

Land | For Sale - \$8.00/PSF

CBRE

City-Owned Office/Retail Land In COR

±7 Acres (Divisible)

Ramsey Blvd NW & Sunwood Dr
Ramsey, MN 55303



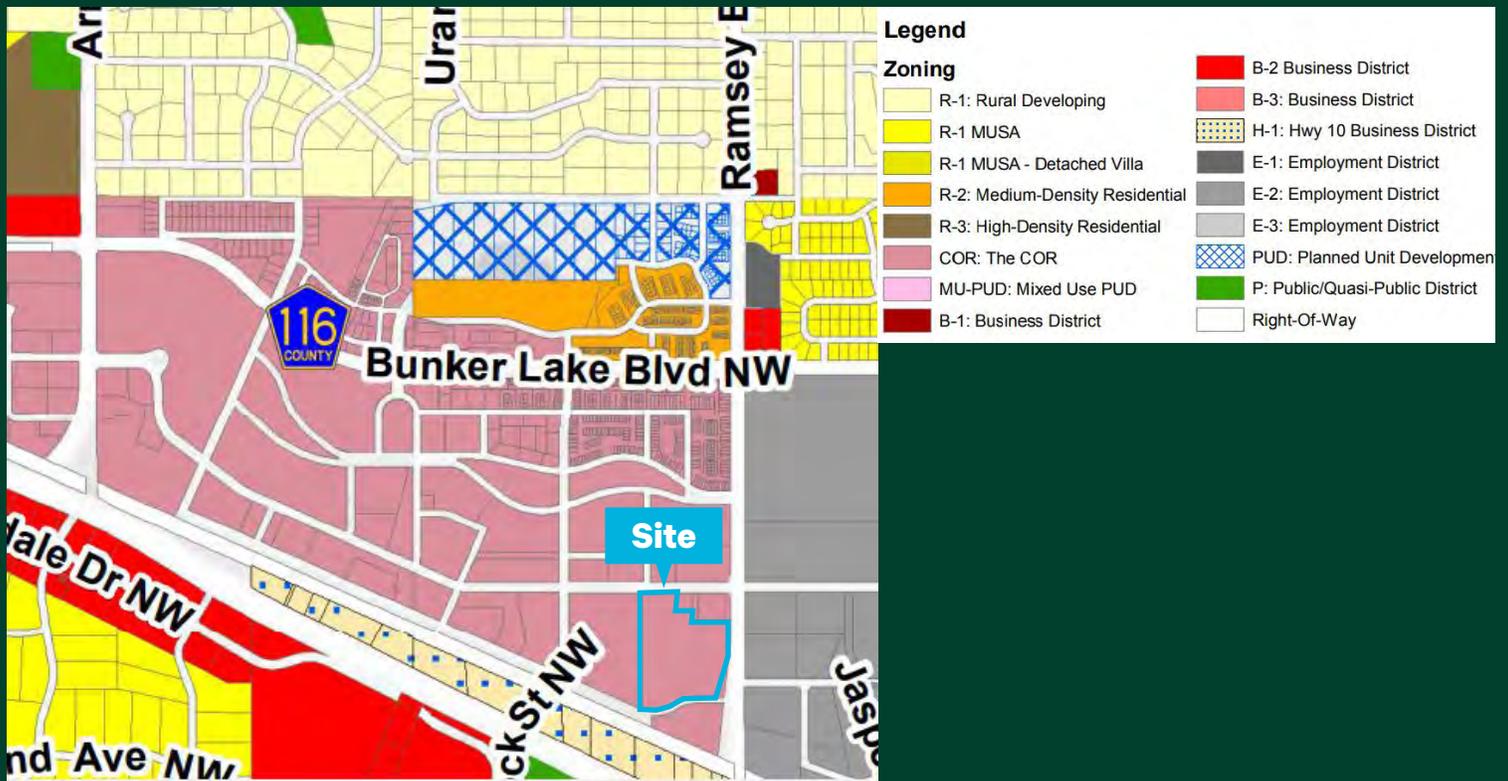


Property Highlights

- Great location for medical office, retail, hospitality, entertainment users. Located at the SE corner of Ramsey Blvd NW and Sunwood Dr
- Land is divisible
- New Ramsey Blvd interchange is under construction with completion 2026, select [link](#).
- Immediate access to Ramsey Blvd NW and Sunwood Dr
- Easy access to Hwy 10, Armstrong Blvd and Bunker Lake Rd
- Close proximity to Northstar Commuter Rail Station and area retail
- Adjacent to +/-1000 acre business park
- Only 30 minutes to downtown Minneapolis
- Zoned COR (The COR District): Potential uses include retail, hospitality, office, medical office
- Anoka-Hennepin ISD #11
- PID #28-32-25-41-0024
- 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	38,495 VPD
Ramsey Blvd NW	8,350 VPD
Armstrong Blvd NW	8,100 VPD
Bunker Lake Blvd	4,053 VPD
Sunwood Dr NW	5,778 VPD

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



Business Park (BP)

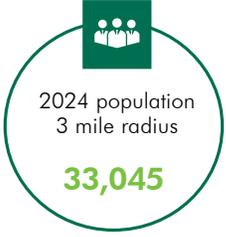
Areas guided Business Park are reserved for office and industrial development.

Future New Ramsey Blvd/Highway 10 Interchange



[Click Here for More Information](#)

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	4,576	33,045	81,792
2029 Population - Five Year Projection	4,938	34,506	84,960
2020 Population - Census	4,164	29,879	75,490
2010 Population - Census	2,599	25,512	66,850
2020-2024 Annual Population Growth Rate	2.24%	2.40%	1.90%
2024-2029 Annual Population Growth Rate	1.53%	0.87%	0.76%
HOUSEHOLDS			
2024 Households - Current Year Estimate	1,779	12,289	30,670
2029 Households - Five Year Projection	1,936	12,931	32,046
2020 Households - Census	1,633	10,976	28,275
2010 Households - Census	976	9,140	24,693
2020-2024 Compound Annual Household Growth Rate	2.04%	2.69%	1.93%
2024-2029 Annual Household Growth Rate	1.71%	1.02%	0.88%
2024 Average Household Size	2.57	2.68	2.64
HOUSEHOLD INCOME			
2024 Average Household Income	\$97,366	\$126,937	\$126,730
2029 Average Household Income	\$110,126	\$145,706	\$145,565
2024 Median Household Income	\$85,798	\$104,443	\$103,127
2029 Median Household Income	\$96,374	\$116,016	\$115,013
2024 Per Capita Income	\$37,588	\$46,892	\$47,416
2029 Per Capita Income	\$42,978	\$54,256	\$54,803
HOUSING UNITS			
2024 Housing Units	1,925	12,767	32,044
2024 Vacant Housing Units	146 7.6%	478 3.7%	1,374 4.3%
2024 Occupied Housing Units	1,779 92.4%	12,289 96.3%	30,670 95.7%
2024 Owner Occupied Housing Units	1,094 56.8%	9,591 75.1%	23,310 72.7%
2024 Renter Occupied Housing Units	685 35.6%	2,698 21.1%	7,360 23.0%
EDUCATION			
2024 Population 25 and Over	2,922	22,271	55,783
HS and Associates Degrees	1,846 63.2%	14,047 63.1%	34,533 61.9%
Bachelor's Degree or Higher	1,010 34.6%	7,417 33.3%	19,077 34.2%
PLACE OF WORK			
2024 Businesses	232	769	2,142
2024 Employees	4,473	11,245	32,948

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