

TRANSIT ORIENTED REDEVELOPMENT OPPORTUNITY

4.43 ±ACRES

2707 & 2821 6TH AVE., ANOKA, MN 55303

For Sale -Pricing Negotiable



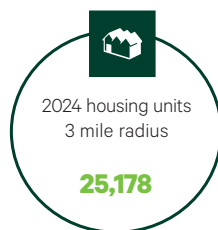
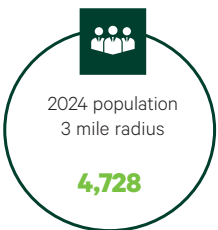


PROPERTY HIGHLIGHTS

- +/-4.43-acre redevelopment opportunity for a Transit Oriented Development
- Quick access to Highway 10 via 4th Ave and 7th Ave
- One block to Anoka Light Rail on the Northstar line
- Anoka is Halloween Capitol stop of the World
- Zoned for Transit-Oriented Development – Employee Focused, with a future use of Transit-Oriented Development
- Located in Anoka-Hennepin Independent School District #11

PID	ZONING	FUTURE ZONING	ACREAGE	TAXES
063124240054 2707 6th Ave.	TOD- Transit Orientated Development	TOD- Transit Orientated Development	1.64 Acres	\$8,129
063124240057	TOD- Transit Orientated Development	TOD- Transit Orientated Development	0.79 Acres	\$3,161
063124240055 2821 6th Ave	TOD- Transit Orientated Development	TOD- Transit Orientated Development	2 Acres	\$8,129

TRAFFIC COUNTS	
6th Ave.	331 VPD
Johnson St.	730 VPD
Hwy 10	64,327 VPD



AREA RETAIL AMENITY MAP



ZONING



TOD – R: TRANSIT ORIENTED DEVELOPMENT DISTRICT (TOD)

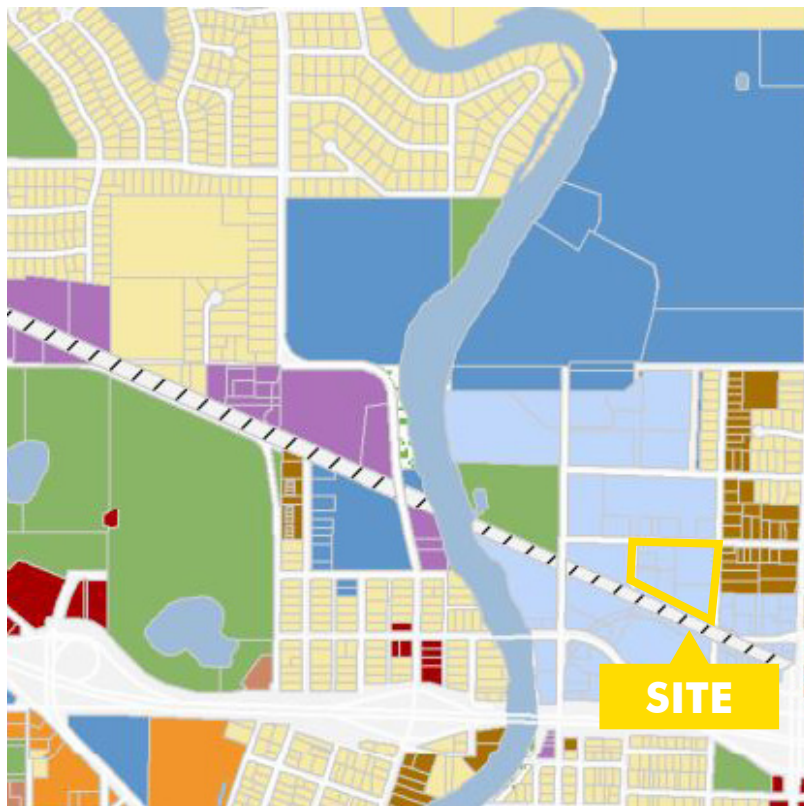
(a) Purpose and intent of district. The TOD districts are designed and intended to encourage a mixture of residential, commercial and civic uses in proximity to the commuter rail station at densities and intensities that support and increase transit use. The districts are also intended to: (1) Encourage a safe and pleasant pedestrian environment near the rail station and to limit conflicts between pedestrians and vehicles. (2) Maximize access to transit.(3) Encourage use of transit infrastructure. (4) Provide parking in an unobtrusive manner. (5) Reduce parking requirements by encouraging shared parking and alternative modes of transportation. (6) Encourage a sense of activity and liveliness along the street level of building facades.

TOD – E: TRANSIT ORIENTED DEVELOPMENT DISTRICT WITH AN EMPLOYMENT EMPHASIS.

This district is intended to facilitate the creation of a high employment area in relatively close proximity to the rail station area. Streets and buildings should be arranged for pedestrian circulation. This district targets office and commercial uses. Designation as a TOD-E would create a zoning district with the following characteristics:

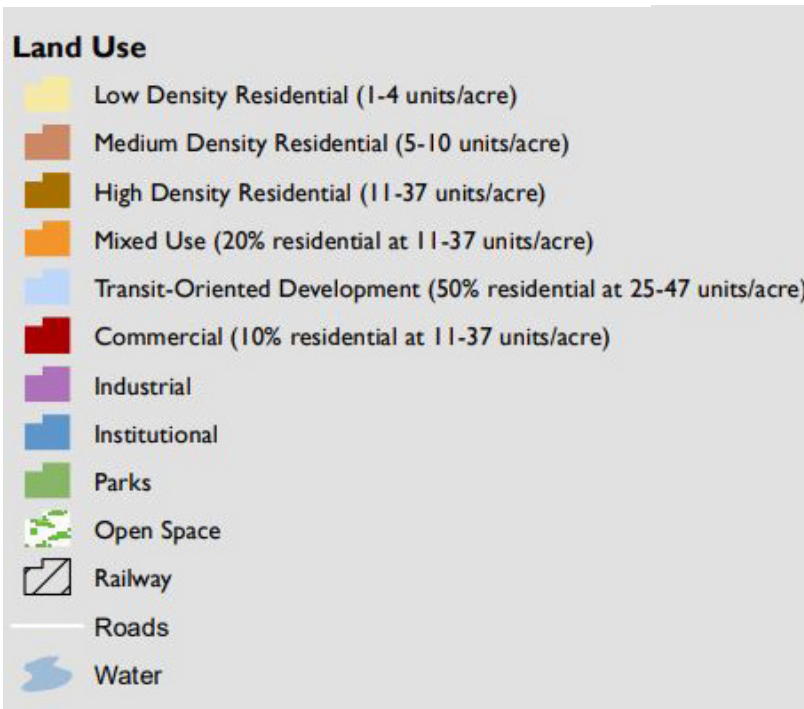
- Concentrations of jobs within one-fourth mile of the rail station.
- New non-residential uses that are transit-supportive.
- Parking minimized by limiting the size and placement of parking lots.
- A highly pedestrian setting with an emphasis on pedestrian connectivity.
- An area of street level activity.

FUTURE LAND USE



TOD – R: TRANSIT ORIENTED DEVELOPMENT

The Transit-Oriented Development (TOD) land use category defines an area of land that surrounds the Northstar Commuter Rail Station in Anoka. The category is designed and intended to encourage a mixture of residential, commercial, and civic uses in proximity to the commuter rail station at densities that support transit use. Goals include encouraging a safe pedestrian-oriented environment, maximizing transit use, and creating a sense of activity along local streets. 25 to 47 units per acre are allowed. The City must also plan for an average minimum residential density of at least 20 units per acre within a one-half mile radius of the commuter rail station. The City estimates 50% high density residential redevelopment in the TOD land use category by 2040. The remaining 50% of the TOD land use category is anticipated to consist of a variety of commercial uses including office and retail. The minimum building footprint/land coverage ratio is 0.5 for all development sites in the TOD



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	8,660	64,728	141,699
2029 Population - Five Year Projection	8,750	66,078	143,610
2020 Population - Census	8,621	63,380	139,224
2010 Population - Census	8,221	60,333	128,864
2020-2024 Annual Population Growth Rate	0.11%	0.50%	0.42%
2024-2029 Annual Population Growth Rate	0.21%	0.41%	0.27%
HOUSEHOLDS			
2024 Households - Current Year Estimate	3,724	25,178	52,812
2029 Households - Five Year Projection	3,774	25,888	53,920
2010 Households - Census	3,422	22,675	46,823
2020 Households - Census	3,705 96.8%	24,526 97.2%	51,543 97.3%
2020-2024 Compound Annual Household Growth Rate	0.12%	0.62%	0.57%
2024-2029 Annual Household Growth Rate	0.27%	0.56%	0.42%
2024 Average Household Size	2.24	2.55	2.66
HOUSEHOLD INCOME			
2024 Average Household Income	\$90,402	\$113,863	\$122,858
2029 Average Household Income	\$102,342	\$130,021	\$140,358
2024 Median Household Income	\$71,853	\$92,816	\$100,760
2029 Median Household Income	\$80,684	\$104,470	\$111,196
2024 Per Capita Income	\$37,630	\$44,236	\$46,049
2029 Per Capita Income	\$42,725	\$50,874	\$52,995
HOUSING UNITS			
2024 Housing Units	3,831	26,189	54,455
2024 Vacant Housing Units	107 2.8%	1,011 3.9%	1,643 3.0%
2024 Occupied Housing Units	3,724 97.2%	25,178 96.1%	52,812 97.0%
2024 Owner Occupied Housing Units	2,021 52.8%	18,112 69.2%	40,648 74.6%
2024 Renter Occupied Housing Units	1,703 44.5%	7,066 27.0%	12,164 22.3%
EDUCATION			
2024 Population 25 and Over	6,110	45,441	97,645
HS and Associates Degrees	4,126 67.5%	29,562 65.1%	61,762 63.3%
Bachelor's Degree or Higher	1,624 26.6%	13,959 30.7%	31,980 32.8%
PLACE OF WORK			
2024 Businesses	534	1,959	3,431
2024 Employees	10,626	32,622	55,319



CONTACT US

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