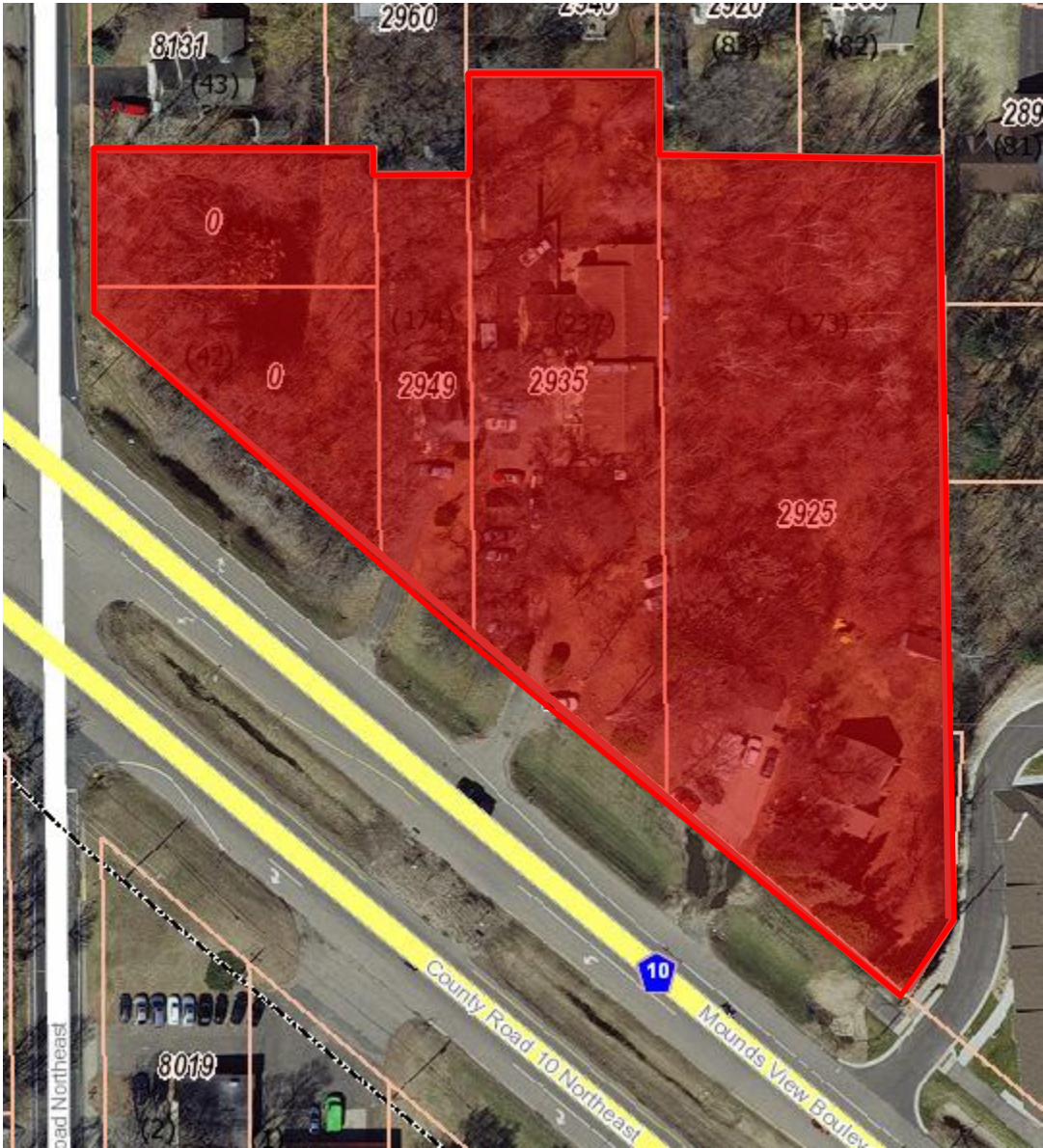


REDEVELOPMENT OPPORTUNITY
MOUNDS VIEW BOULEVARD & SPRING LAKE RD,
MOUNDS VIEW, MINNESOTA

5 Parcels; 2 Vacant lots & 3 homesteads, Total: 3.02 Acres



Property Description:

This prime development opportunity is located at the intersection of Mounds View Boulevard and Spring Lake Rd. Access to the site is off of Mounds View Blvd and will be a shared access with the “Boulevard” apartment building located to the east of the redevelopment site.

The property is 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 1 mile west of the Rice Creek Commons, a 427 acre regional development area.

The 5 parcel redevelopment area is designated for future use as a multi-family residential development. The City Council has expressed their desire to increase density and is willing to consider projects that are 3-5 stories high. Underground parking is likely to maximize density. Ramsey County has expressed its requirement that the existing access to the “Boulevard” apartments must be a shared access with any new redevelopment occurring to the west of their existing property. In other words, Ramsey County will not allow any other access off of Mounds View Blvd.

Demographics:

Mounds View’s Population: 13,513 (Metropolitan Council 2019)

Income:

Median Household Income (2019): \$67,400

Traffic Counts:

Mounds View Boulevard (2016): 26,000

Property Address:

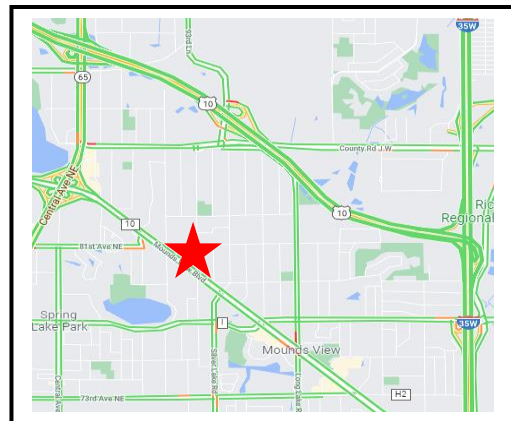
2925 Mounds View Blvd (Privately Owned)

2935 Mounds View Blvd (Privately Owned)

2949 Mounds View Blvd (Privately Owned)

0 Sherwood Pl (City Owned)

0 Mounds View Blvd (City Owned)



2925 Mounds View Blvd

PID: 063023310173

Lot Size: 1.42 Acres

Primary Owner: Ronald Lillestrand, 12721 Overlook Dr., Dayton, MN 55327-9716.

Status: Single-Family Residence (Occupied)

Zoning: R-1 Single Family Residential

Use: Residential, Potentially using as rental property

Ramsey County Property Information:

EMV Year 2021 \$206,900

2935 Mounds View Blvd

PID: 063023310237

Lot Size: .80 Acres

Primary Owner: Duane E. Waldoch, 2935 Mounds View Blvd, Mounds View MN 55112-4053

Status: Single-Family Residential (Occupied)

Zoning: R-3 Medium Density Residential

Ramsey County Property Information:

EMV 2021 \$486,000

2949 Mounds View Blvd

PID: 06323310174

Lot Size: .26 Acres

Primary Owner: Michael P. & Kimberly Williams, 2949 Mounds View Blvd, Mounds View, MN 55112-4053

Status: R-1 Single-Family Residential (Occupied)

Zoning: Single Family Dwelling, Platted Lot

Ramsey County Property Information:

EMV 2021 \$171,500

0 Sherwood Pl

PID: 063023230044

Lot Size: .26 Acres

Primary Owner: City of Mounds View: 2401 Mounds View Blvd, Mounds View, MN 55112-1499

Status: Vacant

Zoning: R-1 Single-Family Residential

Ramsey County Property Information:

EMV 2021 \$41,800

0 Mounds View Blvd

PID: 063023320042

Lot Size: 0.28 Acres

Primary Owner: City of Mounds View, 2401 Mounds View Blvd, Mounds View, MN 55112-1499

Status: Vacant Lot (Currently being used as retention pond)

Zoning: R-1 Single-Family Residential

Ramsey County Property Information:

EMV 2021 \$8,700

City of Mounds View Contact:

Brian Beeman

Assistant City Administrator

763.717.4029

Brian.beeman@moundsviewmn.org