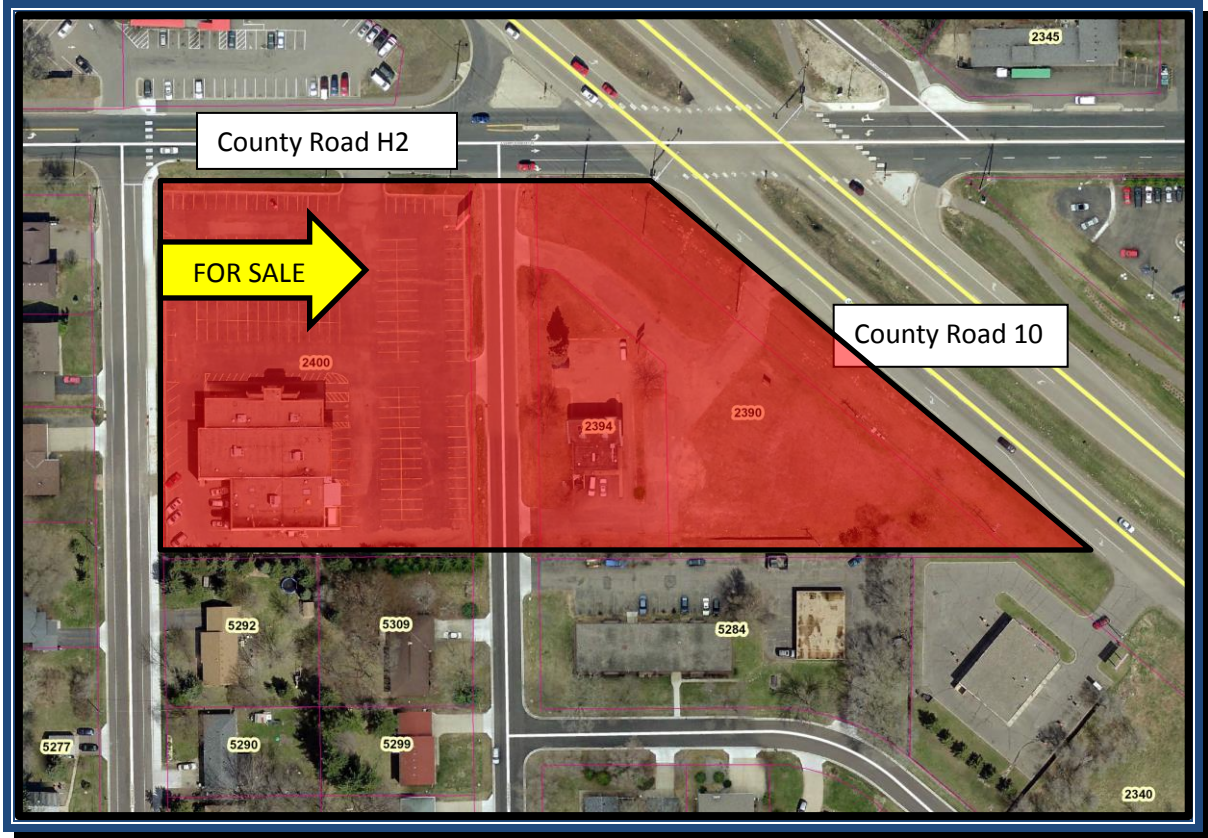




4.25 Acres Available

Crossroad Pointe Redevelopment Opportunity





Description:

This prime mixed-use development opportunity is located on the southwest corner of County Road 10 and County Road H2, 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 adjacent to a new, (under construction) 99 unit senior residential facility.

Property Addresses:

2390 County Road 10
2394 County Road 10
2400 County Road H2

Lot Size:

4.25 Acres/185,130 Sq. Ft. Total (including to be vacated Greenfield Avenue right of way)

Price: (Please see City Economic Development Staff)

Status:

Vacant land (buildings have been removed)

Zoning:

B-3 Highway Business/Mixed Use PUD

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:

City of Mounds View
Jim Ericson
City Administrator
763-717-4001
JimE@ci.mounds-view.mn.us