

DEVELOPMENT SITE OPPORTUNITY
2300 COUNTY RD H2, MOUNDS VIEW, MINNESOTA
Total Developable Land: 2.77 Acres



Property Description:

This prime development opportunity is adjacent to Rydell Auto Plaza and north of Biolife Plasma services. Multi-Tech Corp. is located on the east side of the property. From the intersection of County Rd 10 and H2, access is located on the north side of the property off of County Rd H2. The property can also be accessed from the south through the Biolife Plasma property. The property is located approximately nine miles northeast of Downtown Minneapolis and 11 miles northwest of Downtown St. Paul. The site is situated in close proximity to transportation networks, major employment centers, colleges and universities, regional shopping centers and numerous recreation spots. The site is west of I-35W and approximately .5 miles from the Rice Creek Commons development area. A 427 acre regional development site.

Property Addresses:

2300 County Road H2

PID: 083023420014 Site Address: 0 County Road H2 Mounds View MN 55112-4909,

Plat Name: MOUNDS VIEW BUSINESS PARK 3RD, **Description:** Outlot A

Lot Size:

2.77 Acres/120,661.2 Sq. Ft. Total

Price: (Please see Contact information at bottom of page, site is privately owned)

Status:

Vacant Industrial Land

Zoning:

PUD

Use: Commercial

Demographics

1 mile radius population (2012): 9,384

3 mile radius population (2012): 60,119

5 mile radius population (2012): 176,470

1 mile Growth 2012 – 2017: 1.6%

Income

5 mile radius avg. HH income (2012): \$77,211

Traffic Counts

County Road H2 (2011): 3,500 daily

County Road 10 (2012): 21,910

Current Owner/Contact:

Privately Owned
Et Mounds View Llc
8027 Forsyth Blvd., Saint Louis, MO 63105-1706

Construction Company
Build to Suite, Inc.
Jason Harder
319.360.2564
jasonh@buildtosuitinc.com

City of Mounds View Contact:
Brian Beeman
Business Development Coordinator
763.717.4029
Brian.beeman@ci.mounds-view.mn.us

Ramsey County Information:

Tax year 2016
FMV year: 2015
2015 Pay 2016 Land Value: \$614,600
2015 Pay 2016 Building Value: \$0
2015 Pay 2016 Total Value: \$614,600
Total Tax: \$23,418
Parcel Description: Industrial, Vacant Land
Last Sale Date: 11/3/2015
Sale Price: \$6991684

