

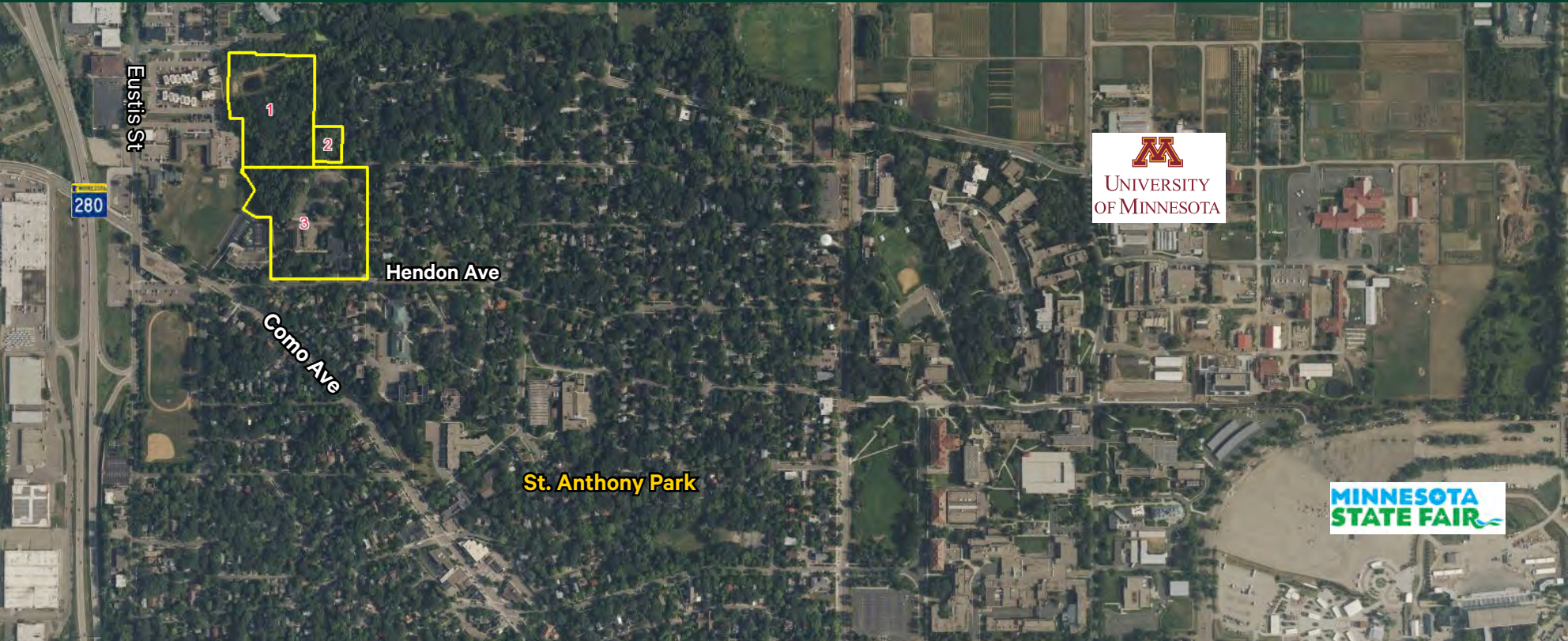
Land for Sale

±15.57 Acres (divisible)

1598 Eustis St. & 2323 Hoyt Ave. W.
Lauderdale, MN 55108

2481 Como Ave.
St. Paul, MN 55108





This opportunity offers ±15.57-acre redevelopment opportunity, in the St. Anthony Park neighborhood of St. Paul and City of Lauderdale. The property is well located to take advantage of the Twin Cities by being minutes from downtown Minneapolis St Paul, multiple universities within 3 miles, along with the wonderful park system. The site offers rare opportunity for large property in the center of the Twin Cities with zoning allowing a variety of uses including residential, educational, and religious. Nearby amenities include parks, retail, schools, and primary transportation nodes like Hwy 280/I-35/I-94.

Property Highlights

- Large contiguous site in cities of Lauderdale and St. Paul
- Located near University of Minnesota, Augsburg, Concordia, Hamline
- Roseville 623 School District, Falcon Heights Elementary School, Brimhall Elementary School
- Close to the Minnesota State Fairgrounds
- Infill location with nearby amenities including parks, retail, and schools
- Zoning allows a variety of residential uses from single family to high density. See zoning info for additional information
- Existing buildings for users of education and religious groups
- Situated on the NW corner of the Saint Anthony Park Neighborhood
- Excellent access to MN-280,I-35W and I-94
- Lauderdale Zoning and Future Land Use does not mean all land will be developed

#	PID	Zoning	Future Land Use	Acres
1	202923210079	Park and Recreation	Low Density Residential	±6.34
2	202923210023	Institutional	High Density Residential	±0.73
3	202923240071	T-1 Traditional Neighborhood	Urban Neighborhood	±8.5

Total ±15.57

Traffic Counts			
Highway 280	54,283 VPD	Como Ave	7,100 VPD
Larpenteur Ave W	18,107 VPD	I-35W	117,499 VPD

Building Information

1) 1559 Fulham St., St. Paul

- Built in 1952, 5,000 sf, two floors
- 9-unit apartment building on Fulham St.

2) 1545-49 Fulham St., St. Paul

- Built in 1950, 3,784 sf, one Floor
- Duplex on Fulham St.

3) 1535-39 Fulham St., St. Paul

- Built in 1950, 3,784 sf, one floor
- Duplex on Fulham St.

4) 1533 Fulham St., St. Paul

- Built in 1950, 2,400 sf, two floors
- Single Family Home on Fulham St.

5) Stub Hall, 2329 Hendon Ave., St. Paul

- Built in 1956, 41,000 sf, three floors, 56 rooms
- Former dormitory for Luther Seminary

6) Stub Hall Garage

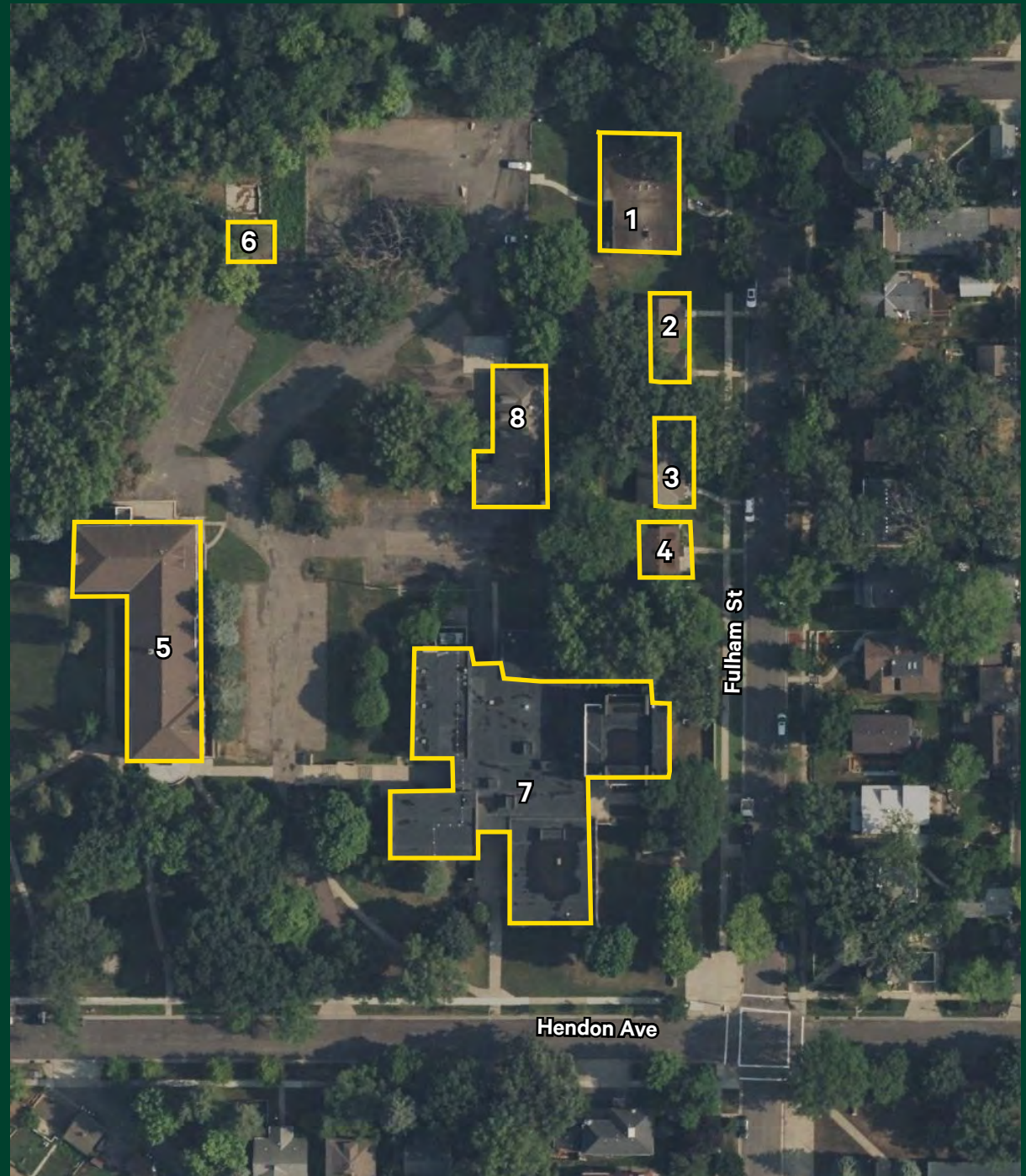
- 2329 Hendon Ave., St. Paul
- Built in 1980, 576 sf, one floor
- Detached garage for Stub Hall

7) Northwestern Hall

- 1501 Fulham St., St. Paul
- Built in 1968, 56,800 sf, three floors
- Primarily used as an educational building featuring lecture halls, offices, and a chapel

8) 1501 Fulham St., St. Paul-Maintenance Building

- Built in 1992, 3,900 sf, one floor with tuck under garage
- Garage and maintenance building servicing Northwestern Hall



Residence Buildings

Single-Family Home



Duplex



Duplex



LDR Apartments



Stub Hall, 2329 Hendon Ave., St. Paul

Stub Hall



Dorm



Dorm



Community Area



Stub Hall



Northwestern Hall, 1501 Fulham St., St. Paul

Northwestern Hall



Northwestern Hall



Main Entrance



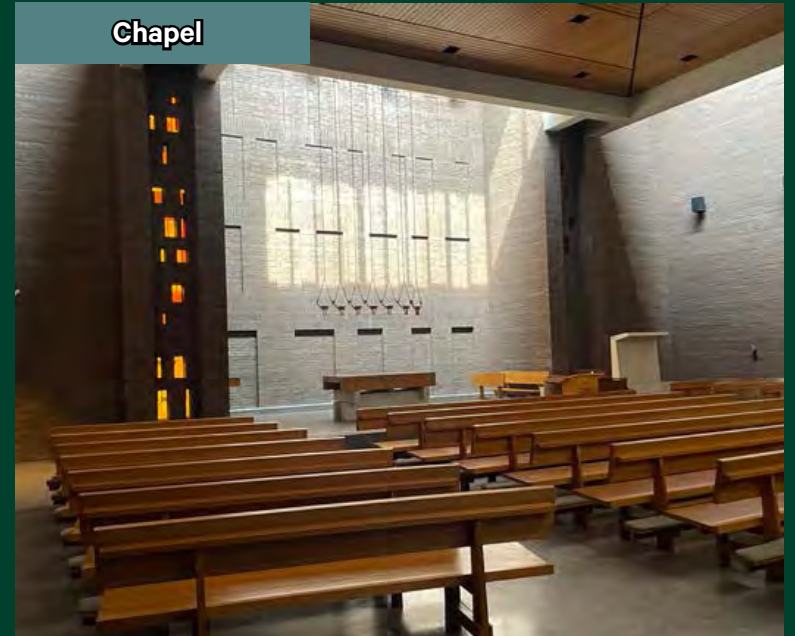
Classroom



Classroom



Chapel



Area Map



St. Anthony Park is a historic and vibrant neighborhood that offers convenient access to the wide variety of amenities the Twin Cities has to offer.

- Rosedale Shopping Center located to the north of property
- Close proximity to Minneapolis CBD (7.8 Miles) and Saint Paul CBD (4.2 Miles)
- Close to major healthcare providers including HCMC, Health Partners/Park Nicollet Family Practice
- Midland Hills Country Club and U of M les Bolstad Golf Course are minutes from the property
- Nearby park spaces includes Langford Park
- Area, Holmes Park, and St. Anthony Park
- Close to major roadways, including 280, I-94 and I-35W
- Near the University of Minnesota and Augsburg, Concordia, and Hamline campuses
- Several Metro Transit Bus stops along Como Avenue and Eustis Avenue

Area Amenities

usbank stadium

Huntington Bank Stadium

ROSEDALE CENTER

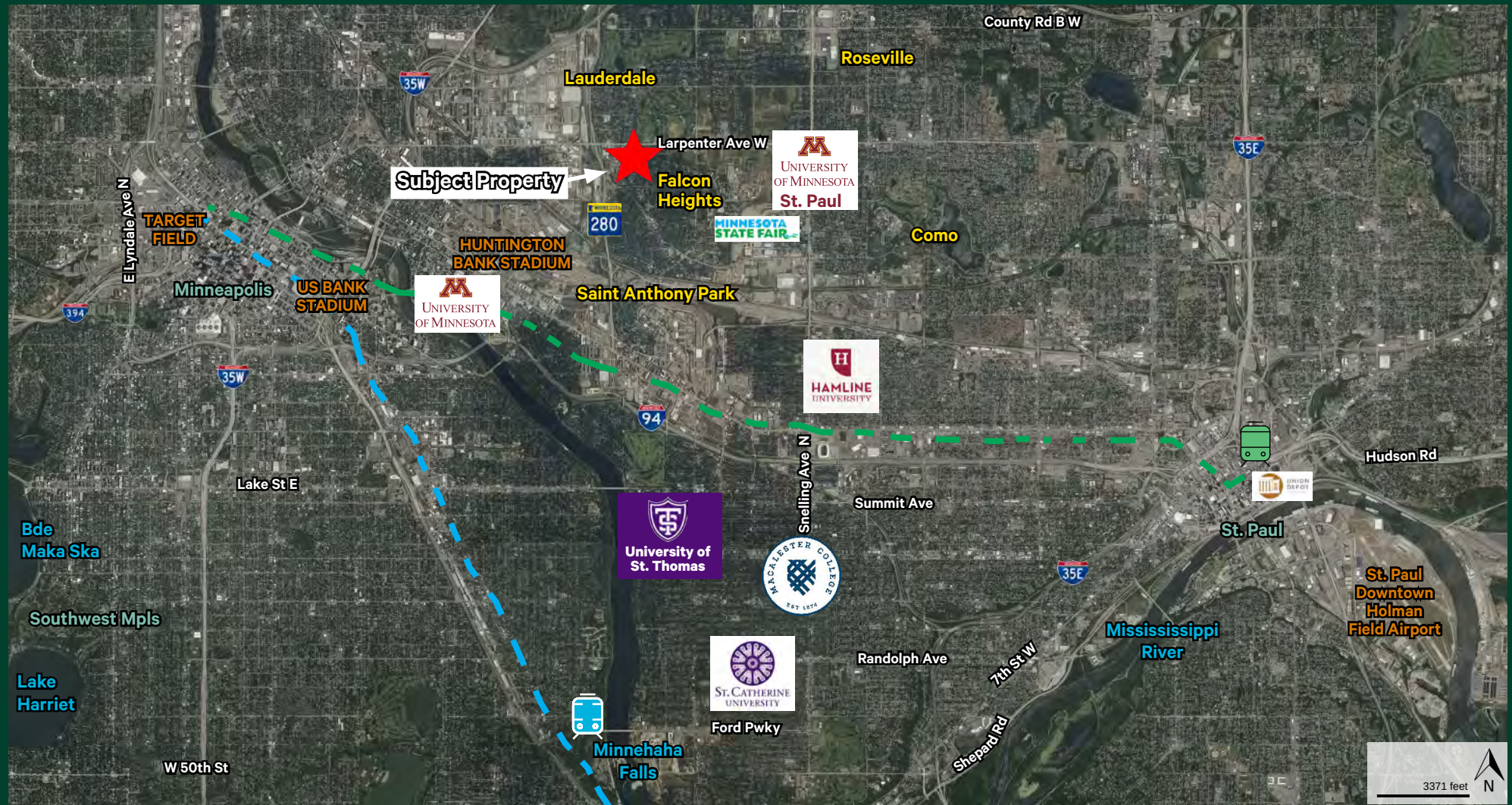
Allianz Field

UNIVERSITY OF MINNESOTA

MINNESOTA STATE FAIR

COMO PARK ZOO & CONSERVATORY

Minneapolis and St. Paul Area Map



Zoning

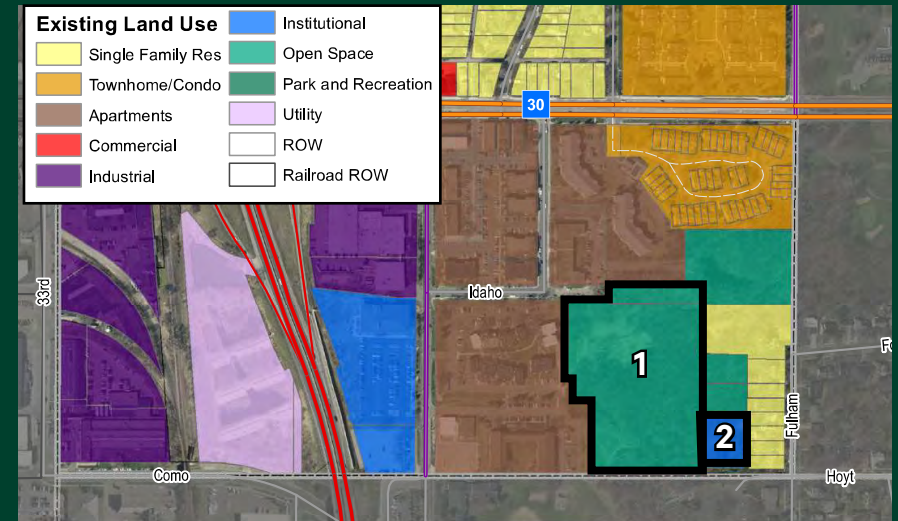
Lauderdale Zoning Map

(1) Park and Recreation

This designation of use identifies existing publicly owned park and recreation land including the Lauderdale Community Park and Sky-view Park. These areas include some natural areas, athletic fields, sport courts, tot-lots/ jungle gyms, dog park, and other recreational improvements

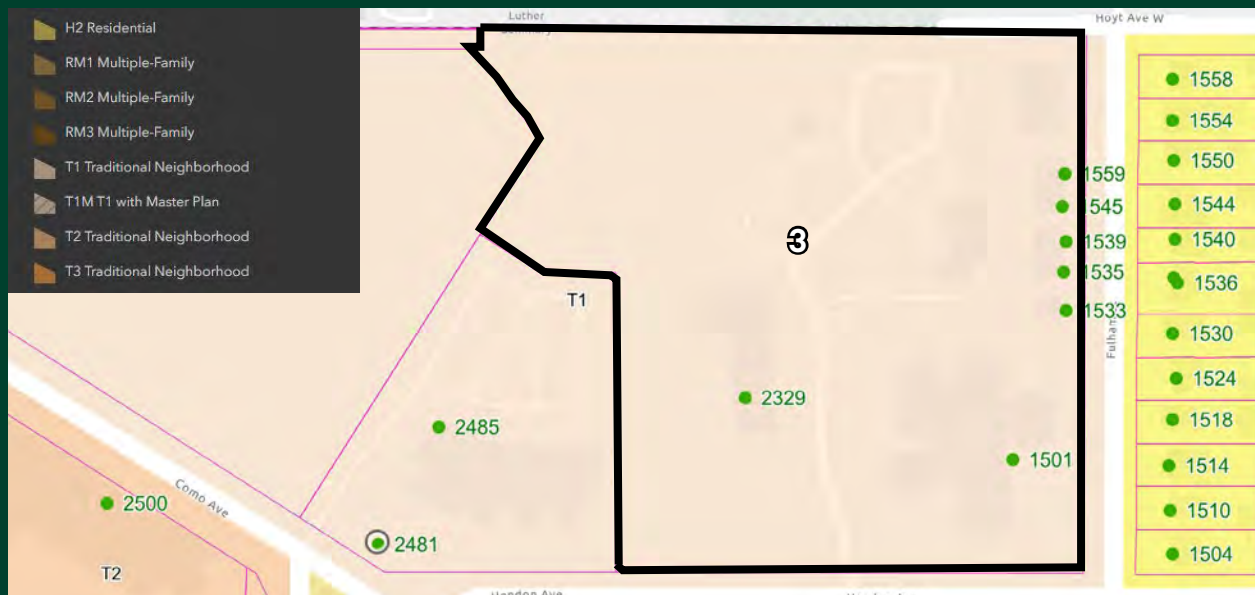
(2) Institutional

The institutional uses are parcels that are currently, or historically have been, used for religious institution, schools, City Hall and other civic or municipal structures.



For additional information on Lauderdale zoning, select this [link](#).

St. Paul Zoning Map

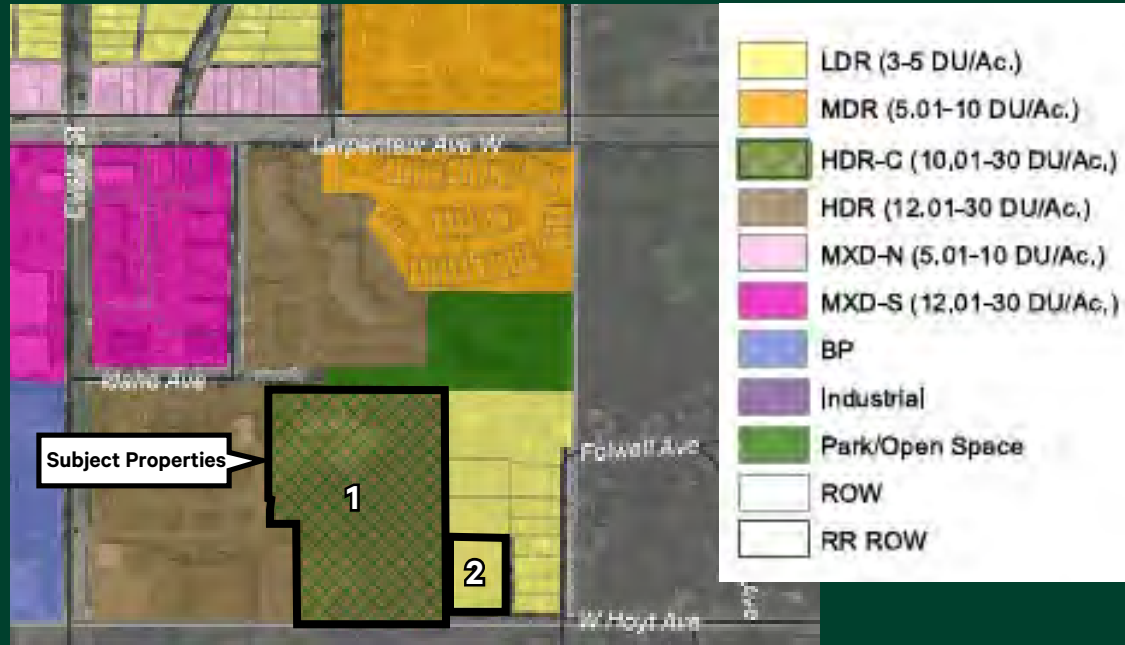


T-1 Traditional Neighborhood

The T1 traditional neighborhood district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses.

For additional information on Lauderdale zoning, select this [link](#).

Future Land Use Plans



Lauderdale Planned Land Use

Low Density Residential (LDR)

Over 33% of the City's land area is designated for Low Density Residential uses with planned density between 3.01 and 5 dwelling units per acre. This land use designation is primarily in existing neighborhoods that are dominated by single-family detached and single-family attached uses north of Larpenteur Avenue, and existing institutional uses. As redevelopment occurs within this land use designation, new uses are planned to be consistent with densities of the existing neighborhood patterns.

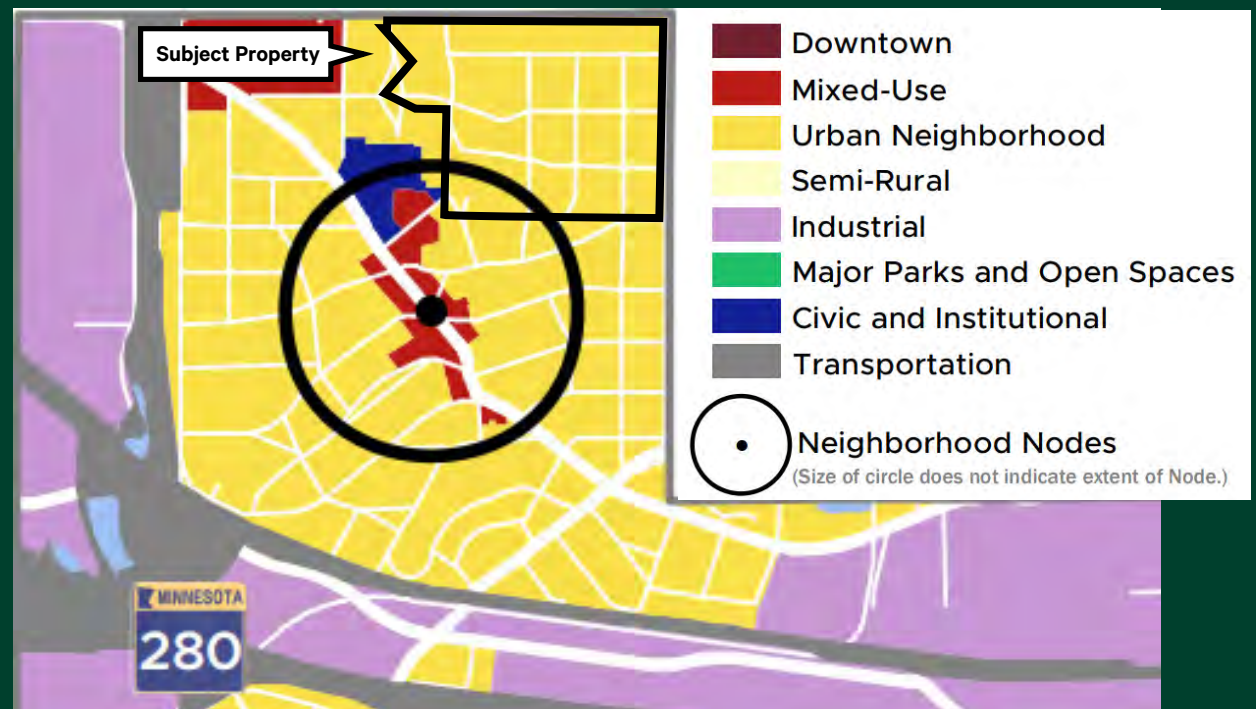
High Density Residential - Conservation (HDR-C)

This land use designation comprises approximately 2.6% of the City's land area and is planned for densities between 10.01 and 30 dwelling units per acre on lands that are not protected within a conservation area. A portion of the land area in this designation contains natural resource value that must be considered as part of any development plan. If development in this land use designation occurs, it should cluster residential areas while protecting important natural areas and provide public access, where feasible, to the natural amenities.

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

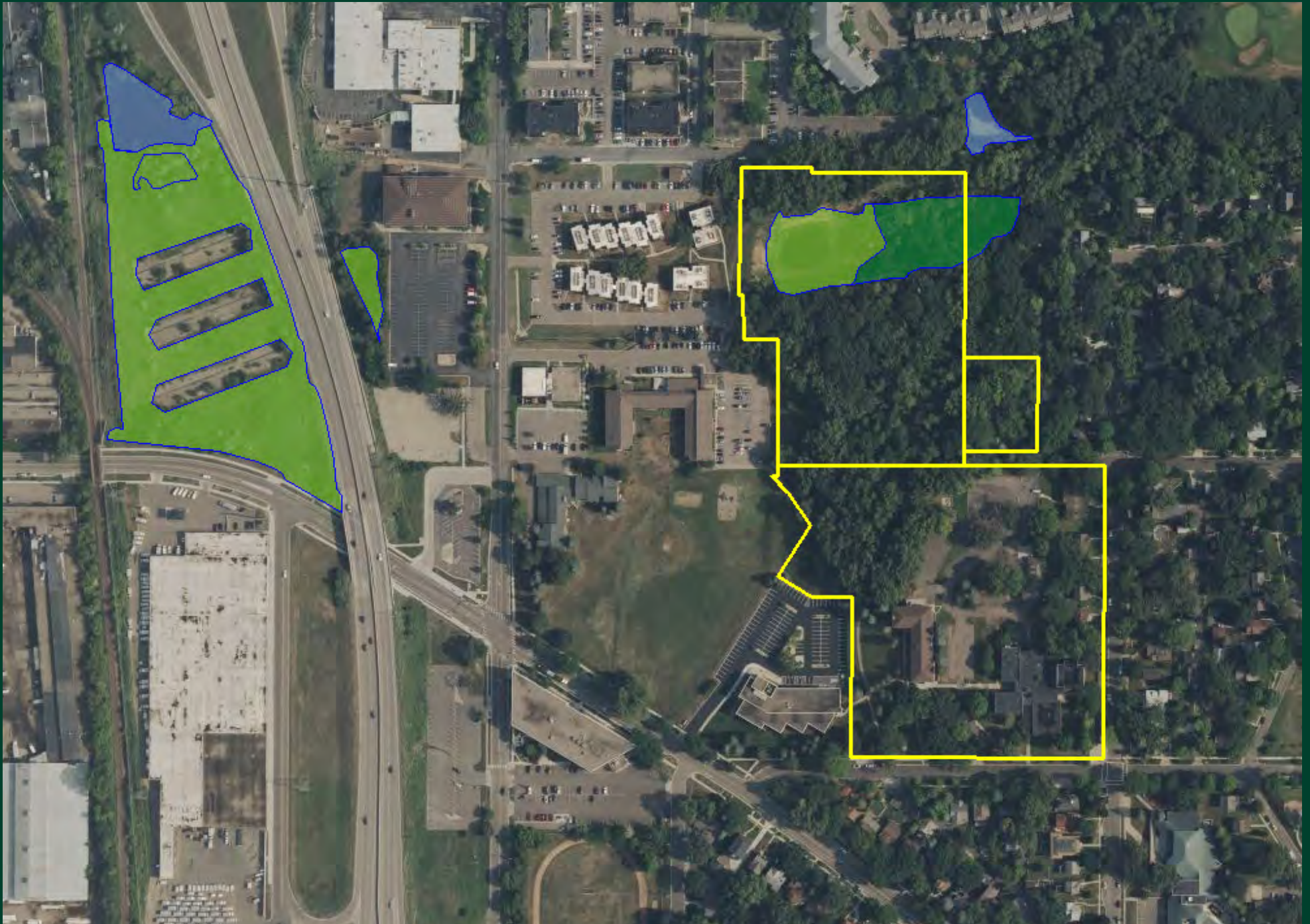
Saint Paul Planned Land Use Urban Neighborhood

Urban Neighborhoods are primarily residential areas with a range of housing types. Single-family homes and duplexes are most common, although multi-family housing predominates along arterial and collector streets particularly those with transit. Multi-family housing, schools, neighborhood parks, religious institutions and cemeteries may also be scattered throughout Urban Neighborhoods. Limited neighborhood-serving commercial may also be present, typically at intersections of arterial and/or collector streets.



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

Wetlands Map



Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	10,474	148,056	485,965
2029 Population - Five Year Projection	10,549	151,287	496,562
2020 Population - Census	10,471	144,759	479,416
2010 Population - Census	10,463	125,571	430,308
2020-2024 Annual Population Growth Rate	0.01%	0.53%	0.32%
2024-2029 Annual Population Growth Rate	0.14%	0.43%	0.43%

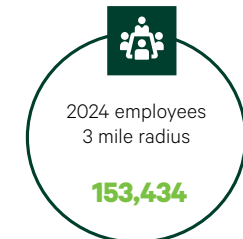
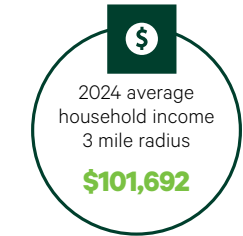
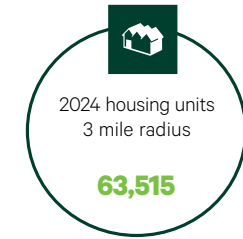
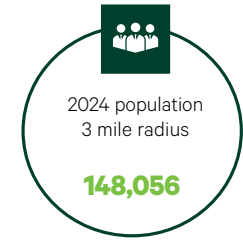
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	4,341	63,515	210,533
2029 Households - Five Year Projection	4,313	65,250	216,648
2010 Households - Census	4,216	51,486	181,295
2020 Households - Census	4,420 95.9%	61,513 94.8%	206,675 94.4%
2020-2024 Compound Annual Household Growth Rate	-0.42%	0.76%	0.44%
2024-2029 Annual Household Growth Rate	-0.13%	0.54%	0.57%
2024 Average Household Size	2.30	2.12	2.18

 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$105,632	\$101,692	\$104,265
2029 Average Household Income	\$121,072	\$116,724	\$119,729
2024 Median Household Income	\$76,594	\$69,161	\$72,476
2029 Median Household Income	\$85,199	\$79,251	\$82,629
2024 Per Capita Income	\$45,449	\$43,799	\$45,355
2029 Per Capita Income	\$51,585	\$50,458	\$52,428

 HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024 Housing Units	4,530	67,773	225,672
2024 Vacant Housing Units	189 4.2%	4,258 6.3%	15,139 6.7%
2024 Occupied Housing Units	4,341 95.8%	63,515 93.7%	210,533 93.3%
2024 Owner Occupied Housing Units	1,876 41.4%	23,192 34.2%	86,189 38.2%
2024 Renter Occupied Housing Units	2,465 54.4%	40,323 59.5%	124,344 55.1%

 EDUCATION	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	7,372	89,722	327,591
HS and Associates Degrees	1,488 20.2%	29,288 32.6%	125,359 38.3%
Bachelor's Degree or Higher	5,792 78.6%	55,255 61.6%	175,850 53.7%

 PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	445	8,050	22,866
2024 Employees	11,473	153,434	447,986



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