

Mixed Use/Multi-Family Redevelopment Opportunity

3.02 Acres





Description:

This prime mixed-use development opportunity is located on the north side of Mounds View Boulevard between Spring Lake Road and mid-way to Groveland Road 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 recreational spots. The property consists of 5 parcels. Three parcels are privately owned and have older single-family homes on them and the remaining two parcels along Spring Lake Park Rd are owned by the City and currently being used as a retention pond.

Lot Size:

3.02 acres includes all parcels (Flat, some trees, shared Mounds View Boulevard access) 2.48 acres are estimated to be developable and .54 acres are City owns and currently being used as a retention pond.

Price:

\$Negotiable

Status:

Three parcels have older single-family homes and are currently occupied. The remaining two lots are City owned and currently being used as retention ponding.

Zoning:

All parcels are R-1 (Single-Family Residential) except 2935 = R-3 (Medium Density Residential)

Possible Uses: R-0, R-1, R-3 May consider possible re-zoning.

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 10 (2012): 21,910

Property Information:

0 Sherwood Pl, **Owner(s):** City of Mounds View, **Property ID#:** 063023230044, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: \$23,500, Building: N/A, Total = \$23,500, **Last Sale Date:** N/A, **Asking Price:** \$ N/A, **Land Area:** 0.26 acres, **Current Use:** Residential/Exempt Vacant Land

0 Unassigned, **Owner(s):** City of Mounds View, **Property ID#:** 063023320042, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: \$8700, Building: \$ N/A, Total = \$8700, **Last Sale Date:** N/A, **Asking Price:** N/A (Not currently listed for sale), **Land Area:** 0.28, **Current Use:** Vacant Land

2949 County Road 10, **Owners(s):** Michael P. Williams, Kimberly Williams, **Property ID#:** 063023310174, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: \$38,300, Building: \$55,900, Total = \$94,200, **Last Sale Date:** 2/27/2014 @ \$62,581, **Asking Price:** \$ N/A), **Land Area:** 0.26 acres, (Building 858 sq. ft., Garage, 280 sq. ft.) **Current Use:** Single Family Dwelling, Platted Lot

2935 County Road 10, **Owners(s):** Duane E. Waldoch, **Property ID:** 063023310237, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: \$84,200, Building: \$260,900 Total = \$345,100, **Last Sale Date:** N/A, **Asking Price:** N/A, **Land Area:** 0.8 acres, Building: 4,710 sq. ft., Garage: 468 sq. ft., **Current Use:** Single Family Dwelling, Platted Lot Zoned R-3

2925 County Road 10, **Owners(s):** Ronald Lillestrand, **Property ID:** 063023310173, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: \$86,300, Building: \$81,900, Total = \$168,200, **Last Sale Date:** 9/20/2002 @ \$400,000, **Asking Price:** N/A, **Land Area:** 1.42 acres, Building: 1546 sq. ft., Garage: 860 sq. ft., **Current Use:** Single Family Dwelling, Platted Lot

Contact:

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