

Land | For Sale - \$6.75 PSF

CBRE

Commercial Land

±3.19 Acres (divisible)

7081 139th Lane NW
Ramsey, MN 55303




PID: 34-32-25-22-0086
±3.19 Acres





Property Highlights

- Great location for retail, medical office, office
- Quick access to Hwy 10 via Ramsey Blvd
- Zoned Mixed Use PUD
- Anoka-Hennepin Public School District
- Ramsey Blvd/Hwy 10 interchange to start in 2025
- Frontage onto Hwy 10

Traffic Counts	
Hwy 10	44,000 VPD
Ramsey Blvd	8,350 VPD


2023 population
5 mile radius
83,427

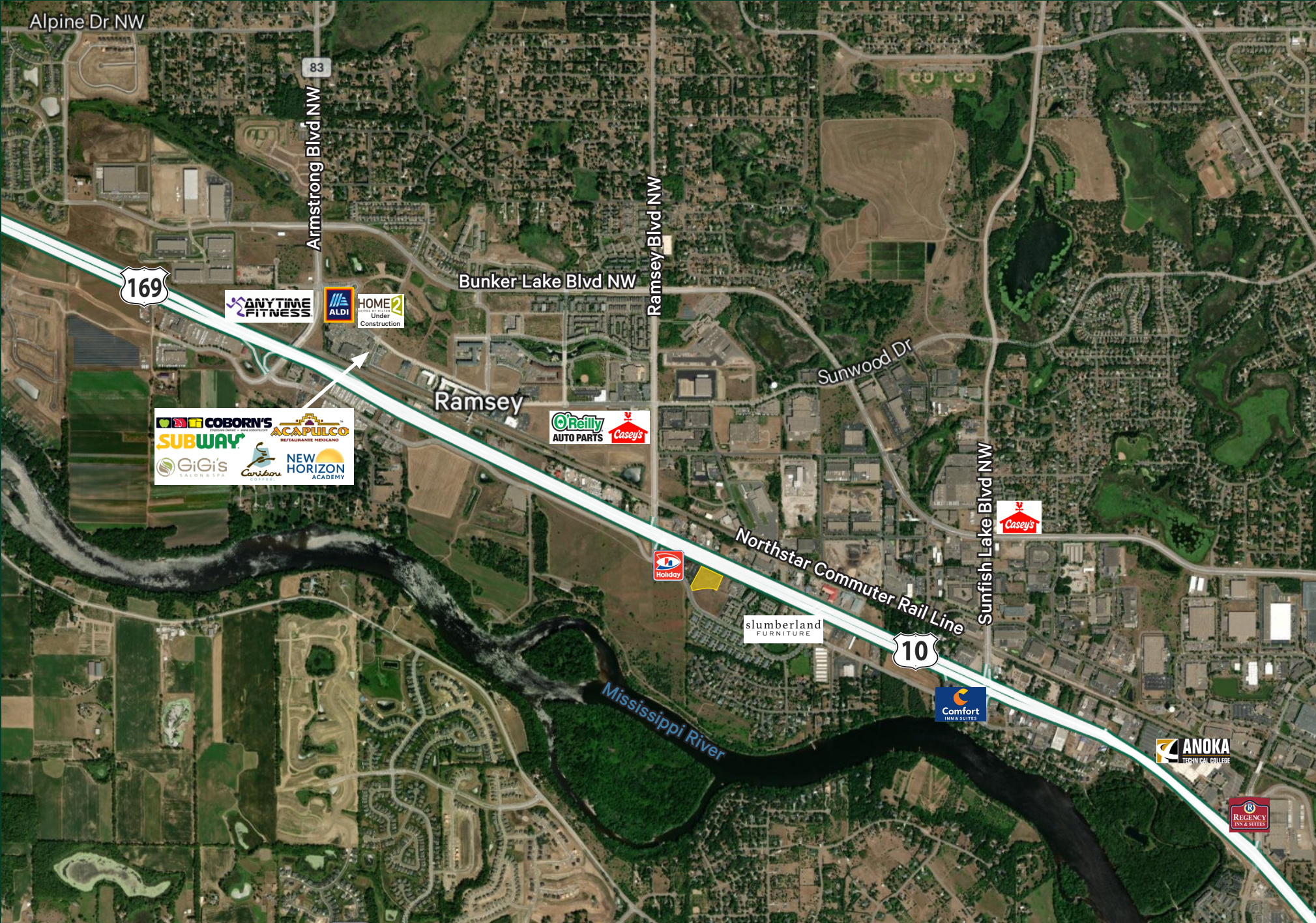

2023 housing units
5 mile radius
32,678


2023 average
household income
5 mile radius
\$122,241

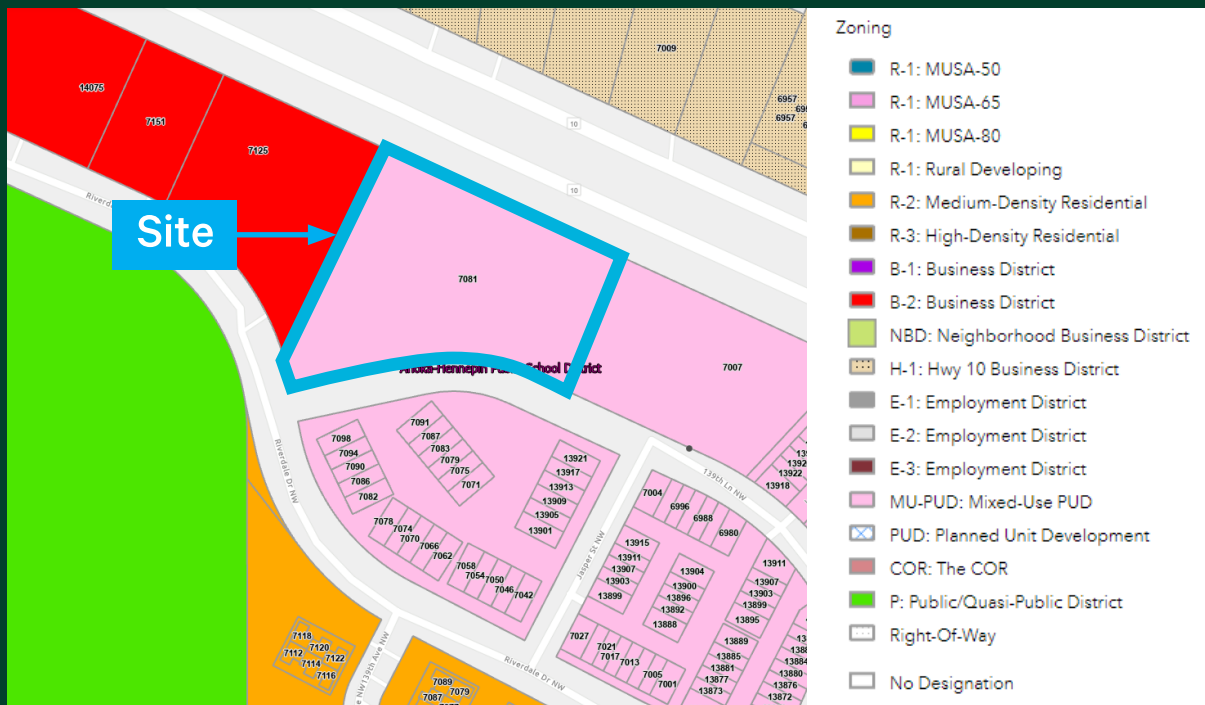

2023 employees
5 mile radius
34,717


2023 businesses
5 mile radius
2,155

Area Map



Zoning

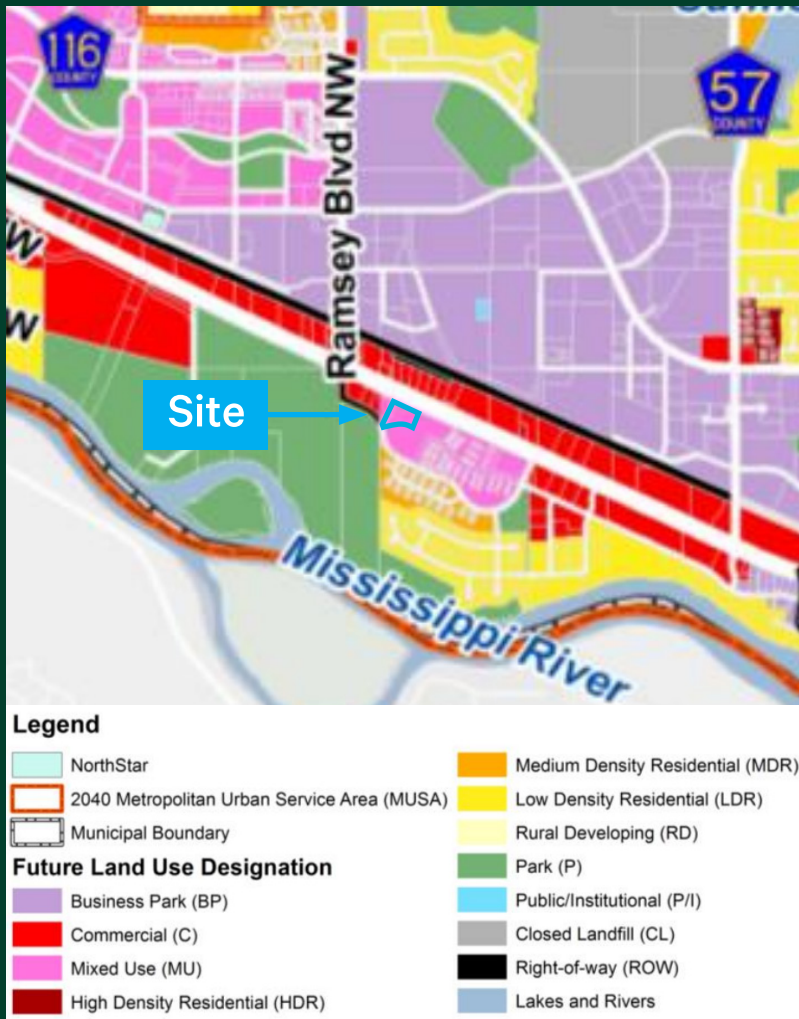


Mixed-Use PUD - MU-PUD:

MU-PUD Mixed Use Planned Unit Development. The intent of this district is to provide for a range of retail and service commercial, office, and residential uses that are organized and planned in a comprehensive manner. The MU-PUD District is created for development seeking alternative regulations that embody more traditional neighborhood design (TND) principles to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses.

[Click Here For Further Zoning Information](#)

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:

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.

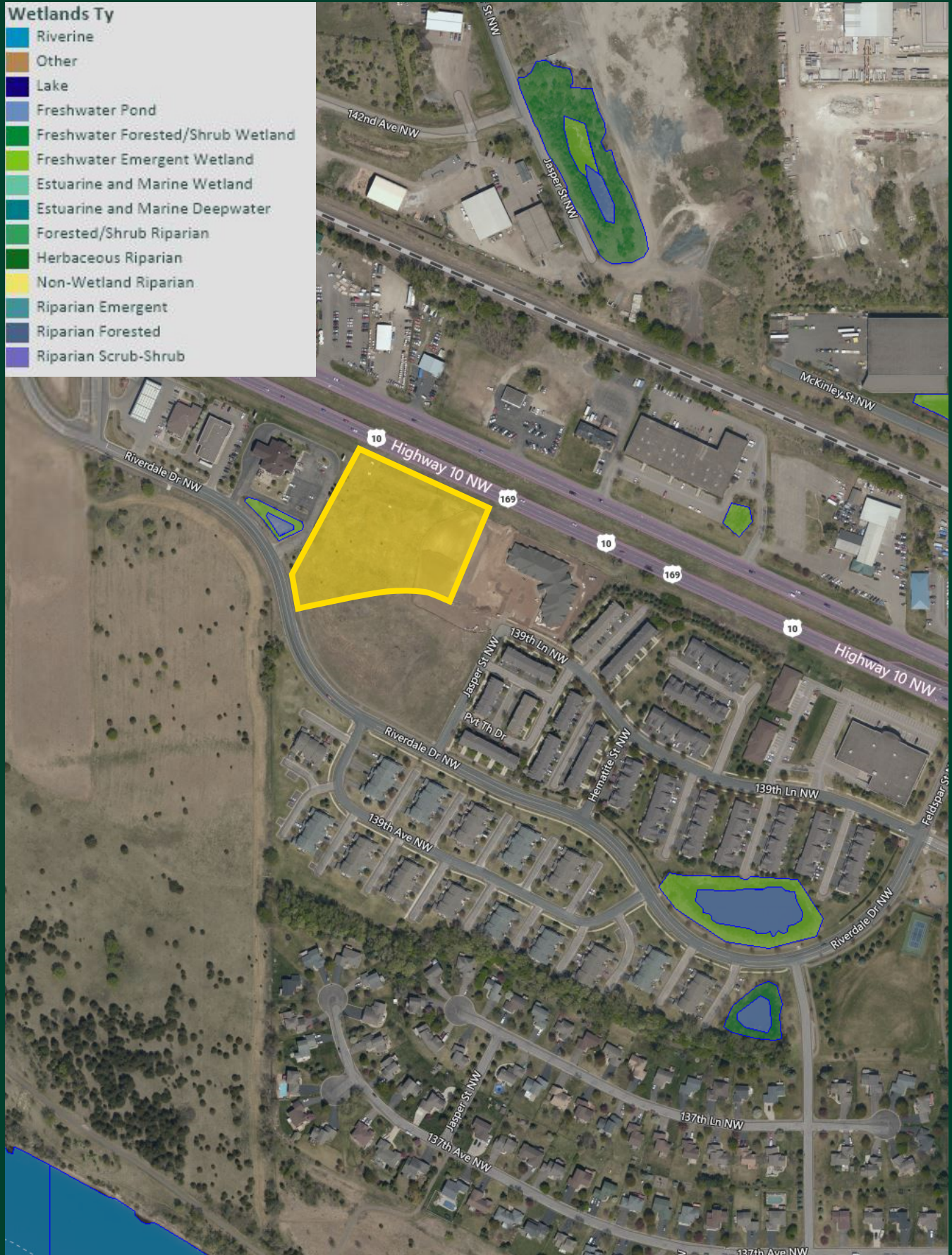
Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

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

Wetlands Ty

- Riverine
- Other
- Lake
- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Estuarine and Marine Deepwater
- Forested/Shrub Riparian
- Herbaceous Riparian
- Non-Wetland Riparian
- Riparian Emergent
- Riparian Forested
- Riparian Scrub-Shrub



Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	3,755	34,212	83,427
2028 Population - Five Year Projection	4,128	35,302	86,176
2020 Population - Census	3,355	31,335	78,238
2010 Population - Census	2,541	26,927	69,947
2020-2023 Annual Population Growth Rate	3.53%	2.74%	2.00%
2023-2028 Annual Population Growth Rate	1.91%	0.63%	0.65%
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households - Current Year Estimate	1,492	12,634	31,257
2028 Households - Five Year Projection	1,648	13,089	32,351
2010 Households - Census	953	9,640	25,741
2020 Households - Census	1,334 96.5%	11,524 95.6%	29,324 96.2%
2020-2023 Compound Annual Household Growth Rate	3.50%	2.87%	1.98%
2023-2028 Annual Household Growth Rate	2.01%	0.71%	0.69%
2023 Average Household Size	2.51	2.69	2.65
 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$104,139	\$121,742	\$122,241
2028 Average Household Income	\$118,846	\$138,422	\$139,181
2023 Median Household Income	\$83,566	\$94,594	\$93,974
2028 Median Household Income	\$93,400	\$105,275	\$105,697
2023 Per Capita Income	\$39,041	\$44,993	\$45,902
2028 Per Capita Income	\$44,947	\$51,365	\$52,379
 HOUSING UNITS	1 MILE	3 MILES	5 MILES
2023 Housing Units	1,605	13,223	32,678
2023 Vacant Housing Units	113 7.0%	589 4.5%	1,421 4.3%
2023 Occupied Housing Units	1,492 93.0%	12,634 95.5%	31,257 95.7%
2023 Owner Occupied Housing Units	1,178 73.4%	9,947 75.2%	24,284 74.3%
2023 Renter Occupied Housing Units	314 19.6%	2,687 20.3%	6,973 21.3%
 EDUCATION	1 MILE	3 MILES	5 MILES
2023 Population 25 and Over	2,587	23,452	58,342
HS and Associates Degrees	1,647 63.7%	14,993 63.9%	36,250 62.1%
Bachelor's Degree or Higher	835 32.3%	7,605 32.4%	19,992 34.3%
 PLACE OF WORK	1 MILE	3 MILES	5 MILES
2023 Businesses	260	757	2,155
2023 Employees	4,700	11,713	34,717

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For Sale



Contact Us

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