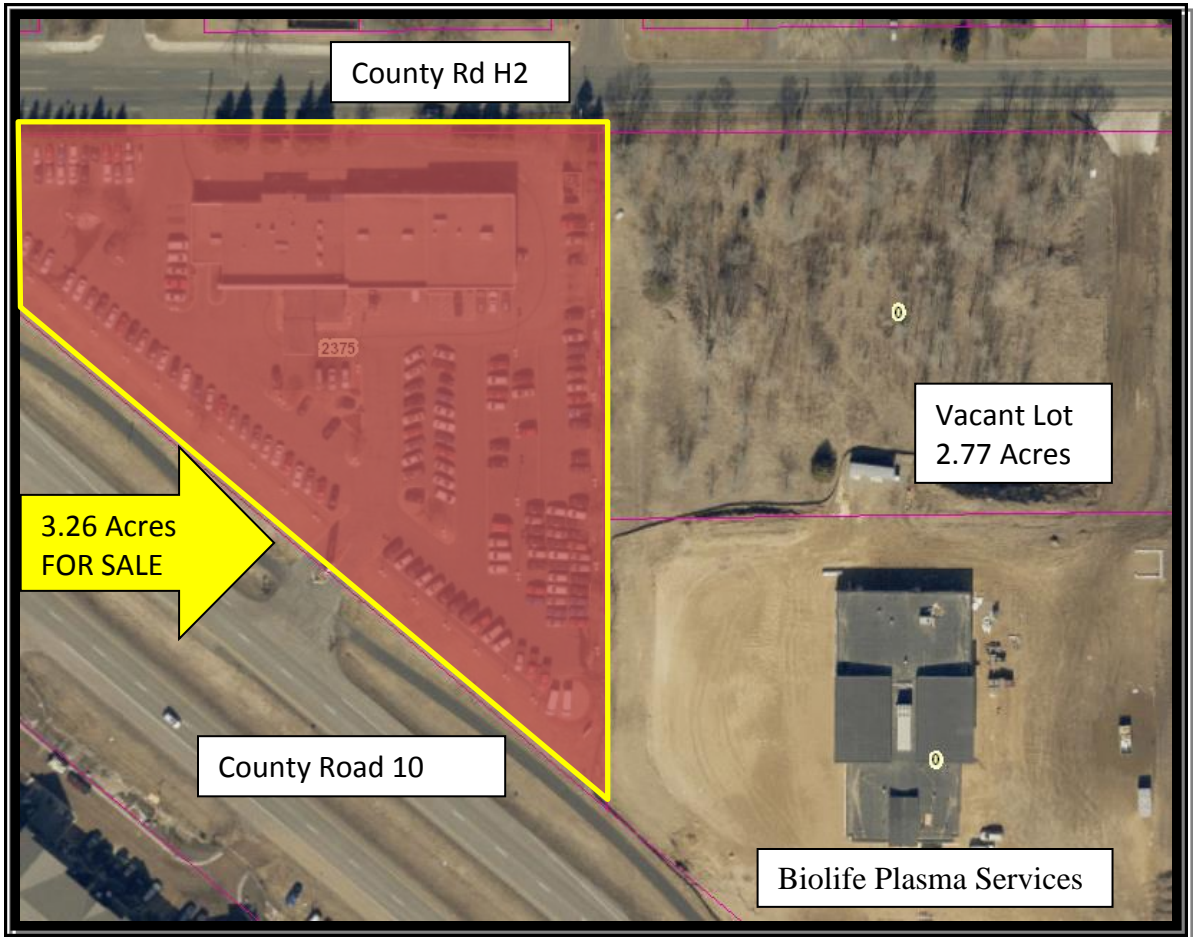


REDEVELOPMENT SITE OPPORTUNITY
Rydell Auto Plaza 2375 COUNTY RD 10
MOUNDS VIEW, MINNESOTA
Total Developable Land: 3.26 Acres



Property Description:

This prime development opportunity is located at the intersection of County Rd 10 & County Rd H2 and northwest of Biolife Plasma services. An adjacent 2.77 acre vacant lot sits to the east. Access is located on the west side of the property from County Rd 10 and also on the north side of the property from County Rd H2. 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 redevelopment site.

Property Addresses:

2375 County Road 10

PID: 083023310076 Site Address: 2375 County Road 10, Mounds View MN 55112-4921, **Plat Name:** Section 8 Town 30 Range, **Description:** Part of SW ¼ Nely of Hwy (subj to Rds) in Sec 8 Tn 30 Rn 23

Lot Size:

3.26 Acres/142,005.6 Sq. Ft. Total

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

Status:

Auto Car Sales

Zoning:

B-3 Highway Business

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
Saturn Development Co Llc
3400 Hwy 61
Vadnais Heights, MN 55110-5236

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: \$994,700
2015 Pay 2016 Building Value: \$790,100
2015 Pay 2016 Total Value: \$1,784.800
Total Tax: \$70,714
Parcel Description: Commercial Use/Auto Car Sales and Services
Year Built: 1983

