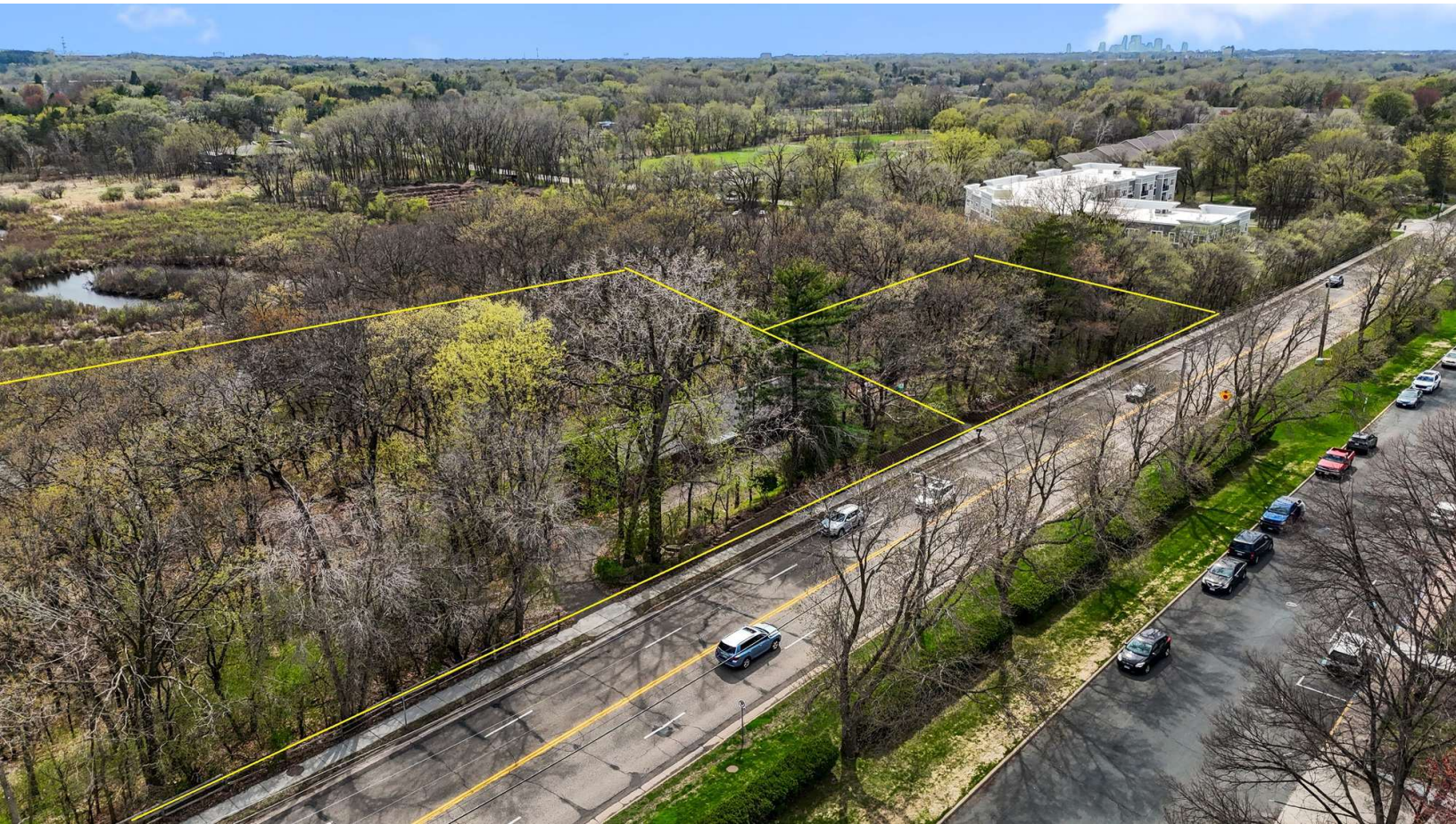




556 & 0 County Road C W, Roseville, MN

TWO RESIDENTIAL PARCELS FOR SALE | PRIVATE & SERENE SINGLE FAMILY OPPORTUNITY OR RESIDENTIAL DEVELOPMENT



MARKETING BROCHURE

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
CCIM | Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

Property Summary



VIDEO

PROPERTY DESCRIPTION

Once in a lifetime opportunity to own a combined 8.28 Acres in the heart of the City of Roseville! This heavily wooded, private lot, at just under 1 acre, is to be sold with the neighboring lot (7.48 Acres). This will create a personal private retreat or a residential development opportunity with multiple single family properties (Per the current LDR Zoning)! These parcels overlook a beautiful pond and island, plus they adjoin the City of Roseville Harriet Alexander Nature Center - An ecological haven nestled within Roseville's 225-acre Central Park. A topographical survey has been completed and is available, plus the City of Roseville is excited to work with the new owners. Call today for more details. Chad Heer or Co-Listing Agent, Shawn Korby (651.442.0829)

OFFERING SUMMARY

Sale Price:	\$ 1,375,000
Total Acreage (Two parcels):	8.28 Acres
Zoning:	LDR (Low Density Residential)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,919	34,991	101,694
Total Population	11,067	86,959	262,421
Average HH Income	\$122,444	\$105,259	\$102,071



Parcel Details (556 & 0 County Road C W)

Combined Sale Price

\$ 1,375,000
(\$1.1M & \$275,000)

PROPERTY INFORMATION

Property Type	Residential Land
Property Taxes (2025)	\$6,028 & \$1,896
Zoning	LDR (Low Density Residential)
Lot Sizes	7.48 & 0.80
Property ID's	122923220007 & 0003
Lot Dimensions	740' Wide x 209' Deep 196' Wide x 177' Deep

LOCATION INFORMATION

Building Name	8.28 Acres of PRIME Roseville Residential Land (Private Oasis or Residential Development)
Street Addresses	556 & 0 County Road C W
City, State, Zip	Roseville, MN 55113
County	Ramsey

BUILDING INFORMATION

Single Family home at 556 County Rd C	2,392 SF
Building Class	C
Year Built	1954
Number of Lots	2
Best Use	Development
Number of Buildings	1

CITY OF ROSEVILLE CONTACTS

Bryan Lloyd (Senior Planner)	651.792.7073
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UTILITIES & IMPROVEMENTS

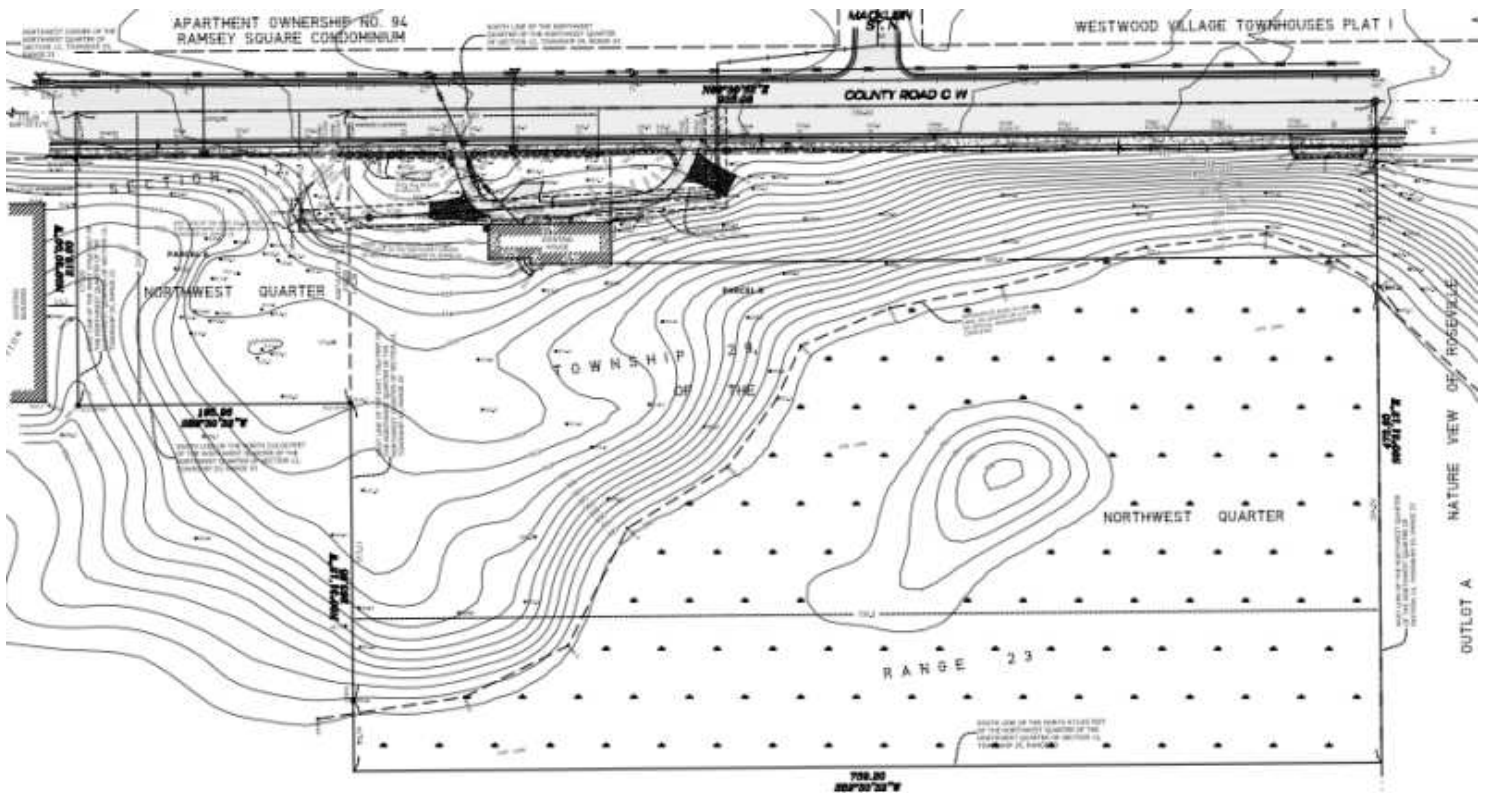
City Sewer & Water	Active & Available
Gas	
Curb cuts & Entrances	Two at existing homestead One curb cut at vacant lot
Survey	Topographical Survey for both sites Available to prospective buyers



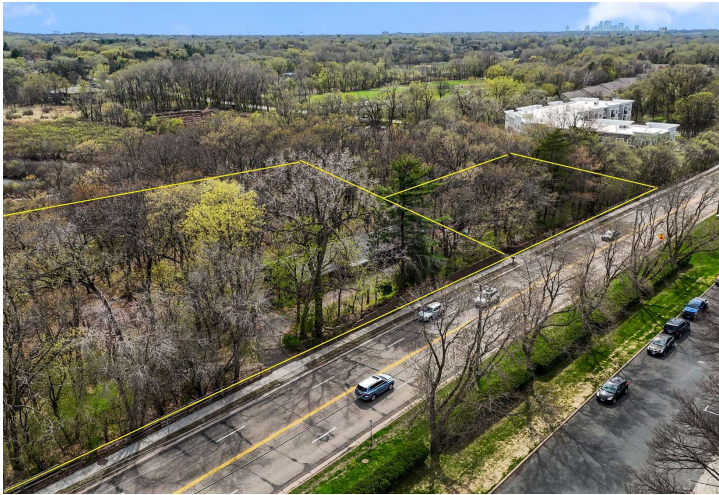
Parcel Boundaries & Aerial Views



Topographical Survey (556 Cty Rd CW & 11th Acre Parcels)



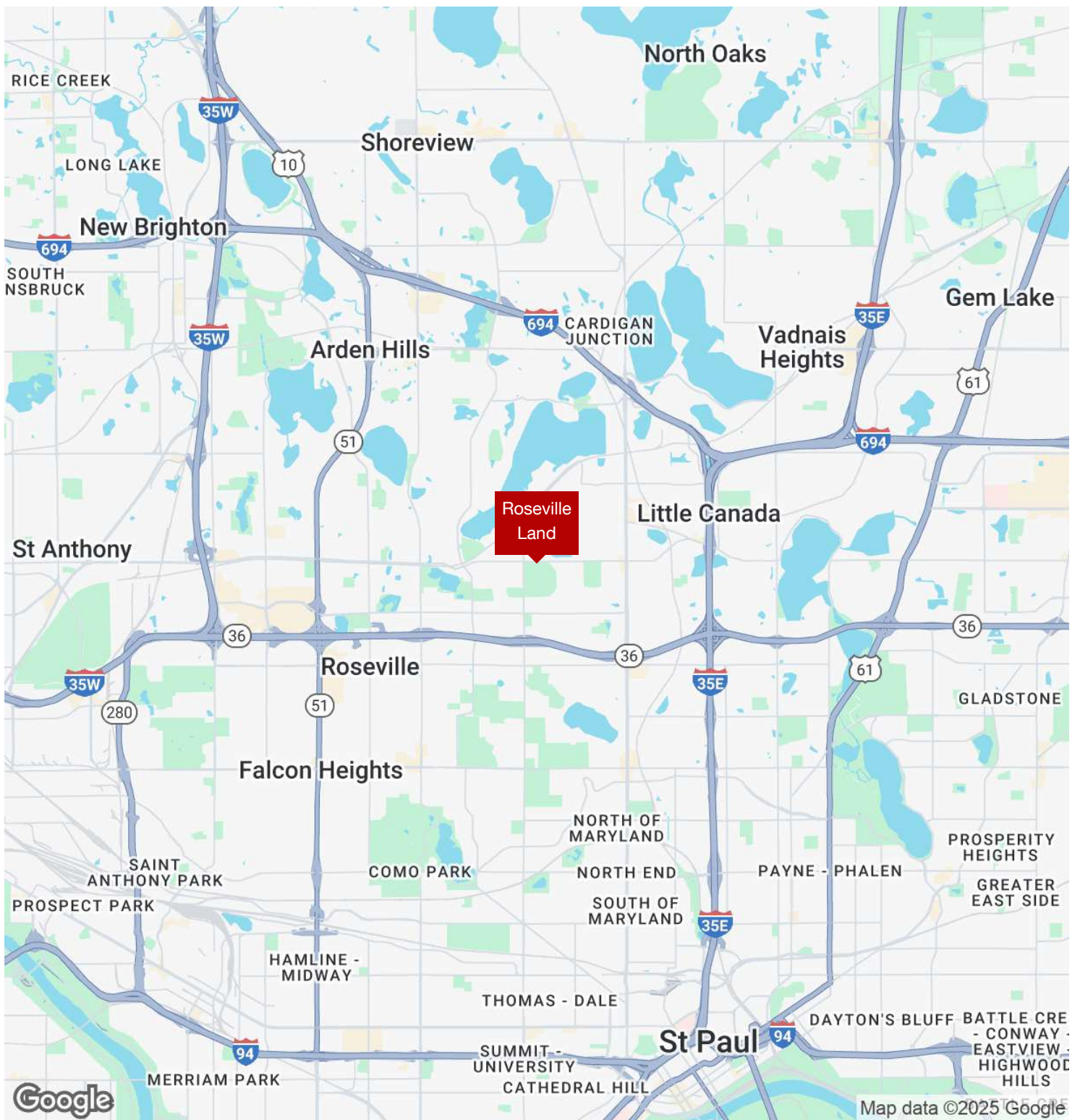
Photos



Additional Photos



Regional Map

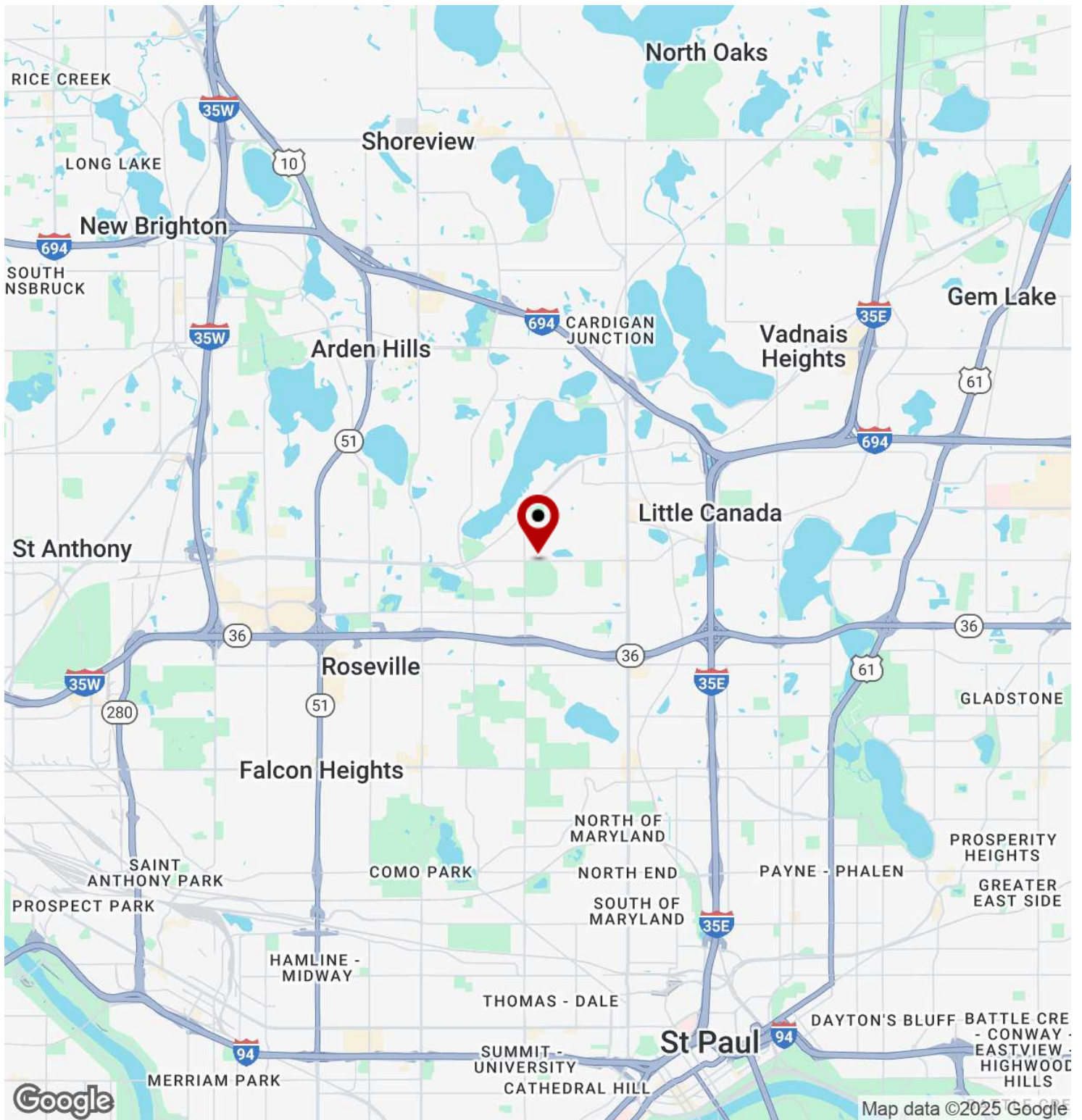


Google

Map data ©2025 Google



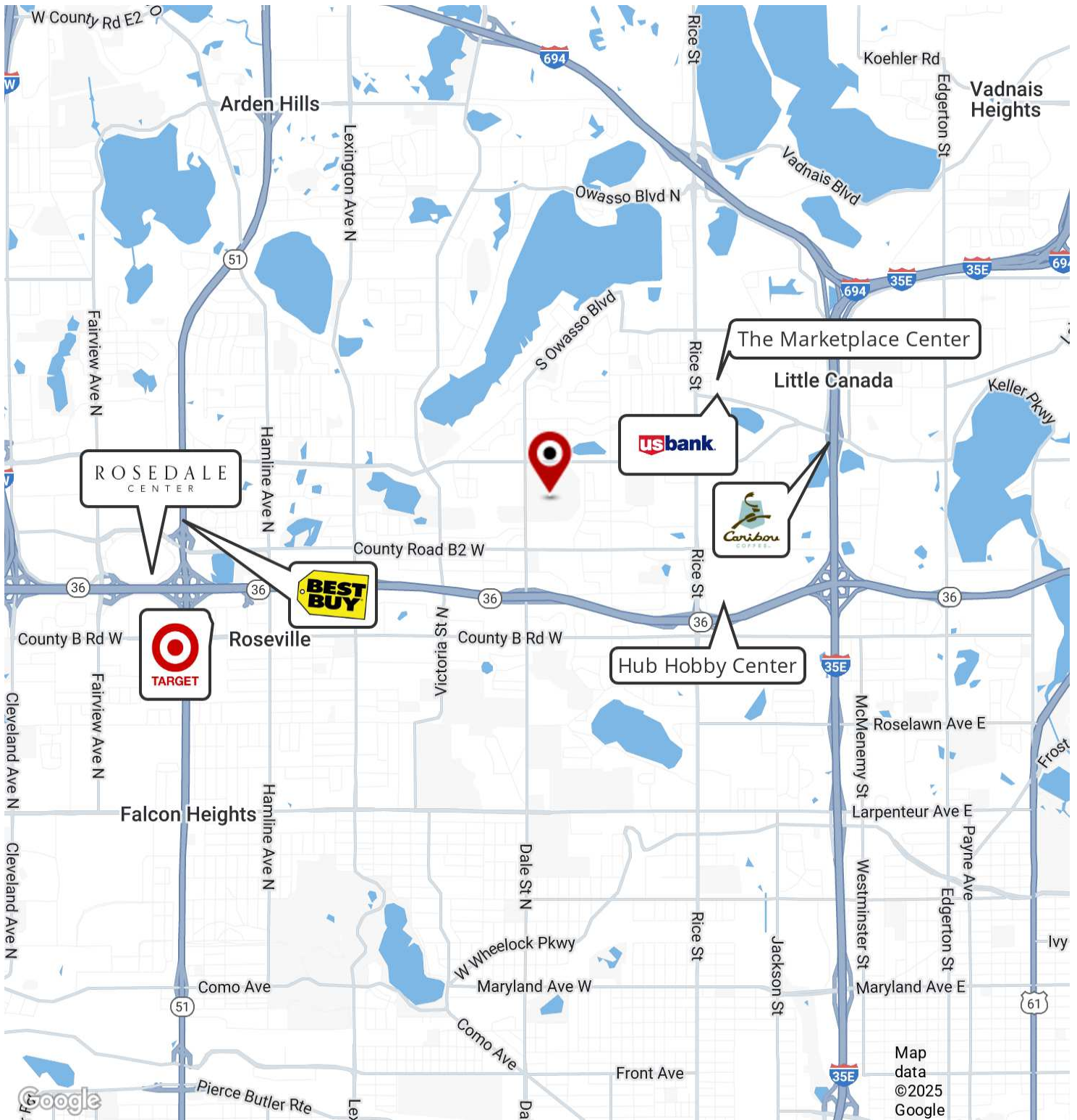
Location Map



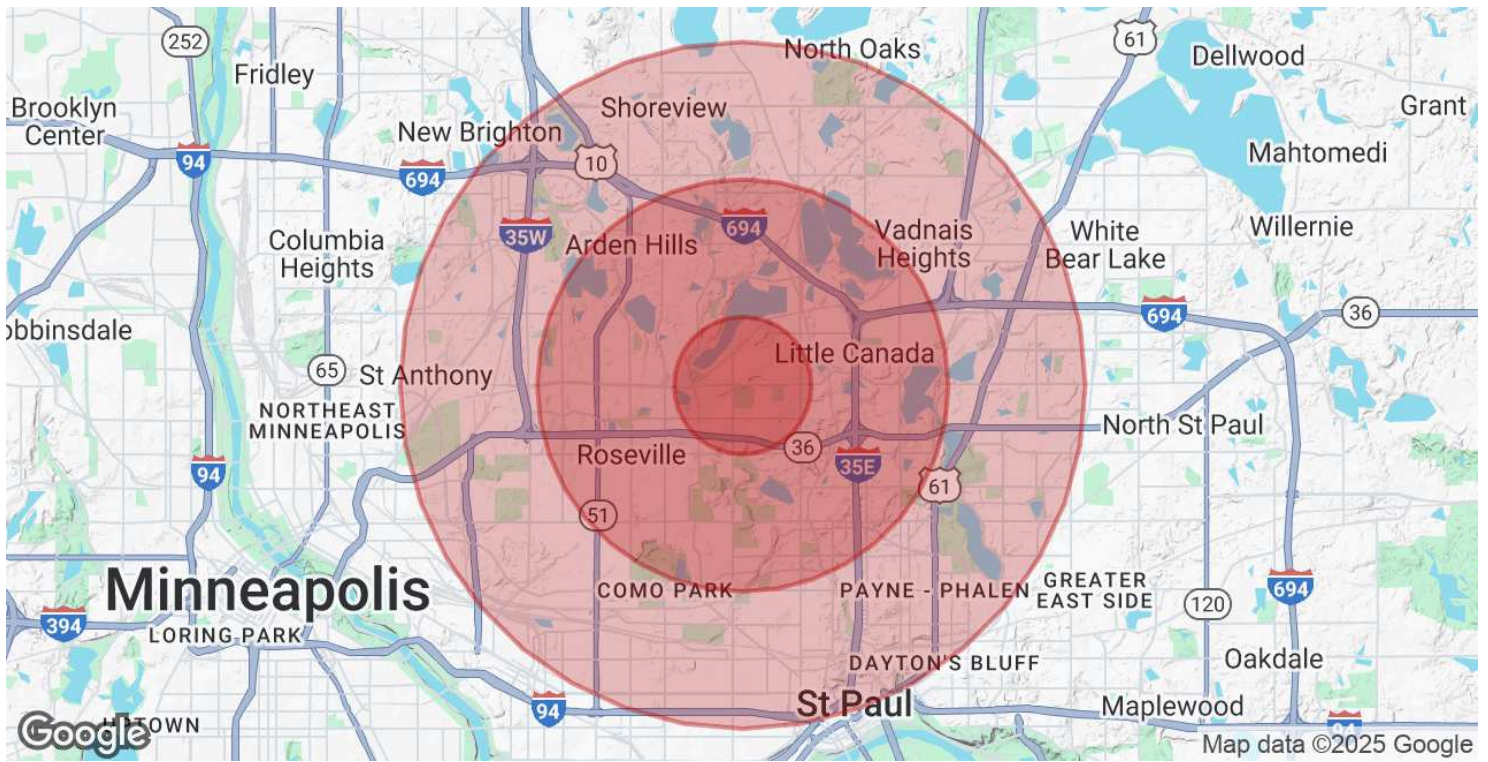
Google



Retailer Map



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,067	86,959	262,421
Average Age	44	40	39
Average Age (Male)	43	39	37
Average Age (Female)	46	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,919	34,991	101,694
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$122,444	\$105,259	\$102,071
Average House Value	\$394,482	\$371,838	\$353,581

Demographics data derived from AlphaMap

