

Land | For Sale - \$2,950,000

CBRE

# Business Park Land

±4.53 Acres

Center Pointe Drive  
Roseville, MN 55113







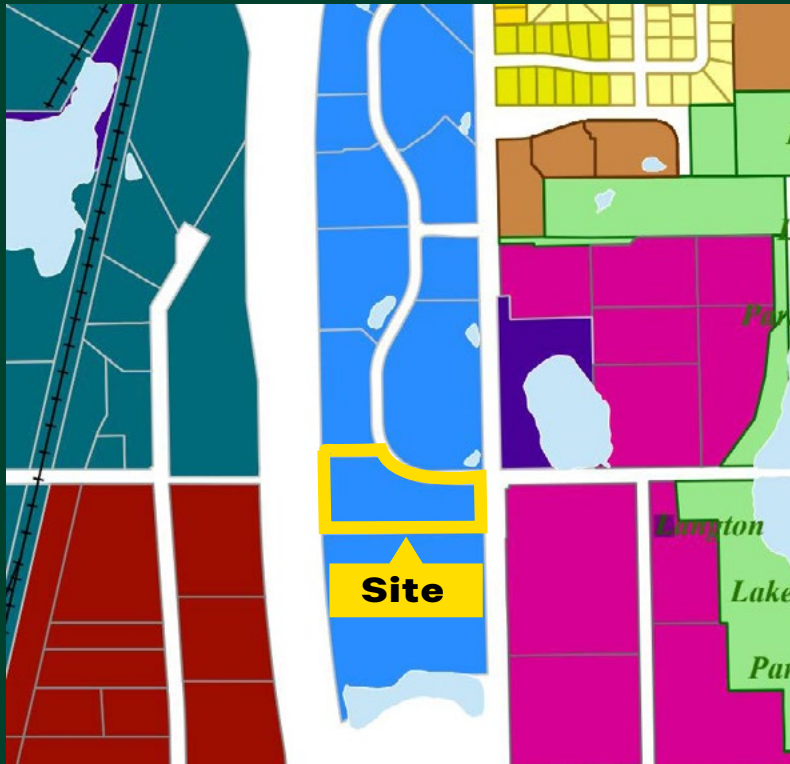
## Property Highlights

- ±4.53 acres - PID 05-29-23-41-0014
- Potential uses include medical office, lab, medical tech related businesses, service retail, and/or hospitality
- Utilities are at property line allowing for immediate development
- Zoned for E-2 - Employment Center
- Central and infill location
- Frontage onto Cleveland Ave with potential frontage onto I-35W depending on Building height
- Quick access to I-35W and Hwy 36
- Minutes to Minneapolis CBD, University of Minnesota and Mississippi River
- Nearby retail amenities include restaurants, grocery stores, fast food, and hotels

### Traffic Counts

I 35W	91,962 VPD
Cleveland Ave N	5,300 VPD

# Zoning



Residential	Commercial
LDR - Low Density Residential	E-1 - Employment
LMDR - Low to Medium Density Residential	E-2 - Employment Center
MDR - Medium Density Residential	I - Industrial
HDR - High Density Residential	
Mixed Use	Public/Institutional
MU-1 - Neighborhood Mixed Use	PR - Parks and Open Space
MU-2A - Community Mixed Use-A	INST - Institutional
MU-2B - Community Mixed Use-B	BRT Overlay District
MU-3 - Corridor Mixed Use	
MU-4 - Core Mixed Use	

## E-2 - Employment Center

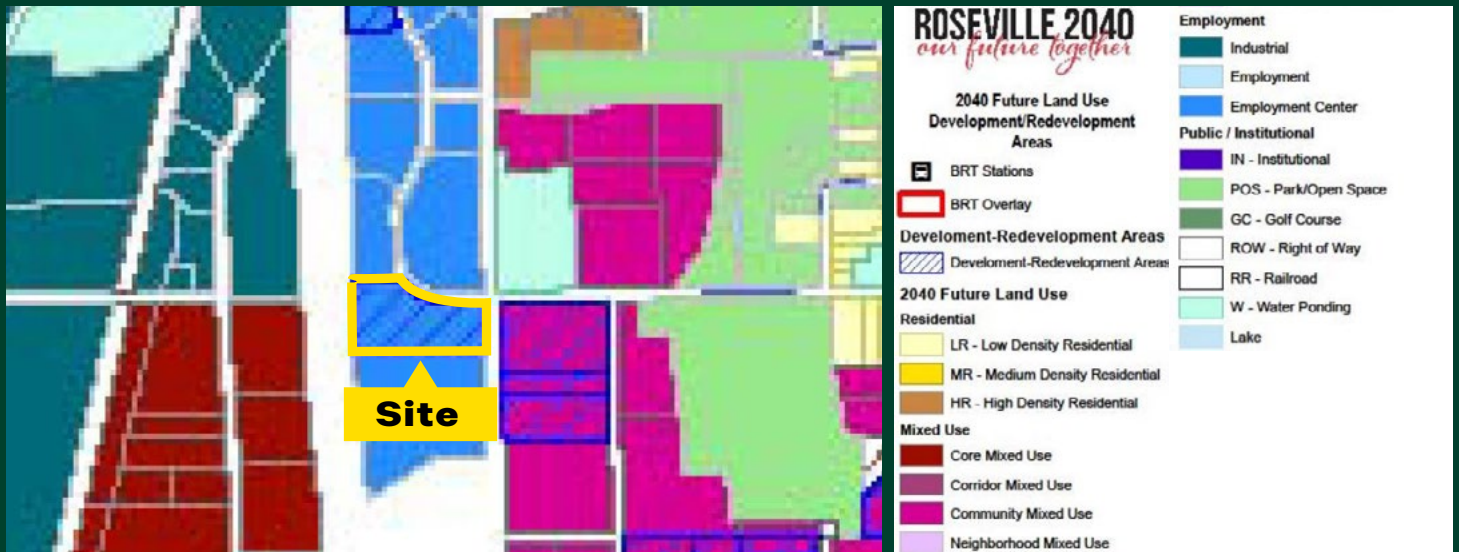
The Employment (E-1) and Employment Center (E-2) Districts are designed to foster the development of business parks that integrate complementary employment and related uses in an attractive, efficient and functional environment.

The districts are also intended to:

1. Provide readily accessible services for employees;
2. Provide pedestrian, bicycle, and transit connections to and through the business park;
3. Maintain and improve the quality of the natural landscape within the business park;
4. Provide appropriate transitions to surrounding neighborhoods and districts.

The E-2 District is less restrictive, being open to a wider mix of employment land uses, and is intended for larger employment areas located in close proximity to highways and major transportation corridors.

# Future Land Use



## Employment Center

**Employment Center Uses:** office, business, R&D, business parks

**Scale:** medium to large

**Intensity:** medium to high

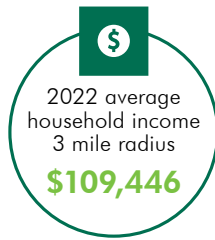
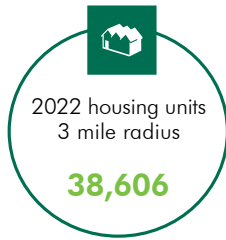
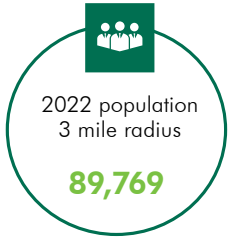
**Transportation Considerations:** multi-modal facilities and connections to transit stops

**Floor Area Ratio:** 10-30%

Employment Centers are largely single-use areas that have a consistent architectural style with a mix of employment-oriented use types. These uses may include office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging with business-park-supporting retail and services such as healthcare, fitness, daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store. The scale of development in these areas is commensurate with their proximity to highways and major transportation corridors. Appropriate connections to transit should be included in employment center developments. FAR conservative estimate of 10% to 30%.



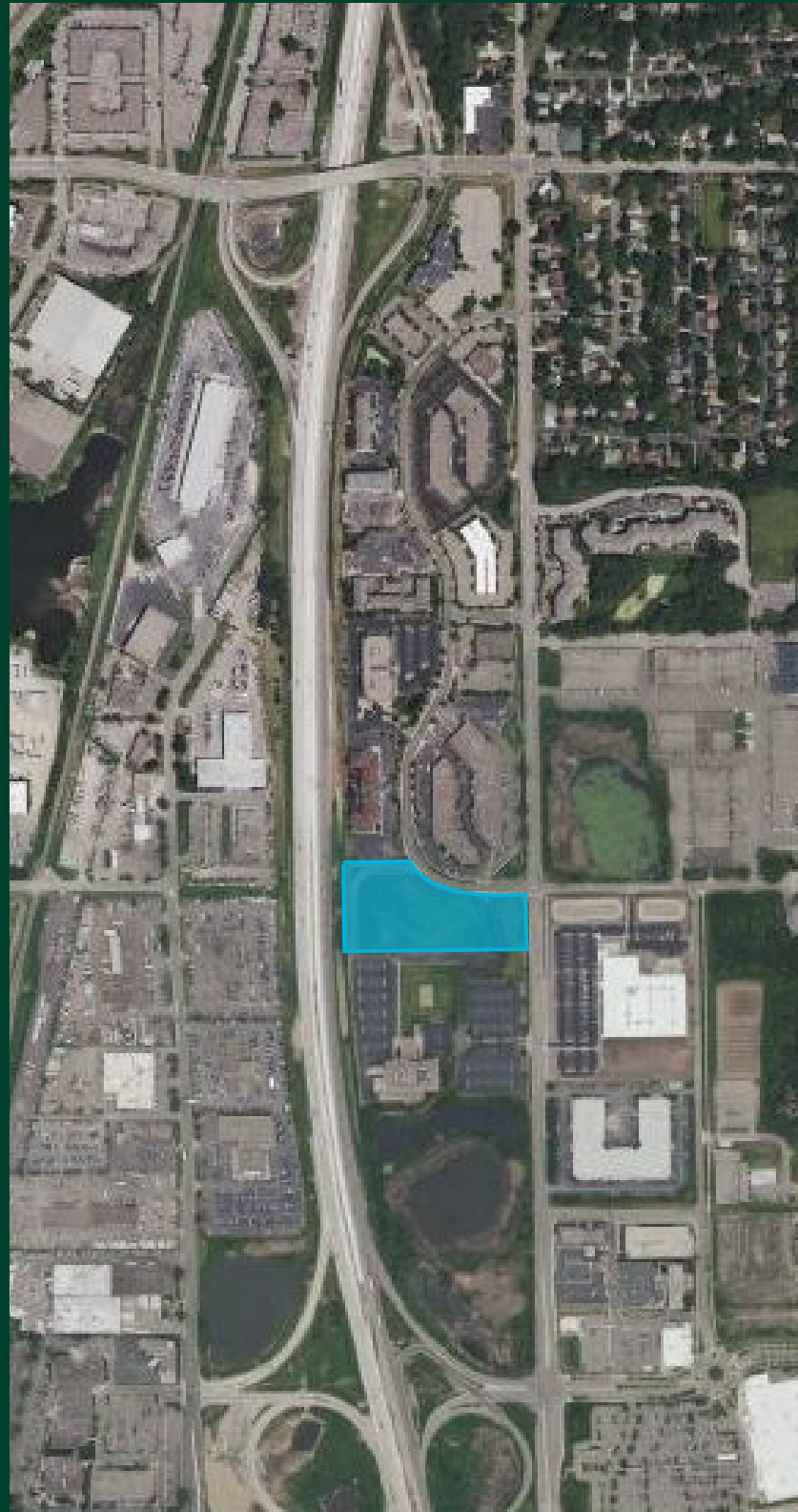
# Demographics



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2022 Population - Current Year Estimate	5,446	89,769	305,097
2027 Population - Five Year Projection	5,383	89,350	308,063
2010 Population - Census	5,094	83,310	263,733
2000 Population - Census	5,225	83,918	256,584
2022-2027 Annual Population Growth Rate	-0.23%	-0.09%	0.19%
<b>HOUSEHOLDS</b>			
2022 Households - Current Year Estimate	2,471	37,228	129,539
2027 Households - Five Year Projection	2,447	36,908	130,738
2010 Households - Census	2,304	34,781	110,017
2000 Households - Census	2,268	35,139	107,669
2022-2027 Annual Household Growth Rate	-0.20%	-0.17%	0.18%
2022 Average Household Size	2.03	2.30	2.23
<b>HOUSEHOLD INCOME</b>			
2022 Average Household Income	\$105,265	\$109,446	\$101,519
2027 Average Household Income	\$123,799	\$128,899	\$119,337
2022 Median Household Income	\$80,391	\$83,339	\$74,834
2027 Median Household Income	\$90,709	\$100,167	\$86,856
2022 Per Capita Income	\$42,758	\$45,442	\$43,223
2027 Per Capita Income	\$50,067	\$53,290	\$50,754
<b>HOUSING UNITS</b>			
<b>2022 Housing Units</b>	<b>2,543</b>	<b>38,606</b>	<b>136,926</b>
2022 Vacant Housing Units	72 2.8%	1,378 3.6%	7,387 5.4%
2022 Occupied Housing Units	2,471 97.2%	37,228 96.4%	129,539 94.6%
2022 Owner Occupied Housing Units	1,278 50.3%	24,429 63.3%	69,354 50.7%
2022 Renter Occupied Housing Units	1,193 46.9%	12,799 33.2%	60,185 44.0%
<b>EDUCATION</b>			
<b>2022 Population 25 and Over</b>	<b>3,689</b>	<b>64,222</b>	<b>201,830</b>
HS and Associates Degrees	1,517 41.1%	26,812 41.7%	84,100 41.7%
Bachelor's Degree or Higher	2,049 55.5%	35,177 54.8%	105,983 52.5%
<b>PLACE OF WORK</b>			
2022 Businesses	652	4,120	12,786
2022 Employees	12,132	72,216	230,386

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For Sale



## Contact Us

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