

92-UNIT ENTITLED LAND SITE FOR SALE

1644

Larpenteur Ave W

FALCON HEIGHTS, MINNESOTA 55113

CBRE



1644

Larpenteur Ave W

FALCON HEIGHTS, MINNESOTA

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CBRE



PROPERTY OVERVIEW

- ▶ 2.58-acre multi-family development opportunity, entitled for 92 units
- ▶ Located in an infill location near The University of Minnesota, St. Paul Campus, and The Minnesota State Fairgrounds,
- ▶ Frontage onto Larpenteur Ave. W giving immediate access to Snelling Ave. N
- ▶ Located in Roseville Area School District #623

- ▶ Property can be put into immediate development or looked as a covered land play. Property currently brings in parking revenue from adjacent MN State Fairgrounds. Last 3 years shown below.

State Fair Parking Revenue

	2022	2023	2024
Gross Revenue	\$153,562.61	\$210,505.03	\$189,057.65
Net Revenue (after valet fees, etc)	\$99,170.00	\$136,566.45	\$122,092.52

Parking operated by third party

Address

1644 Larpenteur Ave W
Falcon Heights, MN 55113

Acres

+/- 2.58 acres

PIDs

21-29-23-11-0028 | **0.80 Acres**

21-29-23-11-0029 | **1.78 Acres**

1644 LARPENTEUR AVE W

FALCON HEIGHTS, MINNESOTA



1000


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URBANWORKS

CONSULTANT

PRELIMINARY

**NOT FOR
CONSTRUCTION**

PUD APPLICATION
10.16.2023

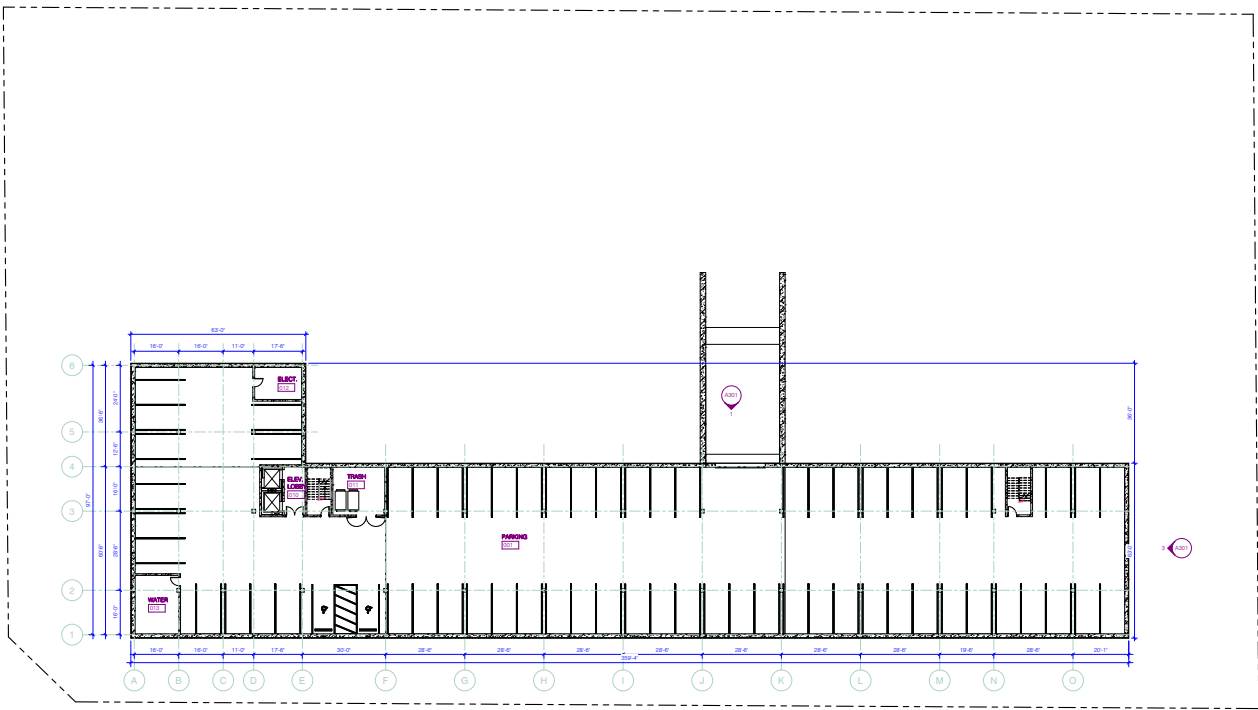
REVISIONS

BUHL - FALCON HEIGHTS

LAUREN TELFAVE W. / FALCON HEIGHTS, MN 55113

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901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

SITE PLAN



1 A001.0 - SUBLEVEL 1 PLAN - OVERALL

GENERAL PLAN NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING.
2. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
3. DIMENSIONS AT UNIT DIMENSIONS ARE TO CENTRUM OF WALLS UNLESS OTHERWISE NOTED.
4. DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED.
5. DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
6. EXTEND ALL SHAPES TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE.
7. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAPES UNLESS THEY EXPRESSLY STATE THE SHAPES.
8. ALL RESIDENTIAL DIMENSIONS WALLS AT METAL STUD LOCATIONS ARE TYPE **1**, **2**, **3**, **4**, **5**, **6**, **7**, **8**, **9**, **10**, **11**, **12**, **13**, **14**, **15**, **16**, **17**, **18**, **19**, **20**, **21**, **22**, **23**, **24**, **25**, **26**, **27**, **28**, **29**, **30**, **31**, **32**, **33**, **34**, **35**, **36**, **37**, **38**, **39**, **40**, **41**, **42**, **43**, **44**, **45**, **46**, **47**, **48**, **49**, **50**, **51**, **52**, **53**, **54**, **55**, **56**, **57**, **58**, **59**, **60**, **61**, **62**, **63**, **64**, **65**, **66**, **67**, **68**, **69**, **70**, **71**, **72**, **73**, **74**, **75**, **76**, **77**, **78**, **79**, **80**, **81**, **82**, **83**, **84**, **85**, **86**, **87**, **88**, **89**, **90**, **91**, **92**, **93**, **94**, **95**, **96**, **97**, **98**, **99**, **100**, **101**, **102**, **103**, **104**, **105**, **106**, **107**, **108**, **109**, **110**, **111**, **112**, **113**, **114**, **115**, **116**, **117**, **118**, **119**, **120**, **121**, **122**, **123**, **124**, **125**, **126**, **127**, **128**, **129**, **130**, **131**, **132**, **133**, **134**, **135**, **136**, **137**, **138**, **139**, **140**, **141**, **142**, **143**, **144**, **145**, **146**, **147**, **148**, **149**, **150**, **151**, **152**, **153**, **154**, **155**, **156**, **157**, **158**, **159**, **160**, **161**, **162**, **163**, **164**, **165**, **166**, **167**, **168**, **169**, **170**, **171**, **172**, **173**, **174**, **175**, **176**, **177**, **178**, **179**, **180**, **181**, **182**, **183**, **184**, **185**, **186**, **187**, **188**, **189**, **190**, **191**, **192**, **193**, **194**, **195**, **196**, **197**, **198**, **199**, **200**, **201**, **202**, **203**, **204**, **205**, **206**, **207**, **208**, **209**, **210**, **211**, **212**, **213**, **214**, **215**, **216**, **217**, **218**, **219**, **220**, **221**, **222**, **223**, **224**, **225**, **226**, 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9. ALL RESIDENTIAL CORRIDOR WALLS AT METAL STUD LOCATIONS ARE TYPE **1**, **2**, **3**, **4**, **5**, **6**, **7**, **8**, **9**, **10**, **11**, **12**, **13**, **14**, **15**, **16**, **17**, **18**, **19**, **20**, **21**, **22**, **23**, **24**, **25**, **26**, **27**, **28**, **29**, **30**, **31**, **32**, **33**, **34**, **35**, **36**, **37**, **38**, **39**, **40**, **41**, **42**, **43**, **44**, **45**, **46**, **47**, **48**, **49**, **50**, **51**, **52**, **53**, **54**, **55**, **56**, **57**, **58**, **59**, **60**, **61**, **62**, **63**, **64**, **65**, **66**, **67**, **68**, **69**, **70**, **71**, **72**, **73**, **74**, **75**, **76**, **77**, **78**, **79**, **80**, **81**, **82**, **83**, **84**, **85**, **86**, **87**, **88**, **89**, **90**, **91**, **92**, **93**, **94**, **95**, **96**, **97**, **98**, **99**, **100**.
10. ALL RESIDENTIAL CORRIDOR WALLS AT METAL STUD LOCATIONS ARE TYPE **1**, **2**, **3**, **4**, **5**, **6**, **7**, **8**, **9**, **10**, **11**, **12**, **13**, **14**, **15**, **16**, **17**, **18**, **19**, **20**, **21**, **22**, **23**, **24**, **25**, **26**, **27**, **28**, **29**, **30**, **31**, **32**, **33**, **34**, **35**, **36**, **37**, **38**, **39**, **40**, **41**, **42**, **43**, **44**, **45**, **46**, **47**, **48**, **49**, **50**, **51**, **52**, **53**, **54**, **55**, **56**, **57**, **58**, **59**, **60**, **61**, **62**, **63**, **64**, **65**, **66**, **67**, **68**, **69**, **70**, **71**, **72**, **73**, **74**, **75**, **76**, **77**, **78**, **79**, **80**, **81**, **82**, **83**, **84**, **85**, **86**, **87**, **88**, **89**, **90**, **91**, **92**, **93**, **94**, **95**, **96**, **97**, **98**, **99**, **100**.
11. ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE **1**, **2**, **3**, **4**, **5**, **6**, **7**, **8**, **9**, **10**, **11**, **12**, **13**, **14**, **15**, **16**, **17**, **18**, **19**, **20**, **21**, **22**, **23**, **24**, **25**, **26**, **27**, **28**, **29**, **30**, **31**, **32**, **33**, **34**, **35**, **36**, **37**, **38**, **39**, **40**, **41**, **42**, **43**, **44**, **45**, **46**, **47**, **48**, **49**, **50**, **51**, **52**, **53**, **54**, **55**, **56**, **57**, **58**, **59**, **60**, **61**, **62**, **63**, **64**, **65**, **66**, **67**, **68**, **69**, **70**, **71**, **72**, **73**, **74**, **75**, **76**, **77**, **78**, **79**, **80**, **81**, **82**, **83**, **84**, **85**, **86**, **87**, **88**, **89**, **90**, **91**, **92**, **93**, **94**, **95**, **96**, **97**, **98**, **99**, **100**.
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED.
13. MAINTAIN 8" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED OUTLINE. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-0" MIN. CLEAR HEIGHT.
14. PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET A000.

KEYNOTES:



BUHL - FALCON HEIGHTS

LAWRENCE W. FALCON HEIGHTS, WI 53113

URBANWORKS

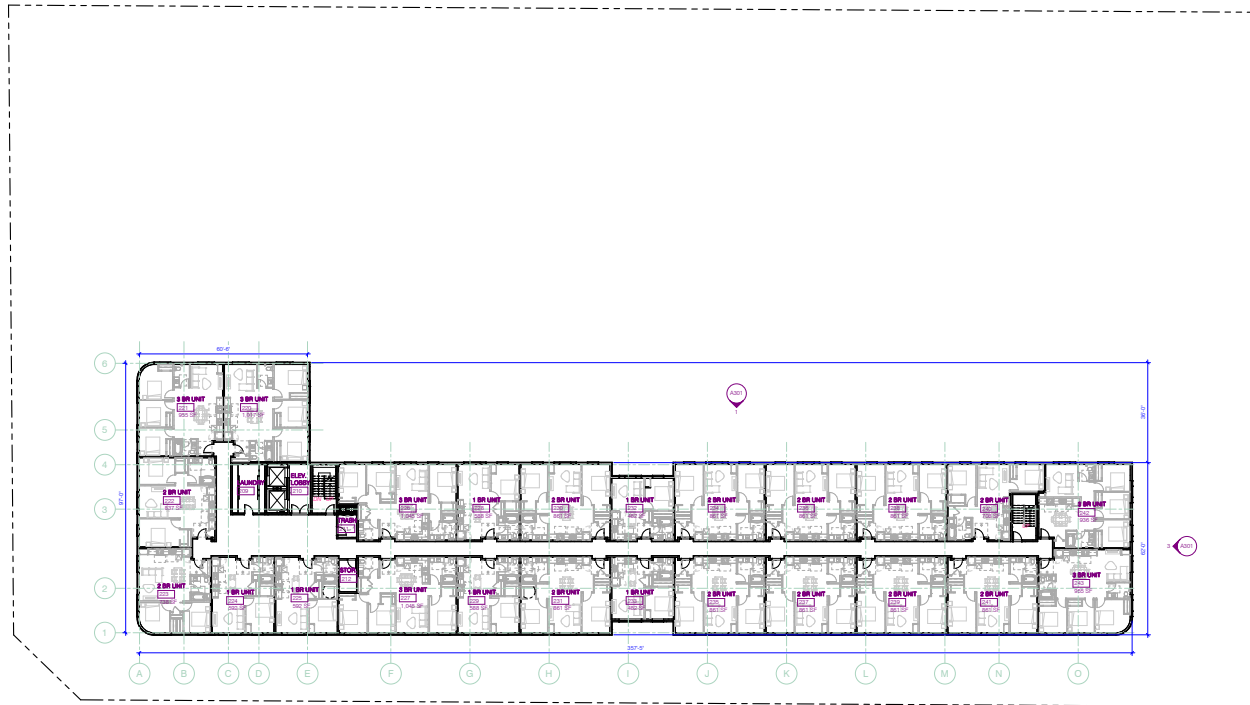
1000 W. WISCONSIN AVENUE, SUITE 100
MILWAUKEE, WI 53233

CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJ APPLICATION
10.10.2023

SITE PLAN



1 LEVEL 2-4 PLAN - OVERALL
1/16" = 1'-0"

GENERAL PLAN NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING.
2. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
3. DIMENSIONS AT UNIT DIMENSIONS ARE TO CENTRUM OF WALLS UNLESS OTHERWISE NOTED.
4. DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED.
5. DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
6. EXTEND ALL SHAPES TO UNDERLIE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE.
7. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAPES UNLESS THEY EXPRESSLY STATE THE SHAPES.
8. ALL RESIDENTIAL CORRIDOR WALLS AT METAL STUD LOCATIONS ARE TYPE **1** 1-HR FIRE RATING, WITH ACUSTIC RATING, UNLESS OTHERWISE NOTED.
9. ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE **1** 1-HR FIRE RATING, WITH ACUSTIC RATING, UNLESS OTHERWISE NOTED.
10. ALL RESIDENTIAL CORRIDOR WALLS AT METAL STUD LOCATIONS ARE TYPE **1** 1-HR FIRE RATING, WITH ACUSTIC RATING, UNLESS OTHERWISE NOTED.
11. ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE **1** 1-HR FIRE RATING, WITH ACUSTIC RATING, UNLESS OTHERWISE NOTED.
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED.
13. MAINTAIN 8'-0" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED OUTLINE. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-0" MIN. CLEAR HEIGHT.
14. PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET AN003.

KEYNOTES:

Keynote Text

BUHL - FALCON HEIGHTS

LAURENCE & ASSOCIATES, LLC
1410 NORTH THIRD STREET, SUITE 100, MINNEAPOLIS, MN 55411

URBANWORKS

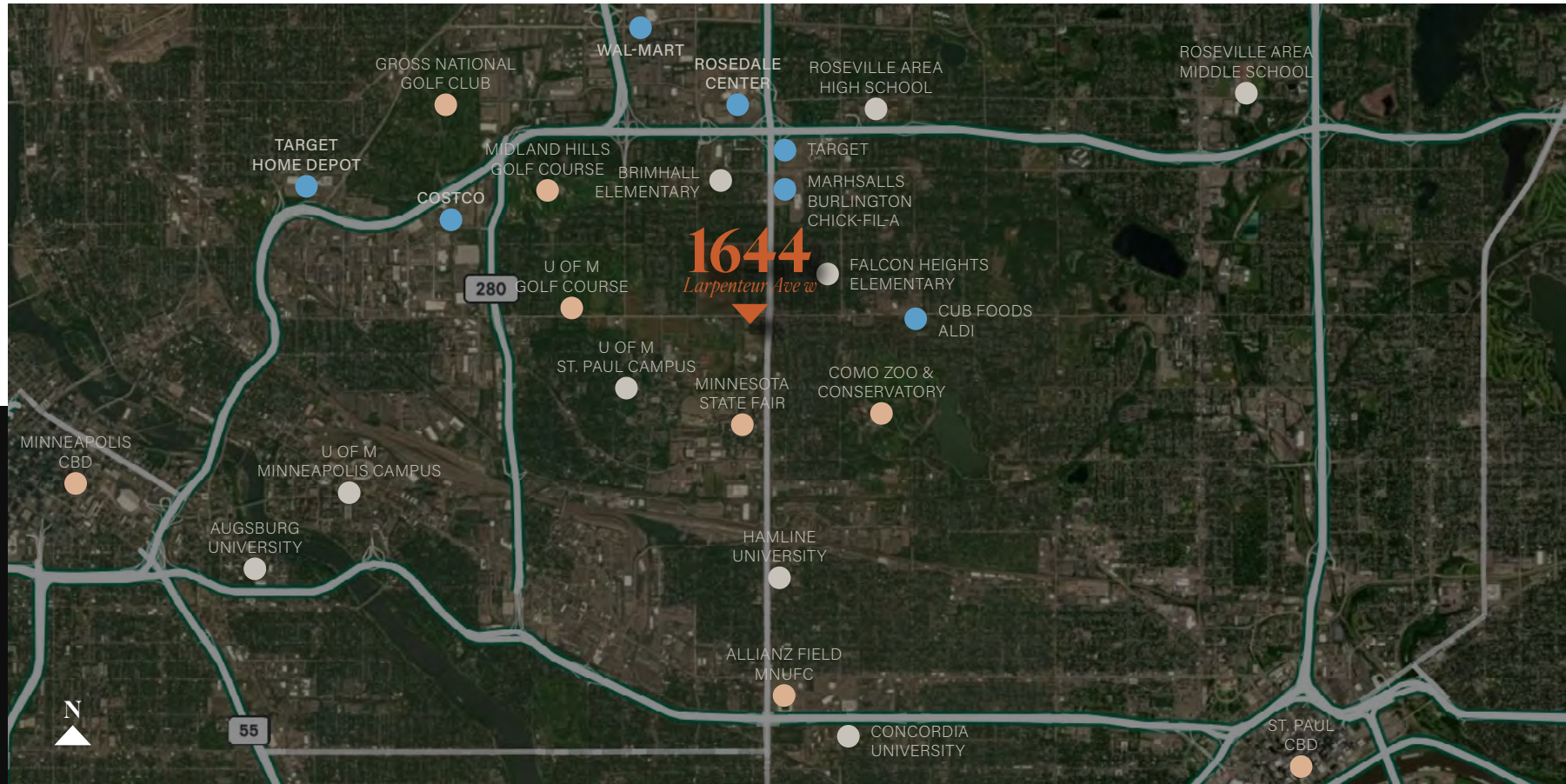
CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISED APPLICATION
10.16.2023

REVISIONS

AMENITY MAP



ROSEDALE
CENTER

150
Stores

1.1 M
SF of Retail

#2
in Mall Foot Traffic

ZONING

The purpose of the mixed-use high density residential district is to provide high density, primarily apartment style, rental and condominium housing with limited commercial uses within the same structure. The intent of the district is to meet or exceed the city's comprehensive plan density goal of 28 residential units per acre.

[Click here for zoning details](#)

FUTURE LAND USE

To support the higher frequency bus service of the "A" Line bus rapid transit (BRT) line running along Snelling Avenue, the minimum density within ¼ mile of Snelling Avenue shall be 15 units per gross acre. The Mixed Use Residential – TOD designation will have a mix of 50 to 90% residential uses, 25% to 50% commercial uses, and 0% to 25% office uses occurring either horizontally or vertically.

Falcon Heights Town Square's largest building, the closest to Snelling, is one story taller than any other multi-unit building in the city. To meet projected housing needs, the City intends to consider similar multi-use development, with increased height limits and housing densities similar to comparable properties in the City, along the Larpeur corridor, should any of the larger properties, presently zoned for business or medium density residential, become available for redevelopment. Substantial green spaces will be preserved between future development and existing neighborhoods to provide connectivity between neighborhoods (pedestrian, motorized and non-motorized traffic) and to preserve natural resources prized by Falcon Heights residents, including open space, views and access to natural light

[Click here for City of Falcon Heights Comprehensive Plan](#)



DEMOGRAPHICS

WITHIN 1-MILE OF PROPERTY

\$120,878
Avg. HH Income

\$410,146
Avg. Home Value

5.2%
Vacant Housing Units





1644

Larpenteur Ave W

CBRE

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