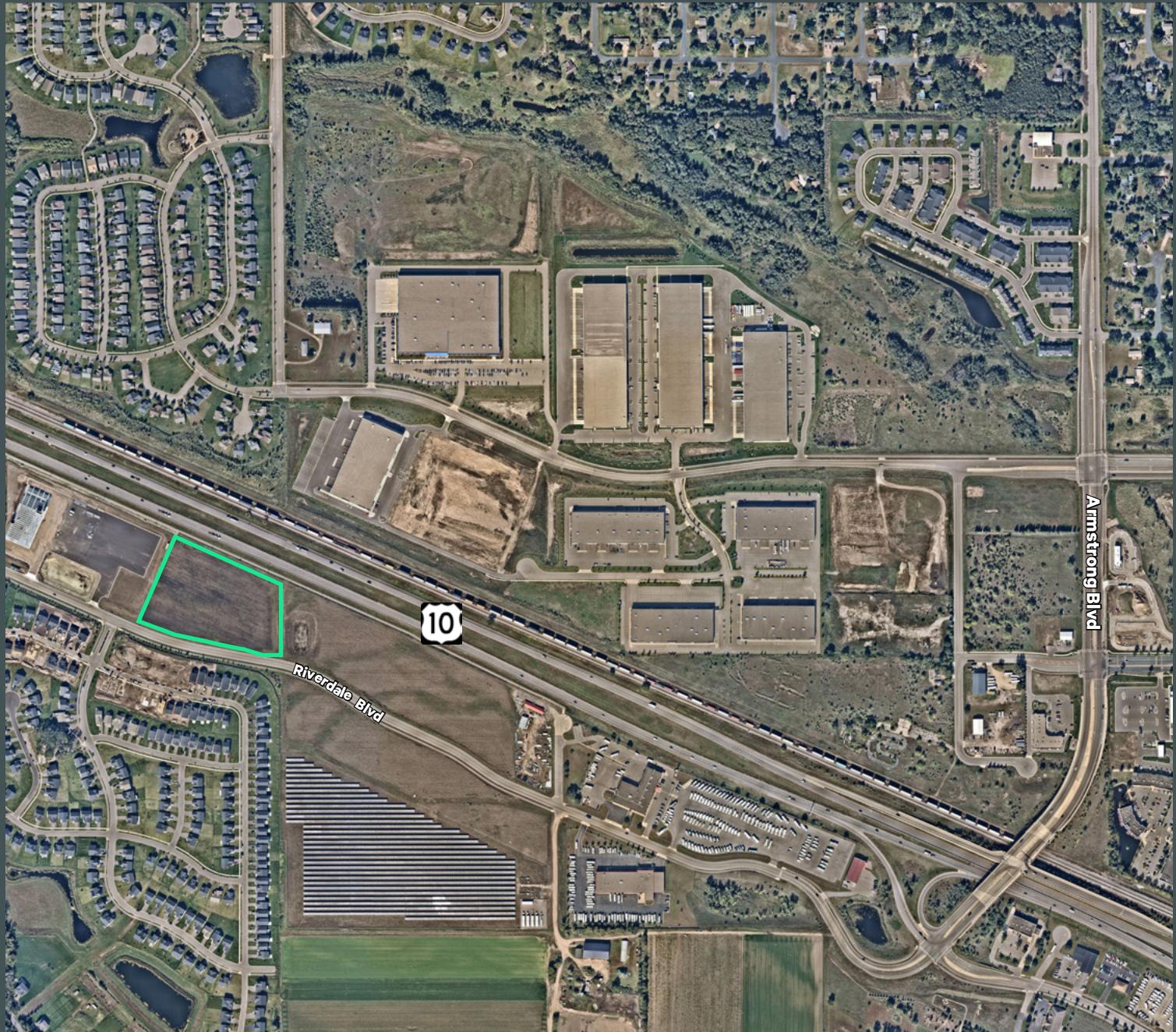


Commercial Land

Ramsey, MN
+/- 6 acres

Hwy 10 and Riverdale Drive
Ramsey, MN



Property Highlights



Property is well located for commercial/industrial development wanting visibility to Hwy 10. Great location for retail, auto related use, showrooms, vehicle sales, outside storage, medical office

Zoning: B-3 Regional Business District ([Click Here](#) for additional information.) Future Land Use

+/- 6 acres available

Utilities including sewer, water, gas, electric are in Riverdale Drive

US Hwy 10: 38,495 VPD

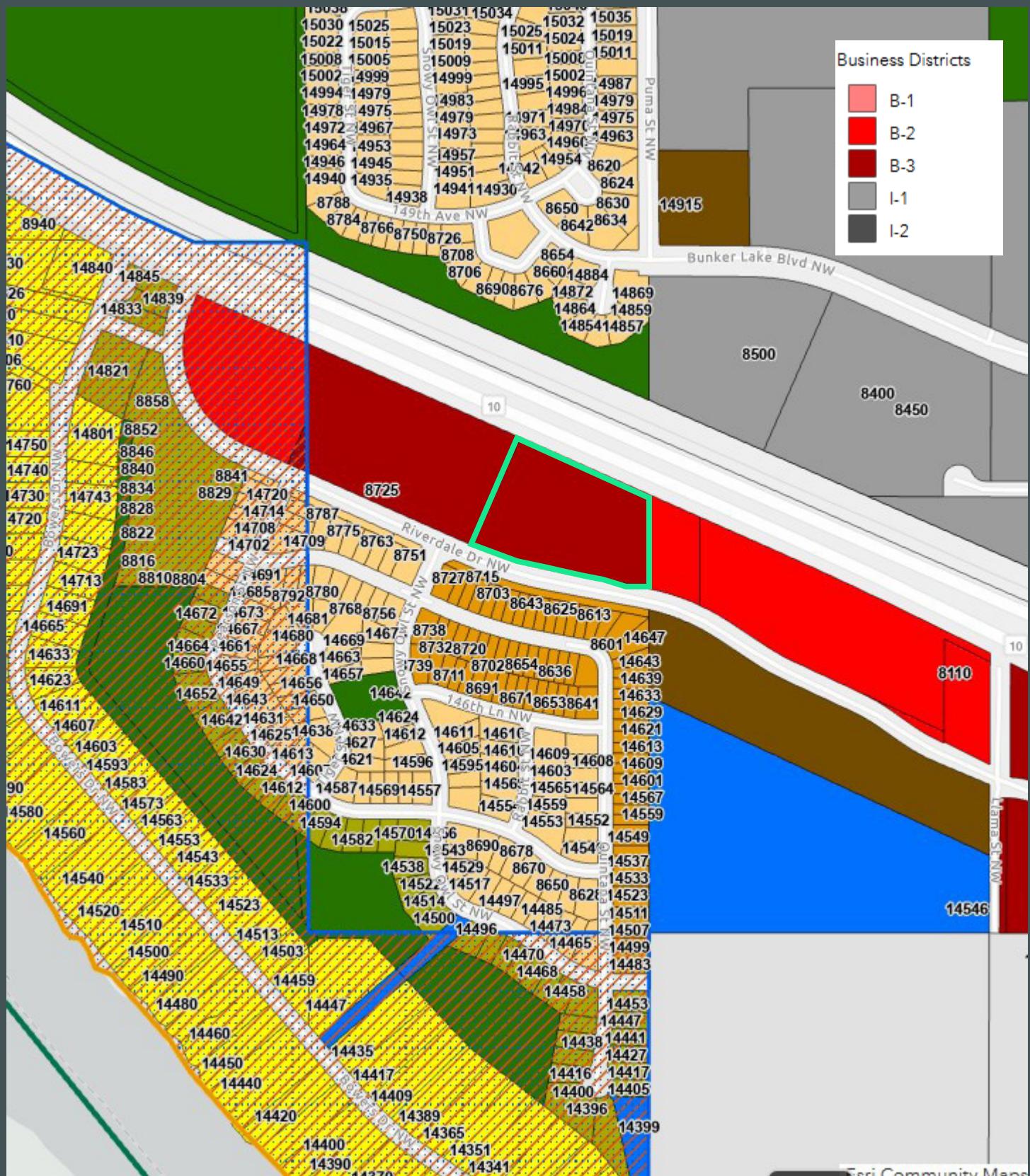
Purchase Price: \$7.50 PSF

PID-29-32-25-22-0029

Property Taxes-\$41,920 Year 2025

Access via Riverdale Dr right off of Hwy 10 and Armstrong Blvd/Hwy 10 interchange

Future Land Use



Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION			
2025 Population - Current Year Estimate	2,961	21,120	64,570
2030 Population - Five Year Projection	3,124	22,514	69,056
2020 Population - Census	1,590	17,113	57,137
2010 Population - Census	1,266	12,930	48,482
2020-2025 Annual Population Growth Rate	12.57%	4.09%	2.36%
2025-2030 Annual Population Growth Rate	1.08%	1.29%	1.35%
 HOUSEHOLDS			
2025 Households - Current Year Estimate	1,122	7,663	23,713
2030 Households - Five Year Projection	1,200	8,254	25,655
2020 Households - Census	593	6,057	20,523
2010 Households - Census	477	4,522	17,030
2020-2025 Compound Annual Household Growth Rate	12.91%	4.58%	2.79%
2025-2030 Annual Household Growth Rate	1.35%	1.50%	1.59%
2025 Average Household Size	2.64	2.75	2.71
 HOUSEHOLD INCOME			
2025 Average Household Income	\$115,902	\$141,217	\$144,365
2030 Average Household Income	\$125,746	\$153,763	\$159,401
2025 Median Household Income	\$101,509	\$114,799	\$118,504
2030 Median Household Income	\$108,283	\$126,554	\$131,675
2025 Per Capita Income	\$42,819	\$51,212	\$52,787
2030 Per Capita Income	\$47,069	\$56,353	\$58,967
 HOUSING UNITS			
2025 Housing Units	1,198	8,149	24,862
2025 Vacant Housing Units	76 6.3%	486 6.0%	1,149 4.6%
2025 Occupied Housing Units	1,122 93.7%	7,663 94.0%	23,713 95.4%
2025 Owner Occupied Housing Units	1,009 84.2%	6,545 80.3%	19,195 77.2%
2025 Renter Occupied Housing Units	113 9.4%	1,118 13.7%	4,518 18.2%
 EDUCATION			
2025 Population 25 and Over	1,999	14,021	43,185
HS and Associates Degrees	1,430 71.5%	8,567 61.1%	25,994 60.2%
Bachelor's Degree or Higher	481 24.1%	5,060 36.1%	15,672 36.3%
 PLACE OF WORK			
2025 Businesses	49	479	1,842
2025 Employees	327	6,889	26,031

Nearby Retailers



Contact Us

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