

Land | For Sale - \$956,140

CBRE

Light Industrial
±4.39 Gross Acres

14700 Ferret St. NW.
Ramsey, MN 55303





Property Highlights

- Great industrial land parcel in City of Ramsey. Variety of uses allowed including industrial, manufacturing, showroom, office. Limited availability for outside storage depending on use.
- Quick access to Hwy 10 via Armstrong Blvd. interchange.
- Adjacent to new industrial developments by Oppidan, PSD, and DeltaModtech
- Over 1,500 new housing units under construction or recently completed.

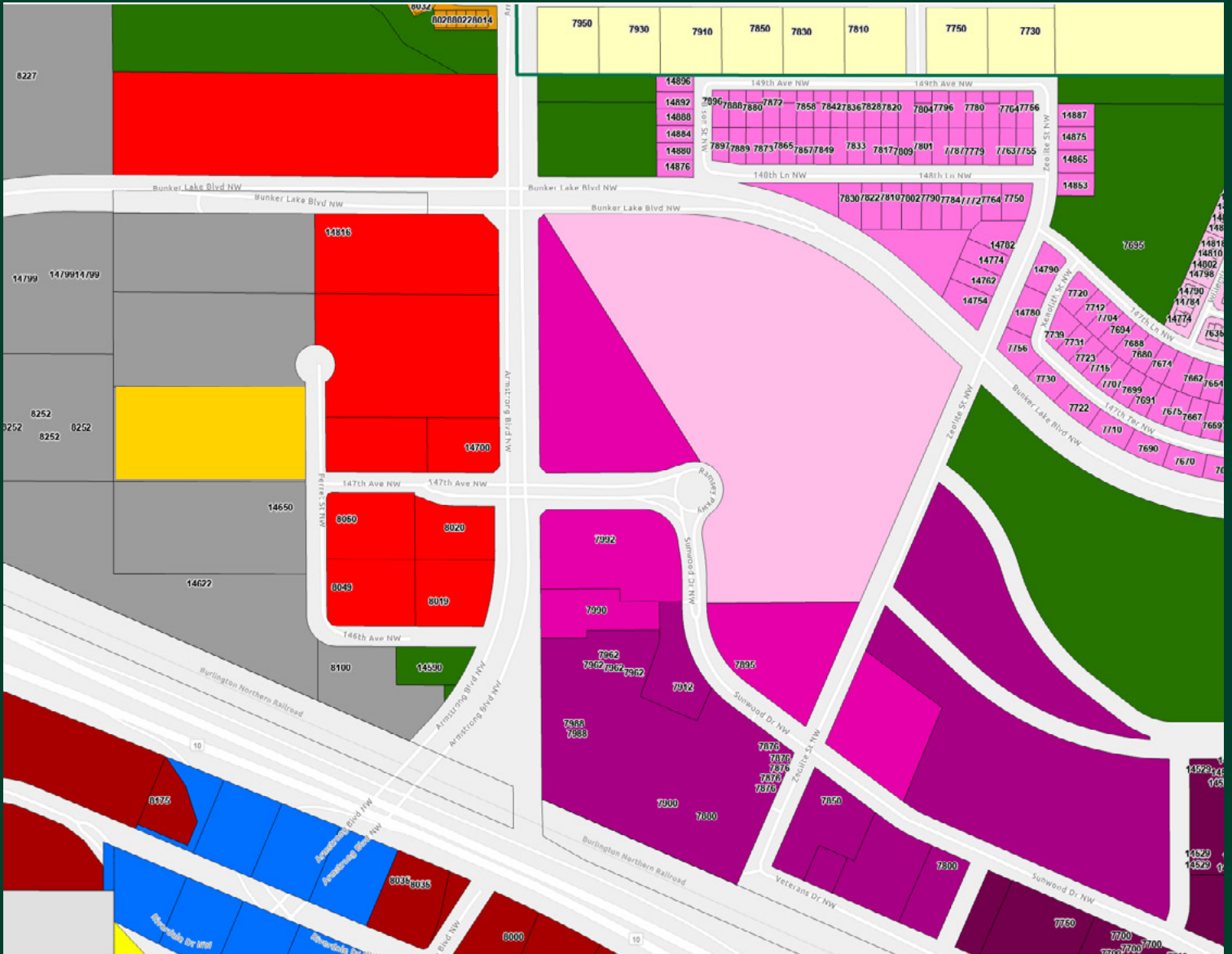
Traffic Counts	
Highway 10	38,495 VPD
Armstrong Blvd. NW	8,100 VPD

#	PID	Zoning	Future Land Use	Acres	2023 Taxes
1	29-32-25-11-0009	Light Industrial	Business Park	±4.39	\$18,781.72

Area Map



Zoning



I-1 Light Industrial

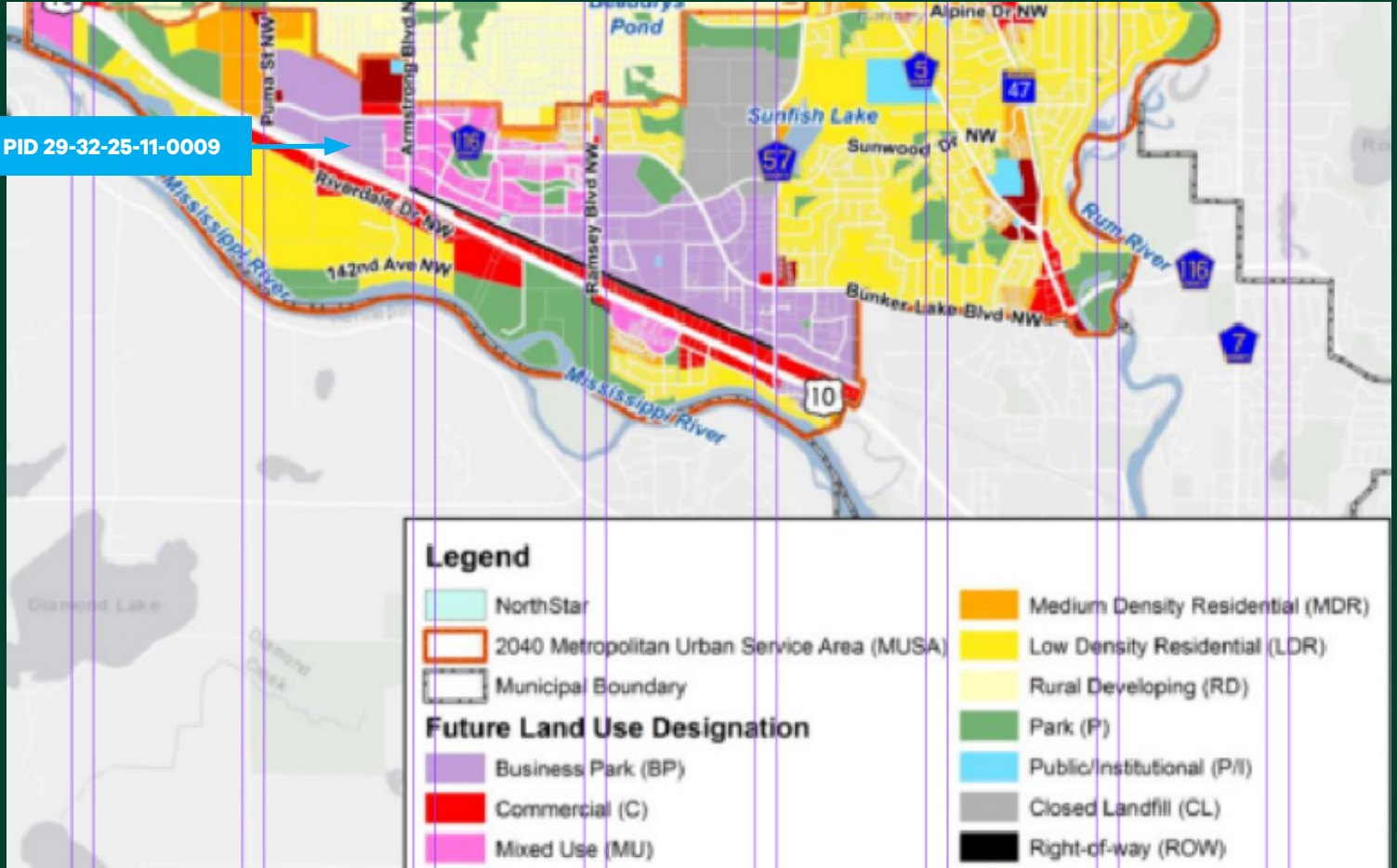
Sec. 106-514. - I-1—Light Industrial District.

(a) *Purpose.* This district is intended to provide areas in which to locate businesses that enhance the city's tax base, have a large employee base, involve manufacturing, warehousing, distribution, office uses, and other accessory retail and service uses offered on site with minimal outdoor storage. This district also accommodates large users such as indoor recreational complexes.

(b) *Application.* This district shall be applied to properties guided business park as shown on the current comprehensive plan.

For more information, on zoning select this [link](#); or code of ordinances select this [link](#).

Land Use Guide Plan Map 2040

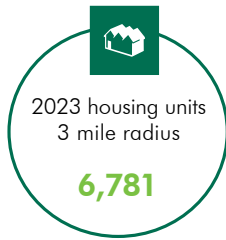
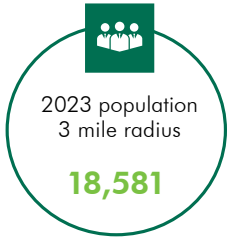


Business Park (BP)

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

For additional information on future land use zoning select this [link](#).

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	2,115	18,581	57,287
2028 Population - Five Year Projection	2,170	19,370	59,155
2020 Population - Census	2,082	17,448	53,009
2010 Population - Census	1,645	13,803	45,205
2020-2023 Annual Population Growth Rate	0.49%	1.95%	2.42%
2023-2028 Annual Population Growth Rate	0.51%	0.84%	0.64%
HOUSEHOLDS			
2023 Households - Current Year Estimate	717	6,718	20,489
2028 Households - Five Year Projection	736	7,043	21,284
2010 Households - Census	572	4,806	15,687
2020 Households - Census	710 99.2%	6,208 94.5%	18,852 95.9%
2020-2023 Compound Annual Household Growth Rate	0.30%	2.46%	2.60%
2023-2028 Annual Household Growth Rate	0.52%	0.95%	0.76%
2023 Average Household Size	2.95	2.77	2.79
HOUSEHOLD INCOME			
2023 Average Household Income	\$160,577	\$131,575	\$130,202
2028 Average Household Income	\$178,702	\$147,467	\$146,761
2023 Median Household Income	\$119,963	\$103,537	\$104,353
2028 Median Household Income	\$131,343	\$112,697	\$114,161
2023 Per Capita Income	\$52,865	\$47,376	\$46,751
2028 Per Capita Income	\$58,931	\$53,382	\$53,034
HOUSING UNITS			
2023 Housing Units	725	7,072	21,489
2023 Vacant Housing Units	8 1.1%	354 5.0%	1,000 4.7%
2023 Occupied Housing Units	717 98.9%	6,718 95.0%	20,489 95.3%
2023 Owner Occupied Housing Units	680 93.8%	5,821 82.3%	17,774 82.7%
2023 Renter Occupied Housing Units	37 5.1%	897 12.7%	2,715 12.6%
EDUCATION			
2023 Population 25 and Over	1,522	12,868	38,437
HS and Associates Degrees	929 61.0%	8,131 63.2%	23,936 62.3%
Bachelor's Degree or Higher	541 35.5%	4,363 33.9%	13,104 34.1%
PLACE OF WORK			
2023 Businesses	21	328	1,392
2023 Employees	151	3,850	18,570

14700 Ferret St. NW
Ramsey, MN 56655

For Sale



Contact Us

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