Skyline Redevelopment Site

3.5 Acres Redevelopment Opportunity

Redevelopment Site: City selling all (4) parcels

Potential of approximately 2 additional acres if include Bauer Welding lot

Asking Price: (Negotiable)

Property Addresses
4889 Old Highway 8, Section 17, Town 30, Range 23, Mounds View, MN 55112
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Shovel Ready Site!

Description
This prime mixed-use development opportunity is located on the west side of I-35W & Old Hwy 8 and north of Mustang Drive 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.

Lot Size
3.5 acres includes all 4 parcels. An additional adjacent 2 acres may be purchased in a private sale from Bauer Welding.
Status
The EDA is currently accepting developer proposals. The EDA is open to all types of development products. However, the EDA has the final right to accept or reject each proposal. This is a publically owned site and any sale will require a public hearing before the closing.

All 4 parcels are vacant with no buildings/structures and ready for development. Utilities accessible on-site. Ramsey County will close the two existing accesses from Old Hwy 8. However, they have agreed to install a shared access that will service both the Skyline redevelopment site and the Bauer Welding vacant lot site.

The property is relatively flat and treeless except for a small low area with mature trees. The Rice Creek Watershed has stated that this area is not a wetland. A delineation study is underway to confirm those findings and to determine if the low area can be filled and developed.

The site is visible and accessible from Old Highway 8 & I-35W. From Mounds View Boulevard turn onto County Rd H then Old Hwy 8. From I-35W & Hwy 96 turn north onto Old Hwy 8. There are many possibilities and configurations for this site.

Zoning
All parcels are currently zoned I-1 (Industrial) Provides for the establishment of warehousing and industrial development. The City is open to rezoning this area to fit the project. The City is also open to waiving height restrictions to fit the project in order to maximize density and surface parking.

Demographics
Current population 13,327
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
Old Hwy 8: 6200 (2017)
Mounds View Blvd: 26,000 (2018)
County Rd H: 5,700 (2016)
Property Information

4889 Owner(s): Mounds View EDA, Property ID#: 173023140002, 2019 Ramsey County Estimated Market Values Payable 2020: Land: $324,500, Asking Price: $1.8 mill for all (4) parcels, Land Area: 1.49 acres, Current Use: Vacant Lot

4889 Owner(s): Mounds View EDA, Property ID#: 173023140003, 2019 Ramsey County Estimated Market Values Payable 2020: Land: $162,900, Asking Price: $1.8 mill for all (4) parcels, Land Area: 0.88, Current Use: Vacant Land

4889 Owner(s): Mounds View EDA, Property ID#: 173023140001, 2019 Ramsey County Estimated Market Values Payable 2020: Land: $104,500, Asking Price: $1.8 mill for all (4) parcels, Land Area: 0.48, Current Use: Vacant lot

2401 Owner(s): Mounds View EDA, Property ID#: 173023110004, 2019 Ramsey County Estimated Market Values Payable 2020: Land: $105,900, Asking Price: $1.8 mill for all (4) parcels, Land Area: 0.65, Current Use: Vacant lot

Current Owner/Contact:
City of Mounds View EDA
Brian Beeman
Assistant City Administrator
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Brian.Beeman@MoundsViewMN.org