

92-UNIT ENTITLED LAND SITE FOR SALE

1644

Larpenteur Ave W

AMBER FLATS

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

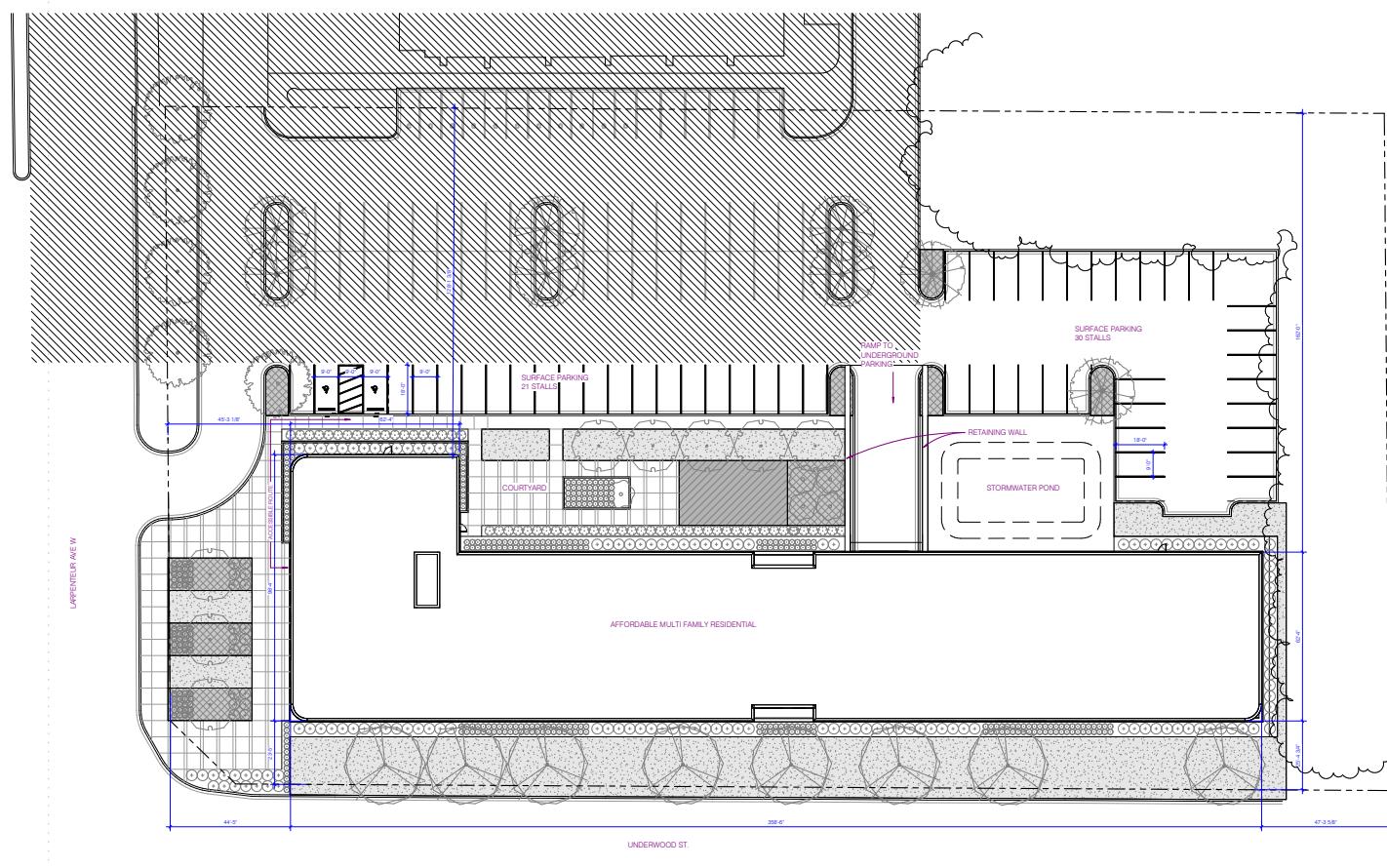
21-29-23-11-0028 | **0.80 Acres**
21-29-23-11-0029 | **1.78 Acres**

1644 LARPENTEUR AVE W

FALCON HEIGHTS, MINNESOTA



SITE PLAN



1 ARCHITECTURAL SITE PLAN
1/10 - 1:0



GENERAL SITE NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF EXTERIOR WALL UNLESS OTHERWISE NOTED.
2. DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED.
3. DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
4. SITE NOTES AND PLATELINES ARE SHOWN FOR REFERENCE. REFER TO CIV. AND LANDSCAPE PLANS FOR DETAIL.

BUHL - FALCON HEIGHTS
LARSEN DR NW / FALCON HEIGHTS, MN 55311

URBANWORKS

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901 NORTH THIRTEENTH STREET, SUITE 140, MINNEAPOLIS, MN 55401

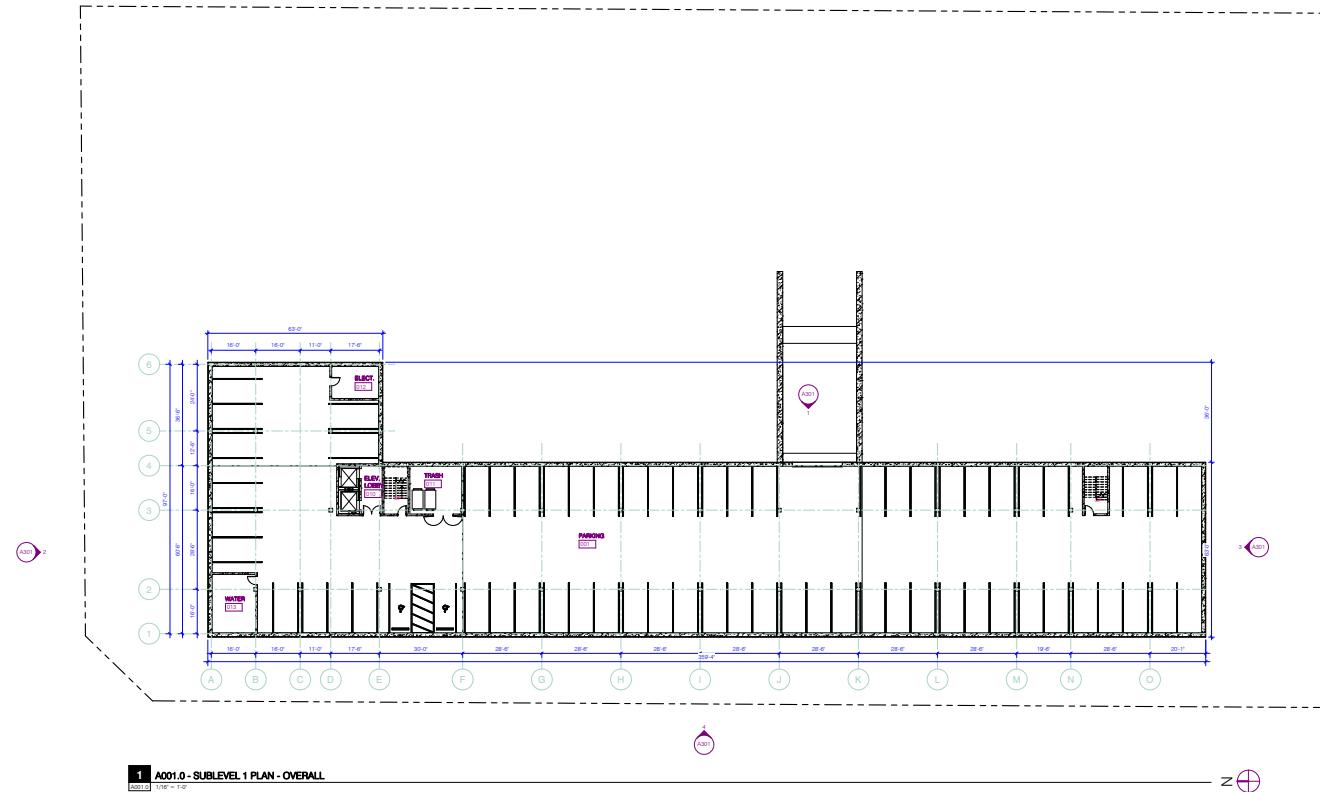
CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

PUD APPLICATION
10.16.2023

REVISIONS

SITE PLAN



GENERAL PLAN NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF EXTERIOR WALLS.
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
3. DIMENSIONS AT JINT DEMINGS ARE TO CENTRELINE OF WALLS.
4. DIMENSIONS AT CMU ARE TO FACE OF CMU UNLESS OTHERWISE NOTED.
5. DIMENSIONS AT CAST-IN-PLACE CONCRETE WALLS ARE TO FACE OF CONCRETE UNLESS OTHERWISE NOTED.
6. EXTEND ALL SHIFTS TO UNDERFACE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE.
7. NO VERTICAL CONSTRUCTION SHIFTS ARE TO BE SHOWN ON SHIFT WALLS.
8. ALL ROOF SHEATHING IS TO BE TALL, DRY STANDING SEAM SHEATHING.
9. ALL ROOFING IS TO BE 100% FIRE RATING, WITH ACOUSTIC RATING OF 100% AND 100% FIRE RATING, WITH ACOUSTIC RATING OF 100%.
10. ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TO BE 100% FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED.
11. ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE 100% FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED.
12. ALL KITCHEN WALLS ARE 100% FIRE RATING - UNLESS OTHERWISE NOTED.
13. MAINTAIN 8' 0" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7' 2" MIN. CLEAR HEIGHT.
14. PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM ELDINGRS FABRICATED ON SLEET AREAS.

KEYNOTES:

Keynote Text

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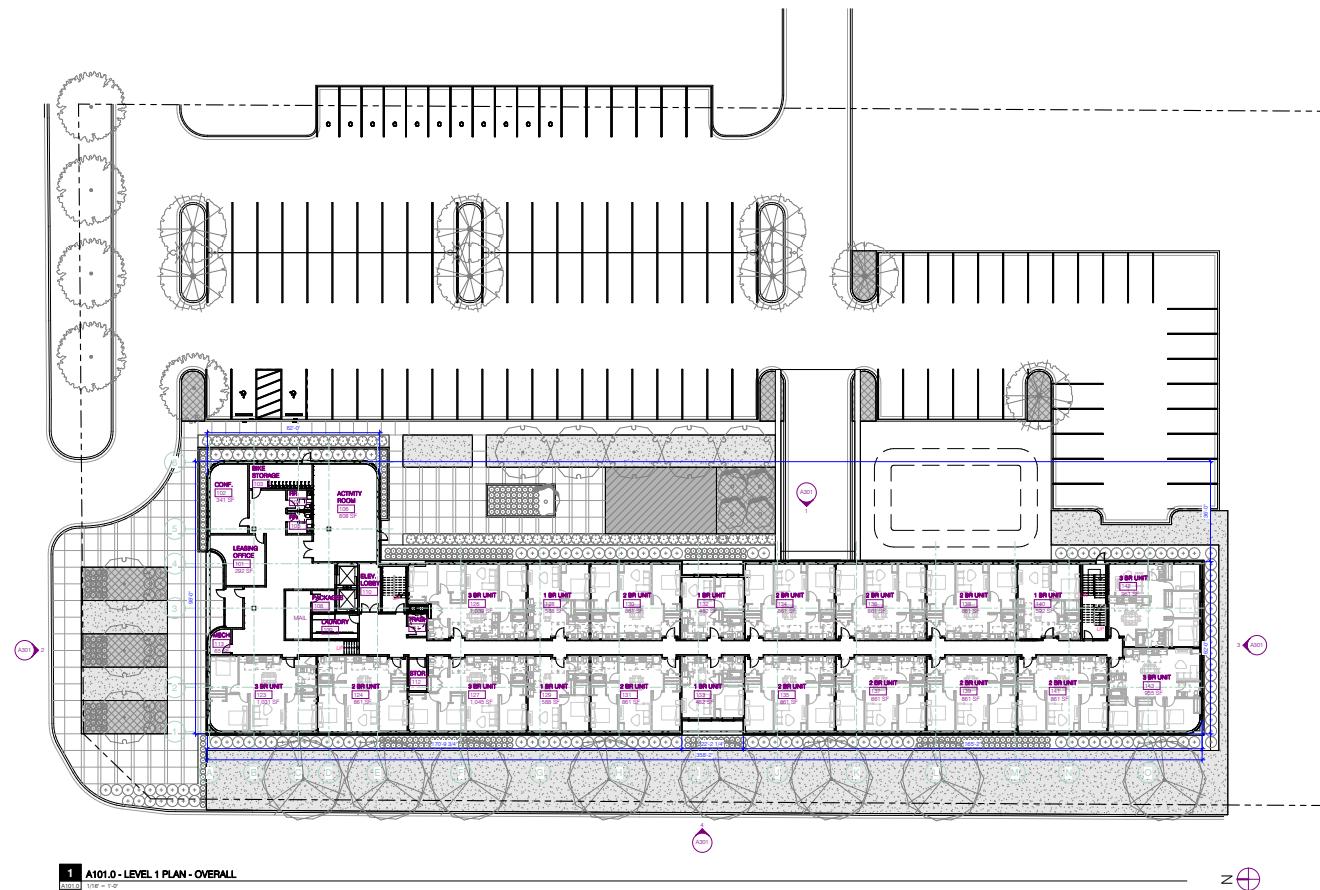
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LAURENTIAN NEW / FALCON HEIGHTS, MN 55041

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SITE PLAN



GENERAL PLAN NOTES:

KEYNOTES:

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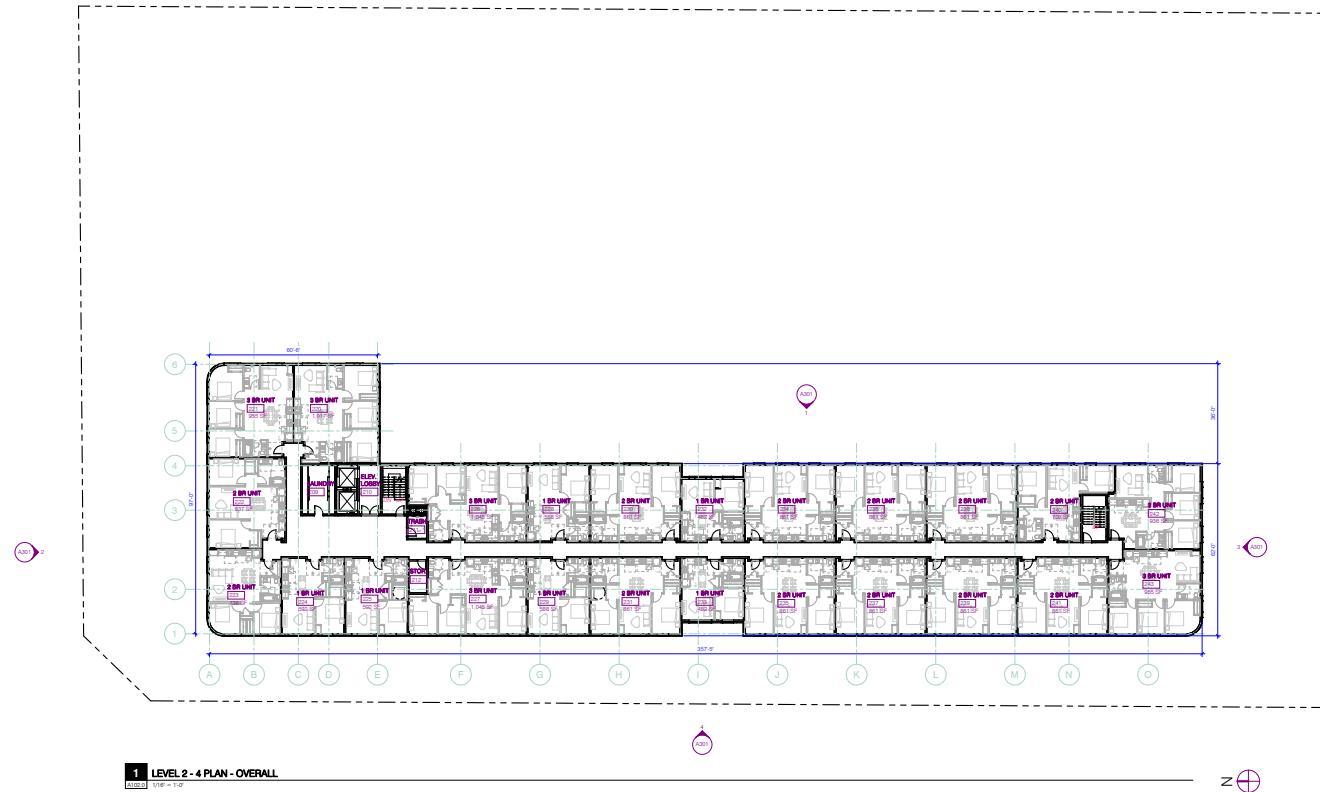
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LAURENTEUR AVENUE / FALCON HEIGHTS, MN 55113

SITE PLAN



GENERAL PLAN NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF WALL.
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
3. DIMENSIONS AT UNIT DECKING ARE TO CENTERLINE OF WALLS.
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 SHAFTS TO UNDERIDE OF ROOF SHEATHING OR ROOF DECKING.
7. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT.
8. ALL ROOFING, SHEATHING, AND DECKING AT WOOD STUCCO LOCATIONS ARE TYPE I, II, III, IV, V, VI, VII, AND VIII FIRE RATINGS.
9. ALL RESIDENTIAL DECKING WALLS AT WOOD STUCCO LOCATIONS ARE TYPE I, II, III, IV, V, VI, VII, AND VIII FIRE RATINGS WITH AN ACOUSTIC RATINGS OF 50.
10. ALL RESIDENTIAL DECKING WALLS AT METAL STUCCO LOCATIONS ARE TYPE I, II, III, IV, V, VI, VII, AND VIII FIRE RATINGS.
11. RESIDENTIAL CORRIDOR WALLS AT WOOD STUCCO LOCATIONS ARE TYPE I, II, III, IV, V, VI, VII, AND VIII FIRE RATINGS WITH ACOUSTIC RATINGS OF 50.
12. ALL UNITS ARE TYPE I ACCESSIBLE UNLESS OTHERWISE NOTED.
13. MANTAIN 8' 0" CLEAR HEIGHT AT PARKING AREAS INDICATED ON SHEET A100. THIS IS THE MINIMUM CLEAR HEIGHT.
14. PROVIDED LOCATIONS LOCATED AT KITCHEN WALL AND ALL BATHROOM LOCATIONS INDICATED ON SHEET A100

KEYNOTES:

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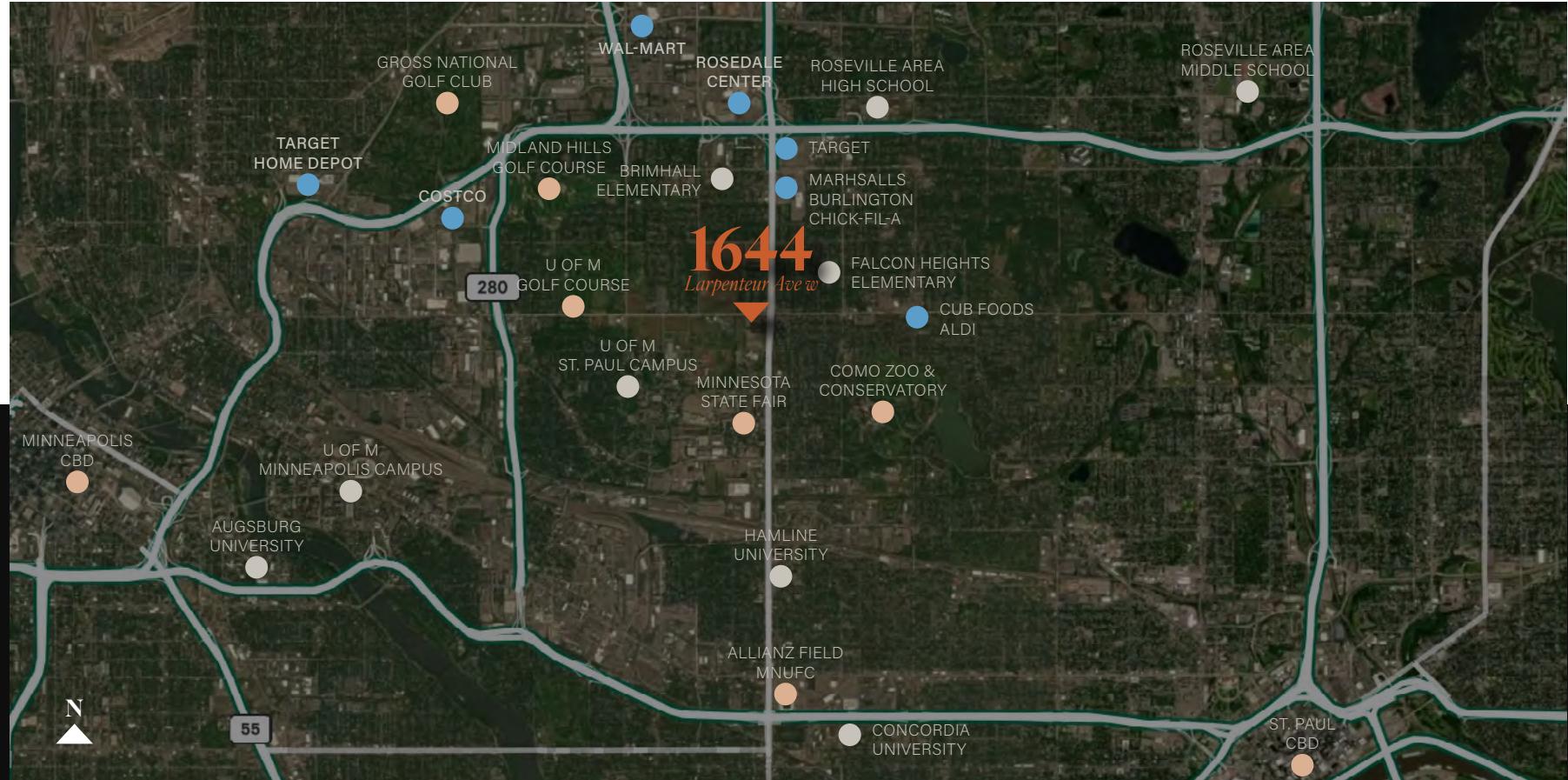
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REVISIONS

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ESTATE PLANNING

AMENITY MAP



- EDUCATION
- RETAIL
- ENTERTAINMENT

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 Larpenteur 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





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