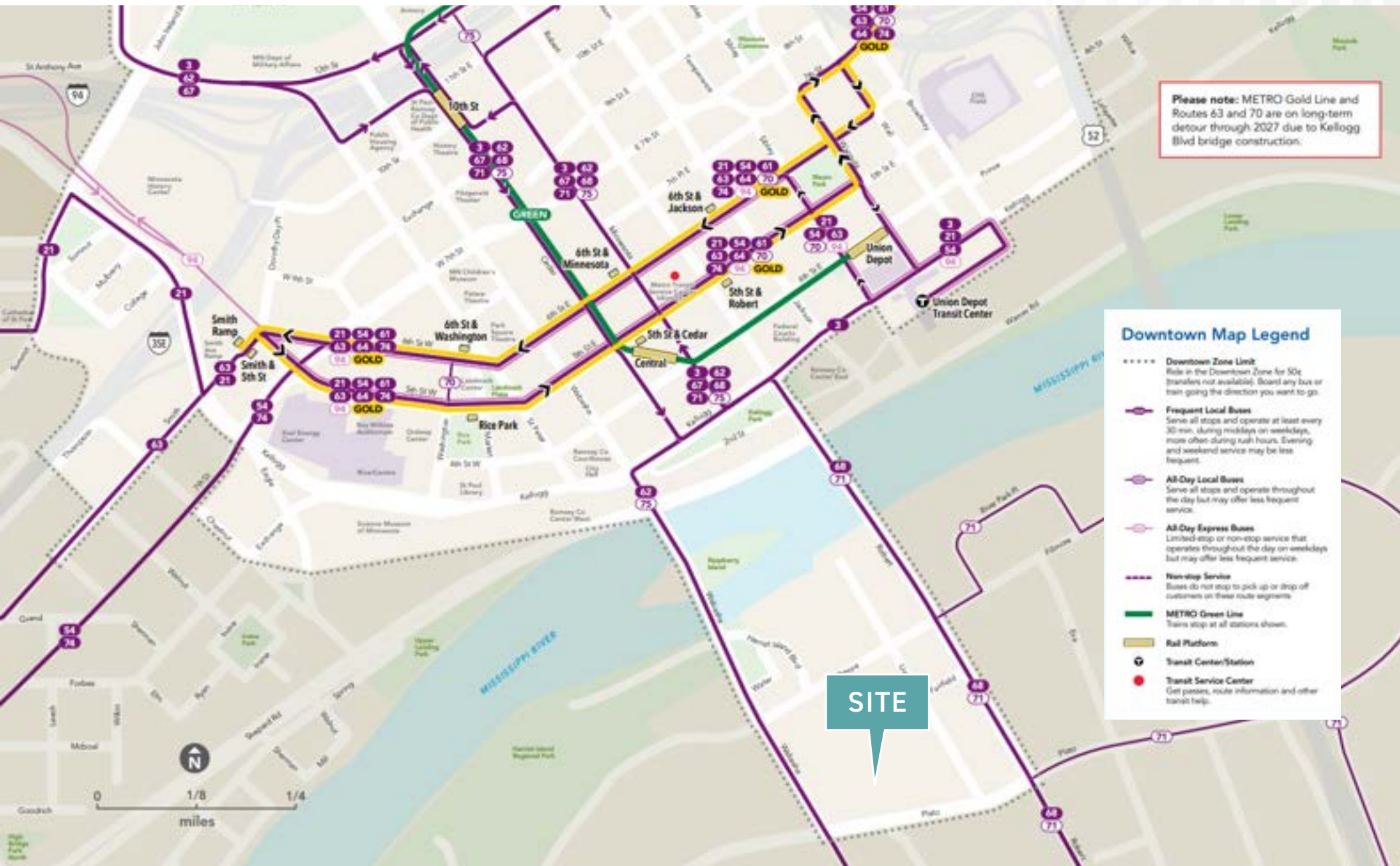
PEOPLE EMPLOYED IN THE
MEDICAL DEVICE INDUSTRY
Medical Design & Outsourcing
Magazine, 2019

MEDTRONIC

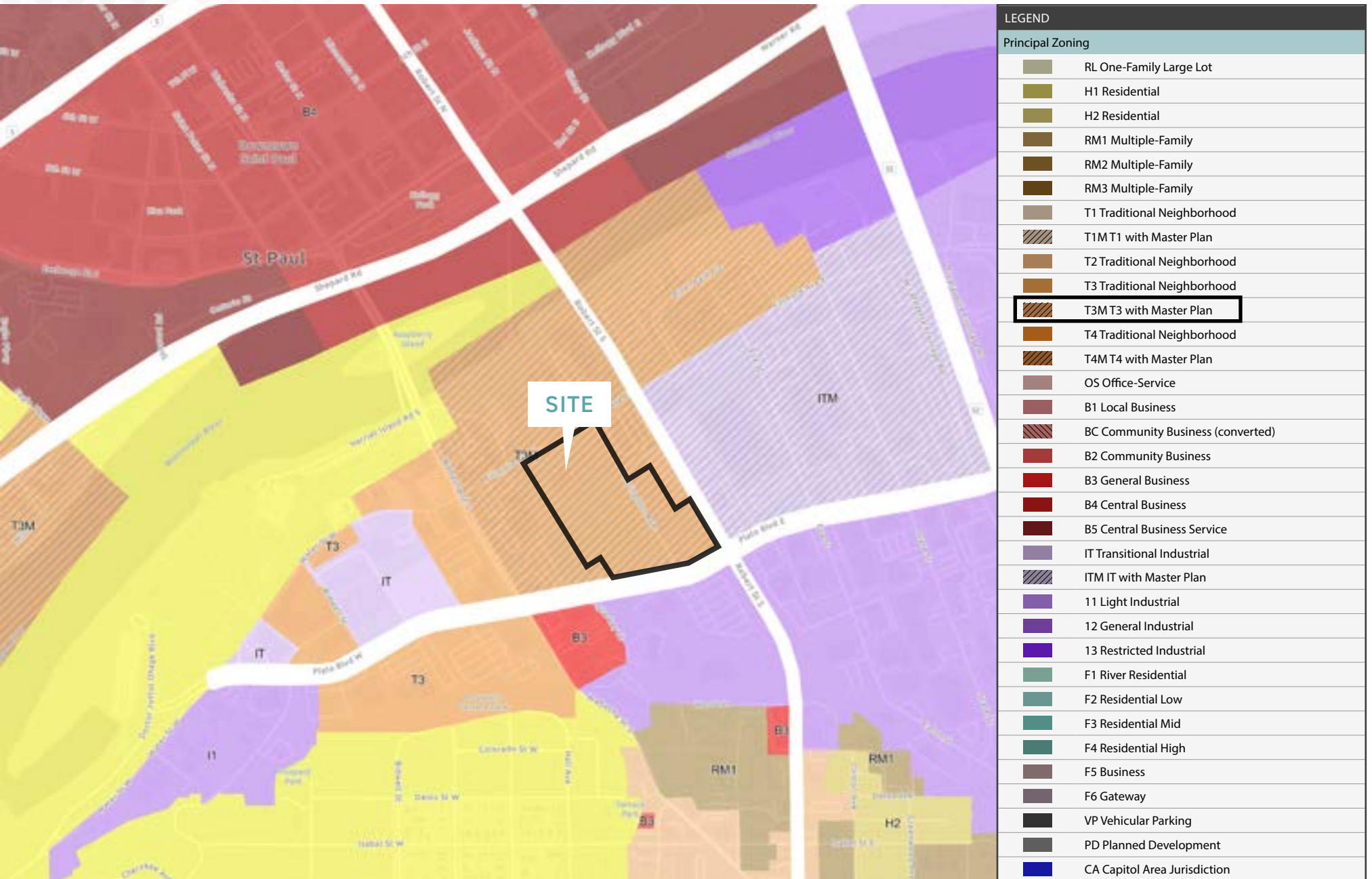
#1

WORLD'S LARGEST MEDICAL
DEVICE COMPANY
2020 Revenues

PUBLIC TRANSPORTATION



CURRENT ZONING LAND USE MAP



CURRENT ZONING LAND USE

T3M T3 with Master Plan

A T3M traditional neighborhood district of fifteen (15) or more acres in area should include, at a minimum, a mixed residential area and the specified minimum percentage of open space within one-quarter (¼) mile of a mixed-use neighborhood center. These elements may be found within the T3M district or adjacent to it; the intent is that they would be present within a reasonable walking distance. A mixed use area and/or an edge/transition area may also be required, depending on the criteria listed below.

Mixed use area. The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses, and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas.

- All residential lots within a T3M or T4M traditional neighborhood district should be located within approximately one-half mile of an existing or proposed mixed use area. The mixed use areas may be existing adjacent mixed use areas such as neighborhood commercial nodes.
- A mixed use area shall be composed of at least two of the following land use categories, as categorized in table 66.321, principal uses in traditional neighborhood districts:

commercial uses, such as general retail, restaurants, offices, services and accommodations

residential uses, not including one-family or two-family dwellings

civic and institutional uses such as school, place of worship, community meeting facility, library, and transit station

- A new mixed use area shall also include centrally located public open space, in the form of a square, park or plaza.

Open space areas. For a T3M district of fifteen (15) or more acres in area, a minimum of twenty (20) percent of a district's gross acreage, exclusive of street or alley right-of-way, shall be defined in the master plan as open space, which may include undevelopable areas such as steep slopes and wetlands, and stormwater basins.

A minimum of fifty (50) percent of the required open space shall be accessible to and usable by the public, such as a central square or plaza, neighborhood parks, greenways, trail corridors, or extensions of existing parks on the periphery (as specified in comprehensive or small area plans, or in the master plan process

Existing parks or open space adjacent to the area may satisfy the open space requirement; a fee-in-lieu of park dedication may be required for enhancements to such adjacent existing parks or open space










FUTURE LAND USE

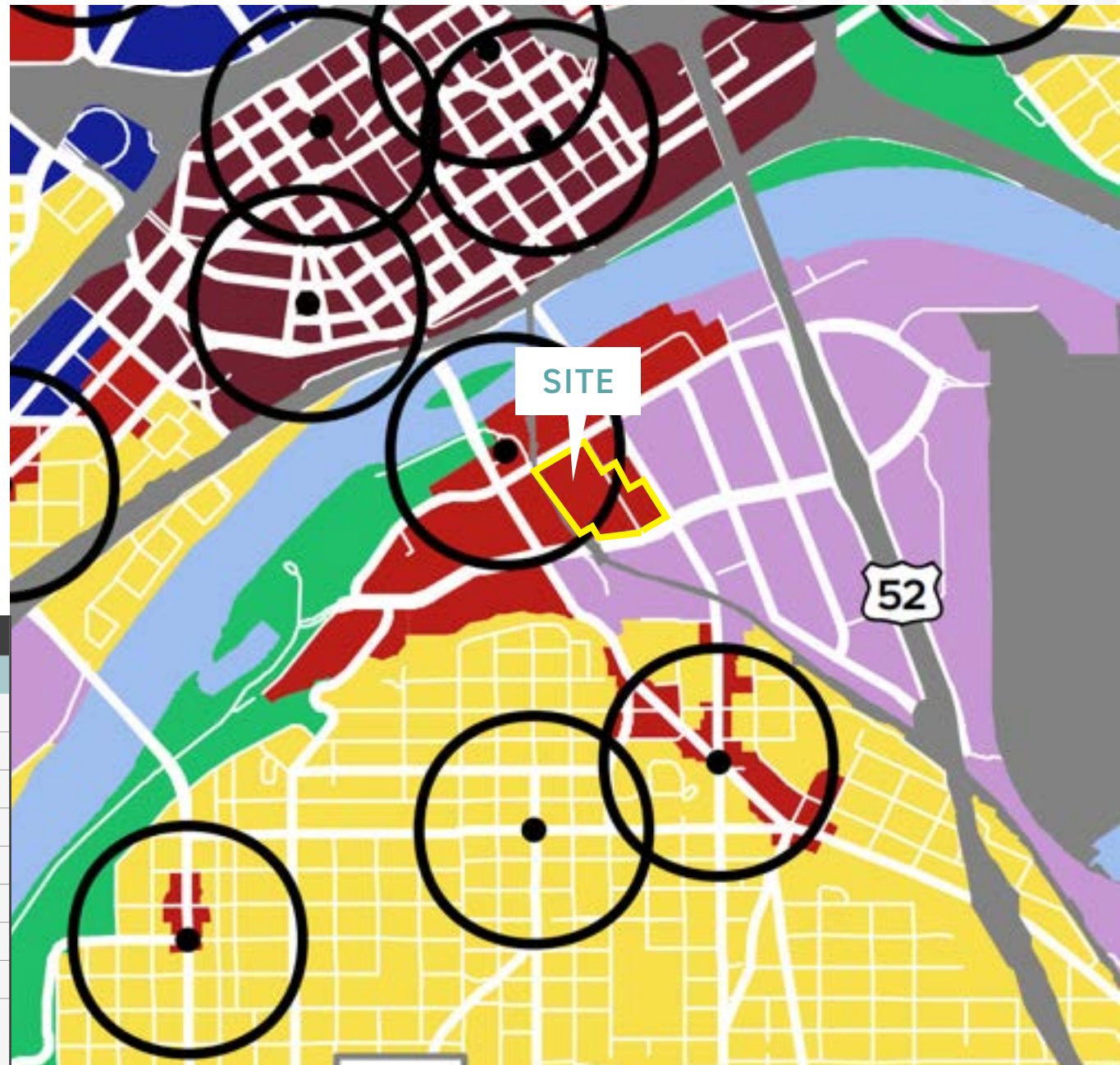
Mixed-Use

Mixed-Use areas are primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another. Historically, these areas developed in easily-accessible locations, and they will continue to be the most dynamic areas of Saint Paul. These areas are vital for the ongoing growth and economic development of the city by providing the highest densities outside of downtown.






LEGEND

Land Use Categories and Neighborhood Node Locations


	Downtown
	Mixed-Use
	Urban Neighborhood
	Semi-Rural
	Industrial
	Major Parks and Open Spaces
	Civic and Institutional
	Neighborhood Nodes
	Transportation (Size of circle does not indicate extent of Node.)



DEMOGRAPHICS

		1-MILE	3-MILES	5-MILES
	2024 Population (Current Year Estimate)	17,299	152,084	359,118
	2024 Average Household Income	\$99,234	\$95,692	\$101,710
	2024 Housing Units	9,903	62,984	147,980
	2024 Businesses	1,638	5,607	10,692
	2024 Employees	49,419	121,040	198,168

2024 POPULATION 5 - MILE	2024 AVERAGE HOUSEHOLD INCOME 5 - MILE	2024 HOUSING UNITS 5 - MILE	2024 BUSINESSES 5 - MILE	2024 EMPLOYEES 5 - MILE
359,118	\$101,710	147,980	10,692	198,168



± 15.74 Acres

Mixed-Use

DEVELOPMENT
OPPORTUNITY

193 ROBERT ST. S
ST. PAUL, MN 55107

SALE CONTACTS

Brian Pankratz
Senior Vice President
+1 952 924 4663
brian.pankratz@cbre.com

Abe Appert
Executive Vice President
+1 952 924 4694
abe.appert@cbre.com

Keith Collins
Executive Vice President
+1 952 924 4654
keith.collins@cbre.com

Bennett Hansen
Associate
+1 952 924 4633
bennett.hansen@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.