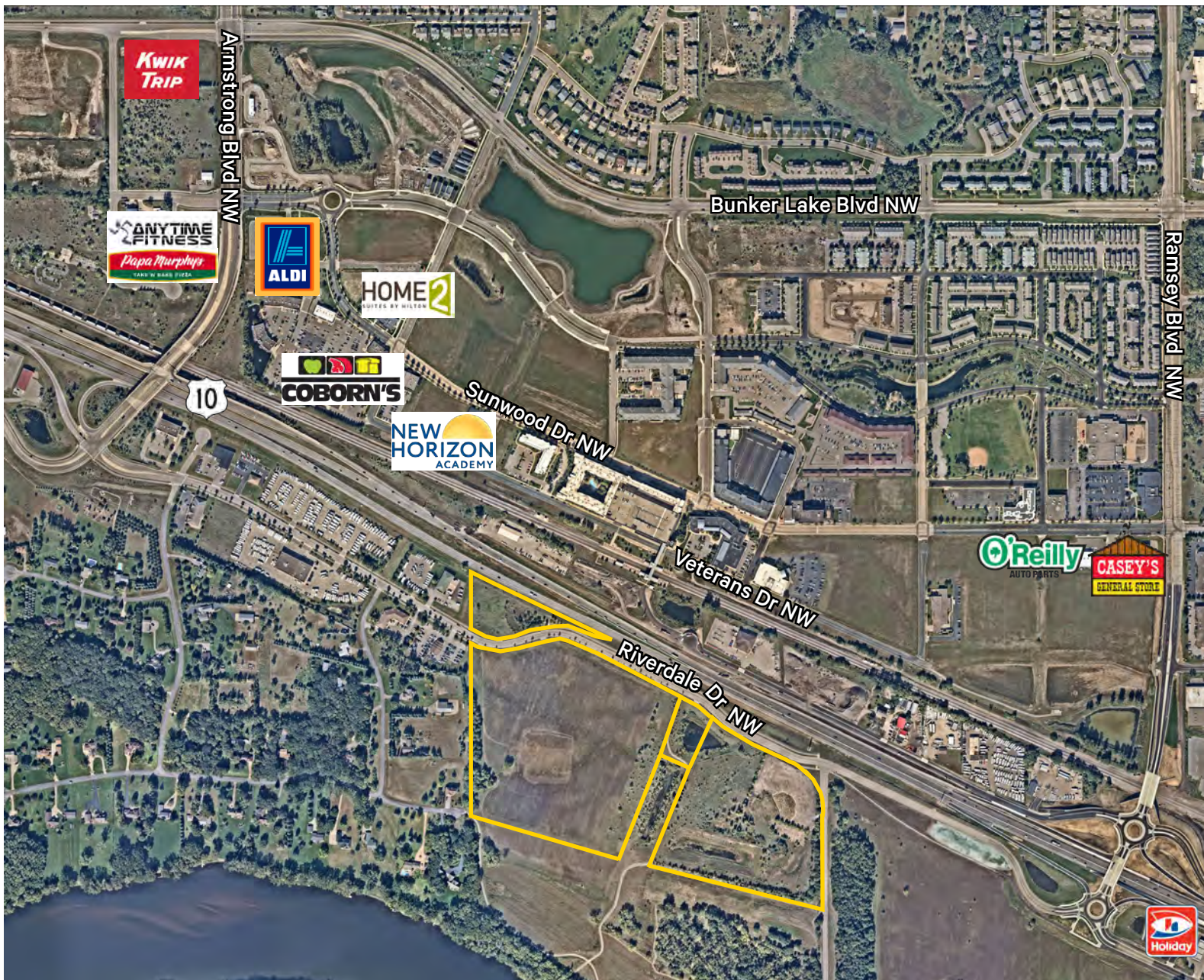


Commercial Land

±42.84 acres (divisible)

6008 167th Ave NW
7550 Highway 10 NW
Ramsey, MN 55303



±42.84 acres



#	PID	ACRES	Price	ZONING	FUTURE ZONING	2026 TAXES
1	283225340006	±1.53		Business District (B-3)	Commercial (C)	\$25.14
2	283225430007	±14.47	\$6,500,000	Business District (B-3)	Commercial (C)	\$104,800.00
3	283225340002	±26.84	\$11,200,000	Business District (B-3)	Commercial (C)	\$42,321.14
TOTAL		±42.84				

Property Highlights

- + Prime commercial development opportunity in Ramsey
- + Frontage and visibility to Hwy 10
- + Perfect location for big box commercial, medical office, entertainment, mixed-use, retail, hospitality
- + Growing suburb and pro-business/development city
- + Located between Armstrong Blvd and Ramsey Blvd interchanges for great access
- + Strong demographics
- + Utilities to site

TRAFFIC COUNTS

HWY 10	39,189 VPD
Riverdale Dr NW	974 VPD
Armstrong Blvd NW	8,100 VPD
Ramsey Blvd	8,350 VPD

Area Map



Armstrong Blvd NW

Kwik Trip

ALDI

Caribou COFFEE

KING BAGUETTE

ACAPULCO RESTAURANTE MEXICANO

SUBWAY

COBORN'S

Chanticlear Pizza

ANY TIME FITNESS

Papa Murphy's

Adrenaline Sports Ctr

Residence Inn® Marriott

O'Reilly

CASEY'S GENERAL STORE

NEW HORIZON ACADEMY

Mississippi West Regional Park

Holiday

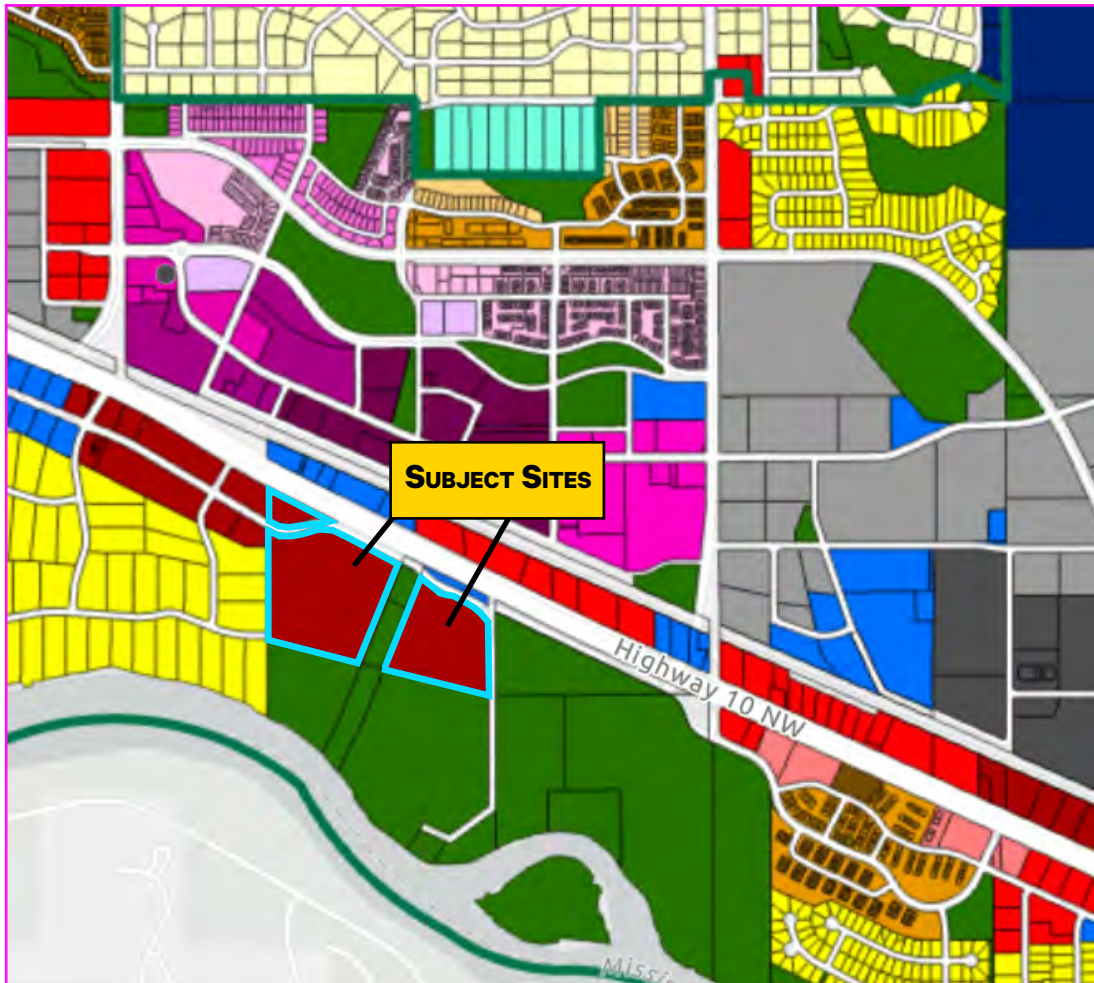
10






WILLY McCOYS

Comfort INN & SUITES

ANOKA TECHNICAL COLLEGE

Wildwood Disc GOLF COURSE



Business Districts	
	B-1
	B-2
	B-3
	I-1
	I-2

Business District B-3

Sec. 106-510. - Districts established and purpose.

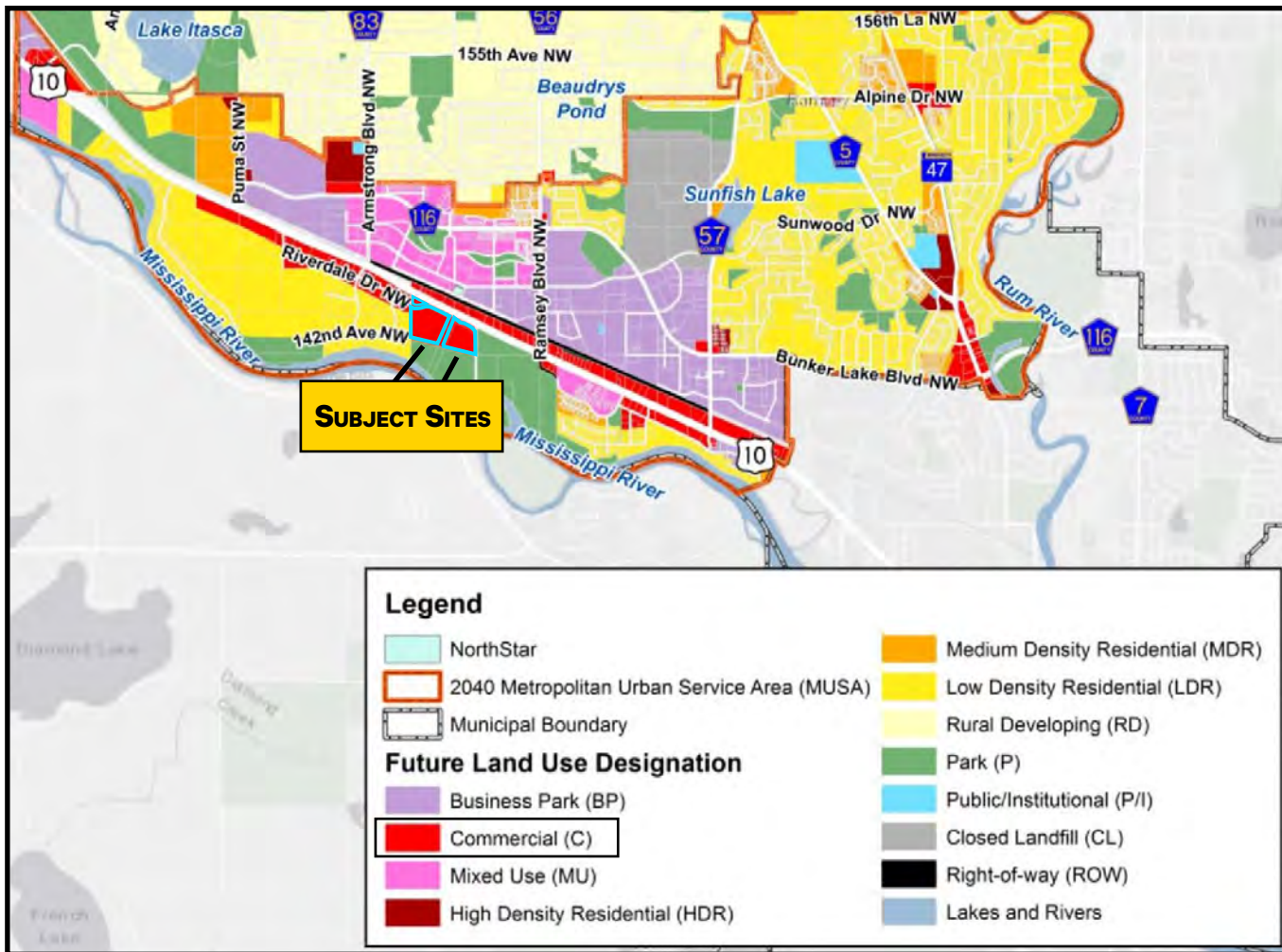
The following business districts (B-1, B-2, B-3, I-1, and I-2) are hereby established according to their purpose and the intent of the comprehensive plan. Collectively, these five districts are herein in this chapter called “business districts.” The I-1 and I-2 districts are collectively called “industrial districts.”

Sec. 106-513. - B-3—Regional Business District.

(a) Purpose. This district is intended to provide for large-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses. The district is intended to provide a commercial environment that is functional for both pedestrians and automobiles serving the community and region. (b) Application. This district shall be applied to properties guided commercial as shown on the current comprehensive plan. (Ord. No. 23-14, § 3, 11-14-2023)

For additional information, select this [link](#).

Future Land Use Zoning Map



Commercial (C)

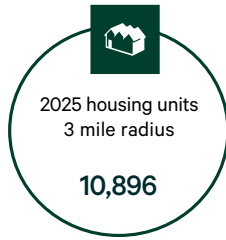
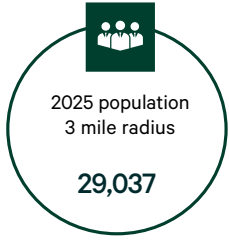
Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

For additional information, select this [link](#).

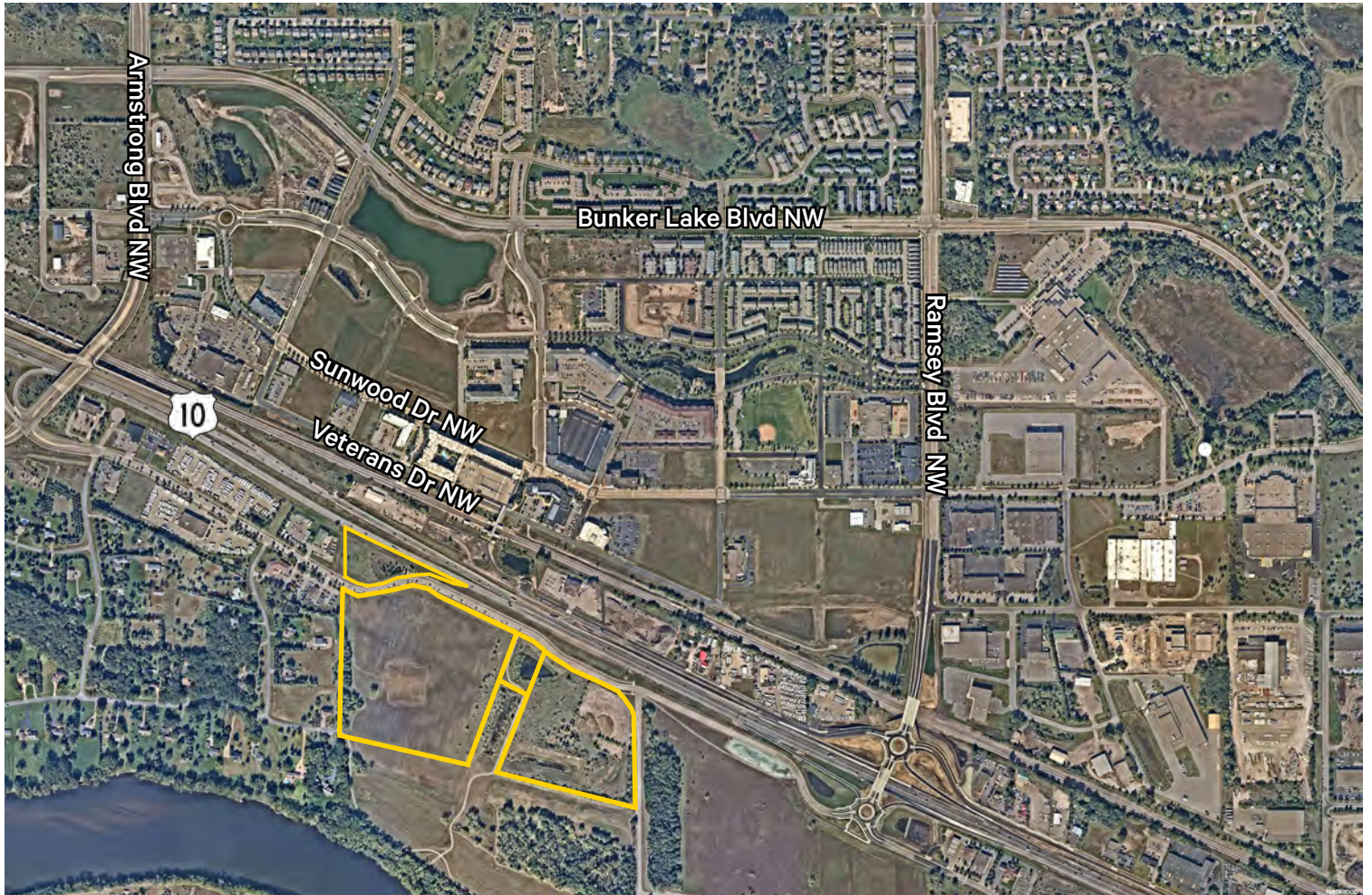
Wetlands



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	4,981	29,037	76,460
2030 Population - Five Year Projection	5,408	30,871	80,525
2020 Population - Census	3,622	25,543	68,345
2010 Population - Census	1,854	21,011	59,560
2020-2025 Annual Population Growth Rate	6.26%	2.47%	2.16%
2025-2030 Annual Population Growth Rate	1.66%	1.23%	1.04%
HOUSEHOLDS			
2025 Households - Current Year Estimate	1,964	10,896	28,777
2030 Households - Five Year Projection	2,158	11,705	30,570
2020 Households - Census	1,415	9,357	25,454
2010 Households - Census	699	7,528	21,907
2020-2025 Compound Annual Household Growth Rate	6.44%	2.94%	2.36%
2025-2030 Annual Household Growth Rate	1.90%	1.44%	1.22%
2025 Average Household Size	2.53	2.66	2.63
HOUSEHOLD INCOME			
2025 Average Household Income	\$125,115	\$137,146	\$136,871
2030 Average Household Income	\$134,892	\$152,373	\$151,036
2025 Median Household Income	\$103,508	\$108,740	\$109,070
2030 Median Household Income	\$110,709	\$120,391	\$121,822
2025 Per Capita Income	\$50,074	\$50,995	\$51,454
2030 Per Capita Income	\$54,655	\$57,286	\$57,264
HOUSING UNITS			
2025 Housing Units	2,162	11,393	30,052
2025 Vacant Housing Units	198 9.2%	497 4.4%	1,275 4.2%
2025 Occupied Housing Units	1,964 90.8%	10,896 95.6%	28,777 95.8%
2025 Owner Occupied Housing Units	1,249 57.8%	8,598 75.5%	21,946 73.0%
2025 Renter Occupied Housing Units	715 33.1%	2,298 20.2%	6,831 22.7%
EDUCATION			
2025 Population 25 and Over	3,167	19,553	52,228
HS and Associates Degrees	1,775 56.0%	12,613 64.5%	32,031 61.3%
Bachelor's Degree or Higher	1,340 42.3%	6,296 32.2%	18,220 34.9%
PLACE OF WORK			
2025 Businesses	151	703	2,175
2025 Employees	2,494	10,284	31,862



Contact Us

Brian Pankratz

Senior Vice President

+1 952 924 4665

brian.pankratz@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.