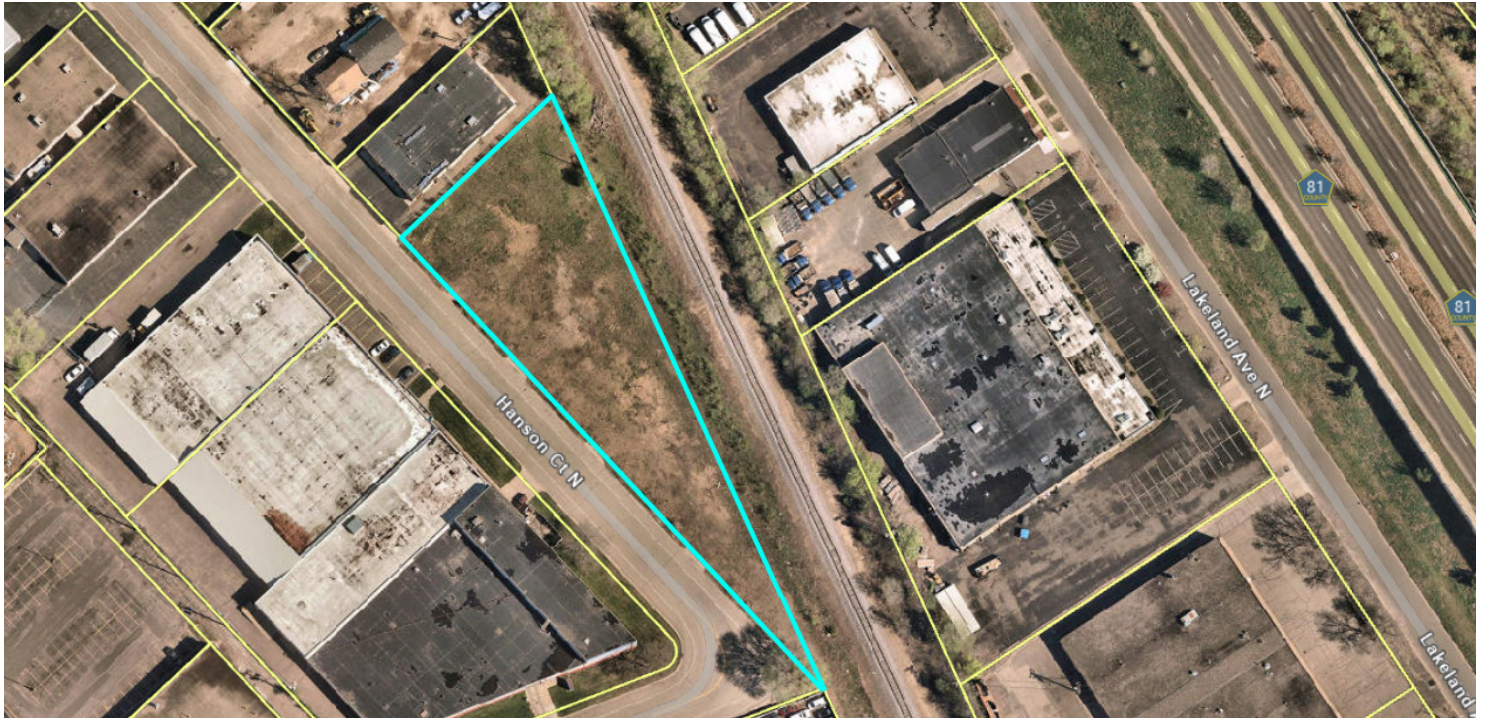


PRIME LOT FOR SALE IN INDUSTRIAL PARK

5208 Hanson Ct N, Minneapolis, MN 55429



PROPERTY DESCRIPTION

Prime 0.93-acre industrial land opportunity located in Crystal, MN just outside Minneapolis. Zoned I-Industrial, the property offers flexibility for a variety of potential uses including warehouse, office, flex industrial, self storage, recreation, limited outdoor storage, and select retail or commercial uses subject to city approval. The property is also located within Crystal's Town Center Planned Development (TC-PD) overlay area, which may create future redevelopment potential for mixed-use or multifamily concepts through the city approval process. Conveniently located just off I-694 and Hwy 100, this site offers strong accessibility, visibility, and long-term potential within a growing redevelopment area.

PROPERTY HIGHLIGHTS

- Prime 0.93-acre industrial lot
- Prime Location in Crystal
- Zoned I-Industrial with flexible use options including office/retail
- Limited outdoor storage is approved.
- Excellent accessibility off I-694 and Hwy 100
- Strong visibility in established industrial corridor

OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$400,000 |
| Lot Size: | 0.93 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 305 | 1,126 | 4,210 |
| Total Population | 785 | 2,815 | 10,545 |
| Average HH Income | \$93,298 | \$92,445 | \$95,153 |

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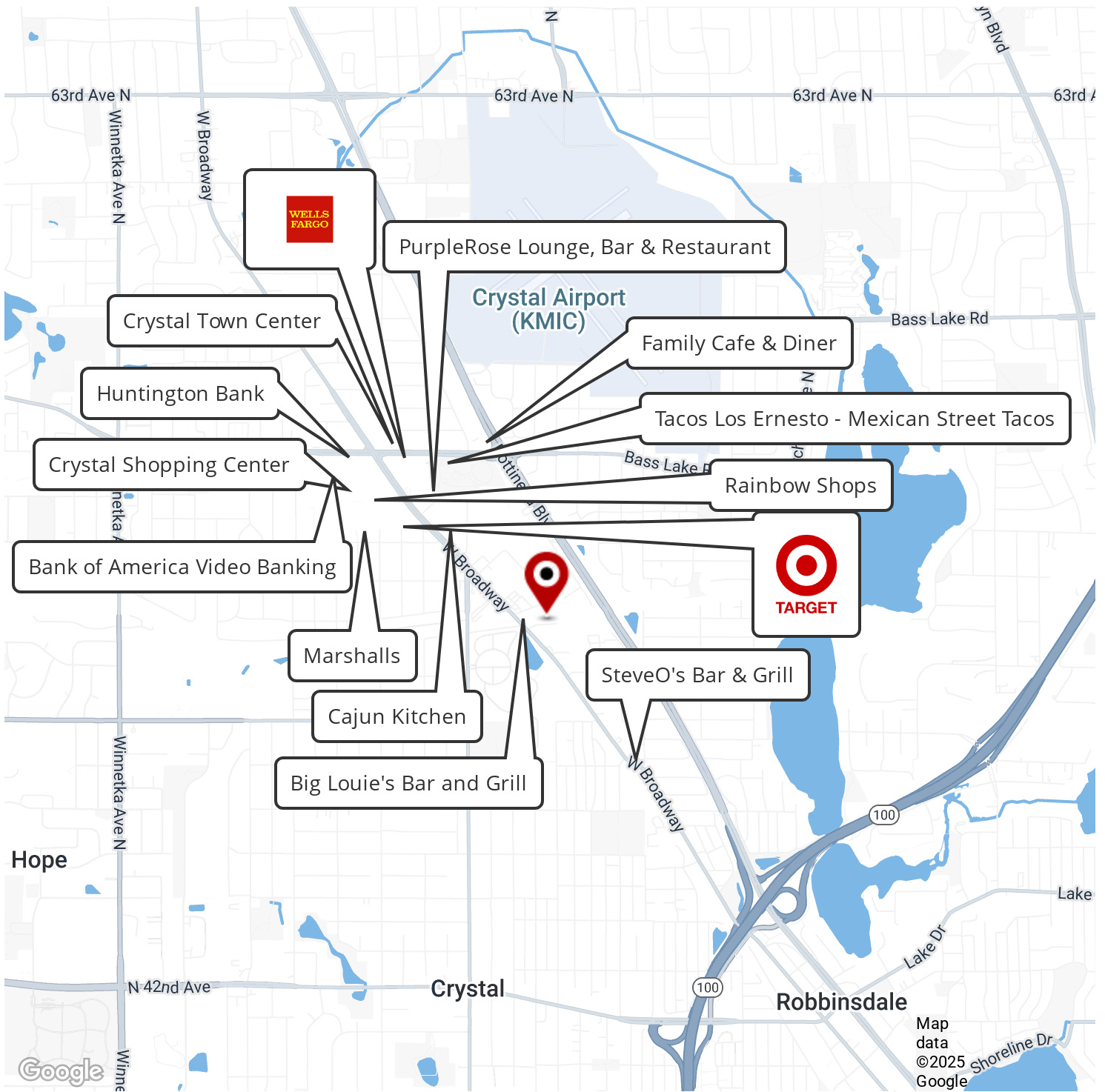
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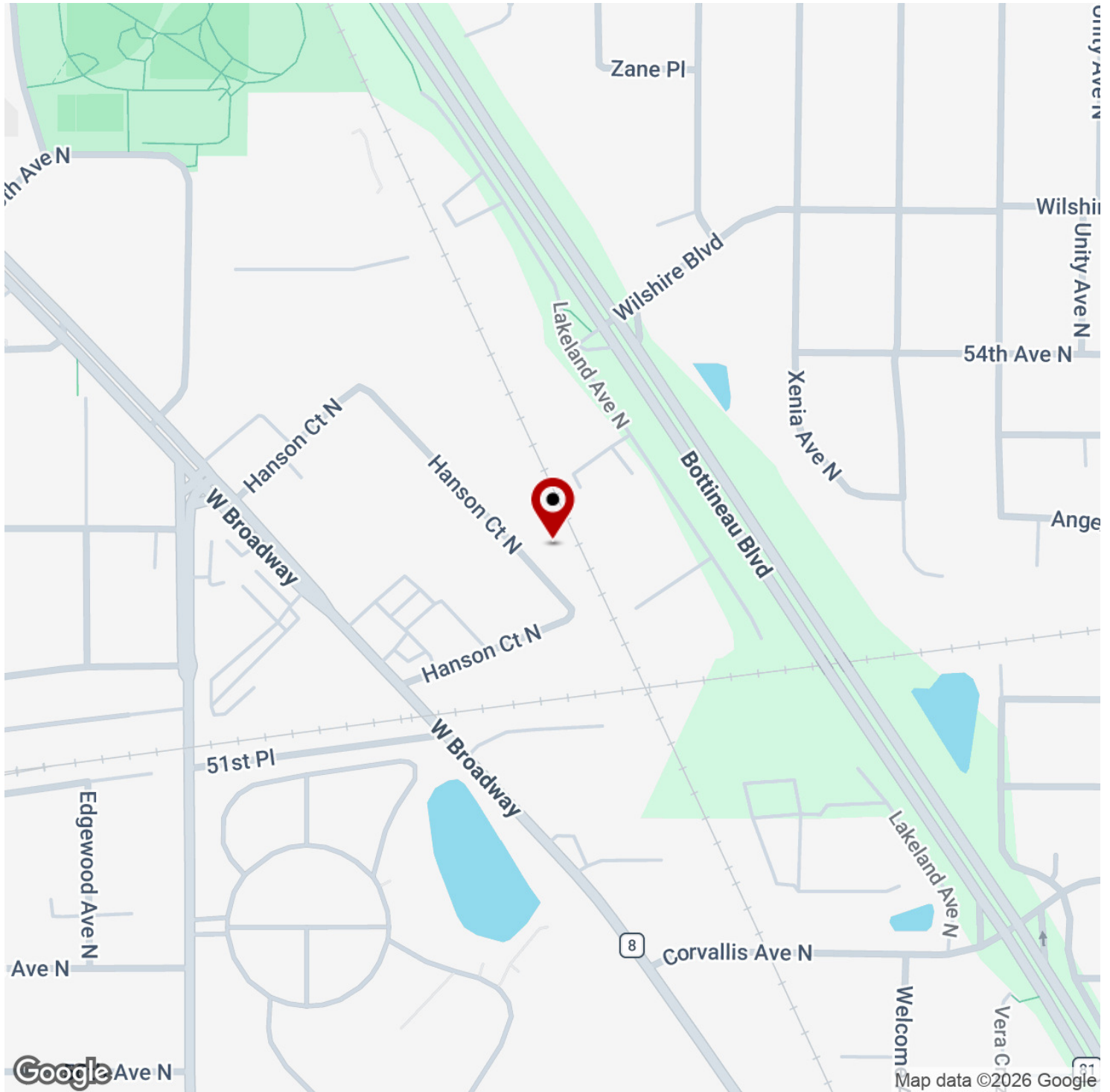
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Table 3: Permitted Principal Uses

| Use Category and Use Type P = Permitted Use C = Conditional Use - = Not Permitted | Base Zoning Districts | | | | | | | Use-Specific Standards in Section: |
|--|-----------------------|-----|-----|---|----|---|----|------------------------------------|
| | R-1 | R-2 | R-3 | C | TC | I | AP | |
| Residential Use Category | | | | | | | | |
| Bed and Breakfast Establishments | C | C | C | - | - | - | - | 515.19, subdivision 2 (a) |
| Dwellings, Multiple Family | - | P | P | - | P | - | - | 515.19, subdivision 2 (b) |
| Dwelling, One-Family, Attached | - | P | P | - | P | - | - | 515.19, subdivision 2 (c) |
| Dwelling, One-Family, Detached | P | P | - | - | - | - | - | 515.19, subdivision 2 (d) |
| Dwellings, Two-Family | P | P | P | - | - | - | - | |
| Group Living Use Category | | | | | | | | |
| Specialized Care Facilities (1-6 persons) [1] | P | P | P | P | - | - | - | 515.19, subdivision 3 (a) |

| Table 3: Permitted Principal Uses | | | | | | | | |
|--|-----------------------|-----|-----|---|----|---|----|------------------------------------|
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| | R-1 | R-2 | R-3 | C | TC | I | AP | |
| Retail Establishments [5] | - | C | C | P | P | P | - | 515.19, subdivision 4 (i) |
| Theater, Indoor | - | - | - | P | P | - | - | |
| Vehicle Repair | - | - | - | C | - | P | - | 515.19, subdivision 4 (i) |
| Vehicle, Boat or Recreational Sales or Rental | - | - | - | P | - | P | - | 515.19, subdivision 4 (k) |
| Vehicle Fuel Sales | - | - | - | P | - | - | - | 515.19, subdivision 4 (l) |
| Vehicle Wash or Detailing | - | - | - | C | - | C | - | 515.19, subdivision 4 (m) |
| Industrial, Manufacturing, Research and Wholesale Use Category | | | | | | | | |
| Building Materials Sales | - | - | - | - | - | P | - | |
| Bulk Storage of Liquids | - | - | - | P | - | P | P | 515.19, subdivision 5 (a) |
| Industrial Uses (Indoors) | - | - | - | - | - | P | - | |
| Industrial Or Commercial Uses with Outdoor Storage of Parts, Products, or Fuels | - | - | - | - | - | P | - | 515.19, subdivision 5 (b) |
| Self Storage Facilities | - | - | - | - | - | P | - | |
| Warehouse | - | - | - | - | - | P | P | |
| Vehicle Impound Lot | - | - | - | - | - | C | - | 515.19, subdivision 5 (c) |
| Public Facilities, Telecommunication and Utilities Use Category | | | | | | | | |
| Essential Services | P | P | P | P | P | P | P | |
| Public utility buildings | C | C | C | C | - | C | P | 515.19, subdivision 6 (a) |
| Telecommunications Towers | C | C | C | C | - | P | P | 515.19, subdivision 6 (b) |
| Wireless support structures | C | P | P | P | - | P | P | 515.19, subdivision 6 (c) |
| Public, Institutional and Recreational Use Category | | | | | | | | |
| Cemeteries | C | C | C | - | - | - | - | |
| Hospitals | - | C | C | P | - | P | - | 515.19, subdivision 7 (a) |
| Private Recreational Facilities, Indoor | C | C | C | P | - | P | - | |

| Table 3: Permitted Principal Uses | | | | | | | | |
|--|-----------------------|-----|-----|---|----|---|----|------------------------------------|
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| | R-1 | R-2 | R-3 | C | TC | I | AP | |
| Specialized Care Facilities (7 or more persons) [1] | - | C | C | P | - | - | - | 515.19, subdivision 3 (a) |
| Commercial Use Category | | | | | | | | |
| Airport Facilities | - | - | - | - | - | - | P | 515.19, subdivision 4 (a) |
| Animal Hospital/Veterinary Clinics [1] | - | - | - | P | P | P | - | 515.19, subdivision 4 (b) |
| Banks or Financial Institutions | - | - | - | P | P | - | - | |
| Banquet Halls or Event Centers | - | - | - | C | - | C | - | |
| Brewer Taprooms, Brewpubs or Microdistillery | - | - | - | P | P | P | - | 1200 |
| Clubs or Lodges | - | - | - | P | P | P | - | |
| Convenience Stores | - | - | - | P | P | - | - | |
| Day Care Facilities, Adult | C | C | C | P | - | P | - | 515.19, subdivision 4 (c) |
| Day Care Facilities, Group Family | P | P | P | - | - | - | - | |
| Funeral Homes | - | - | - | P | - | - | - | |
| Greenhouses, Garden and Landscaping Sales and Service | - | - | - | P | - | P | - | |
| Hotel, Motel, Extended Stay Establishments | - | - | - | P | P | P | - | 515.19, subdivision 4 (d) |
| Kennels, Commercial [2] | - | - | - | P | - | P | - | 515.19, subdivision 4 (e) |
| Offices, Professional | - | C | C | P | P | P | P | 515.19, subdivision 4 (f) |
| Parking Ramps or Structures | - | - | - | P | P | P | P | 515.19, subdivision 4 (g) |
| Personal Services [3] | - | C | C | P | P | P | - | 515.19, subdivision 4 (h) |
| Restaurants or Eating Establishments [4] | - | C | C | P | P | P | - | |

Table 3: Permitted Principal Uses

| Use Category and Use Type P = Permitted Use C = Conditional Use - = Not Permitted | Base Zoning Districts | | | | | | | Use-Specific Standards in Section: |
|--|-----------------------|-----|-----|---|----|---|----|------------------------------------|
| | R-1 | R-2 | R-3 | C | TC | I | AP | |
| Private Recreational Facilities, Outdoor | - | - | - | C | - | C | - | |
| Public Parks and Playgrounds | P | P | P | - | P | - | - | |
| Public or Semi-Public Buildings | C | C | C | C | - | C | - | 515.19, subdivision 7 (b) |
| Religious Institutions | C | C | C | C | - | C | - | 515.19, subdivision 7 (c) |
| Schools, Elementary or Secondary | C | C | C | C | - | C | - | 515.19, subdivision 7 (d) |
| Schools, Nursery or Preschool | C | C | C | C | C | C | - | 515.19, subdivision 7 (e) |
| Schools, Trade or Business | - | C | C | P | - | P | - | 515.19, subdivision 7 (f) |
| Notes: 1. If a provision in Minnesota statute or rule expressly requires a city to allow a specialized care facility as a permitted or conditional use within a residential district, the use shall be allowed as provided in law up to the number of people indicated in the particular statute or rule, unless a larger number is allowed in the district under this UDC. 2. Outdoor facilities may be permitted with a conditional use permit 3. A plant may be allowed as part of a dry cleaning establishment with a conditional use permit 4. On-sale liquor, wine, or beer may be allowed to a greater extent than the permitted use with a conditional use permit. 5. Outdoor repair may be permitted with a conditional use permit. | | | | | | | | |



Why Choose Crystal?

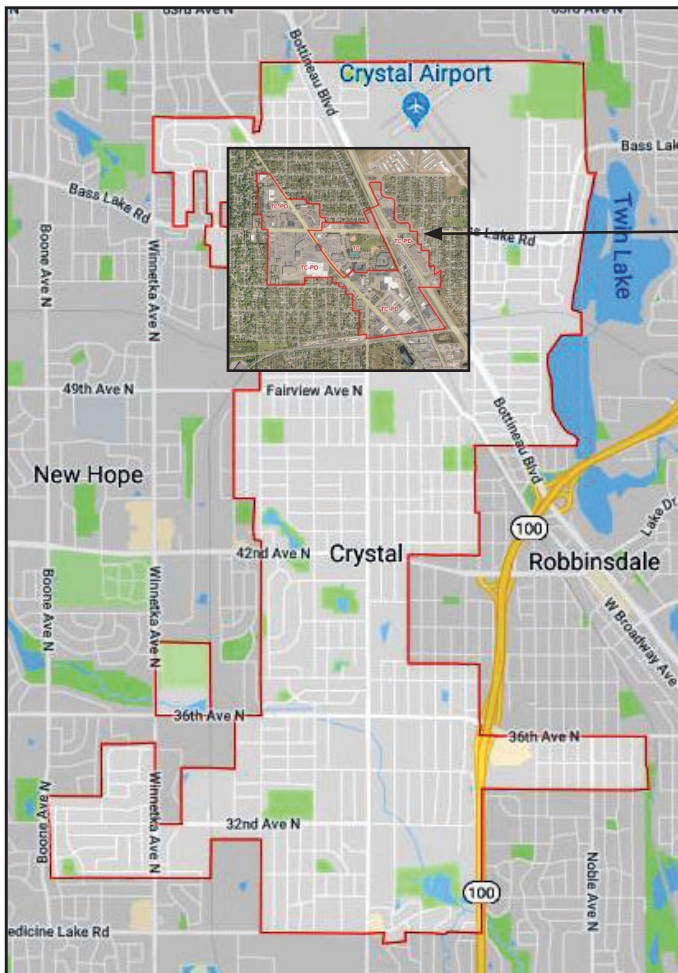
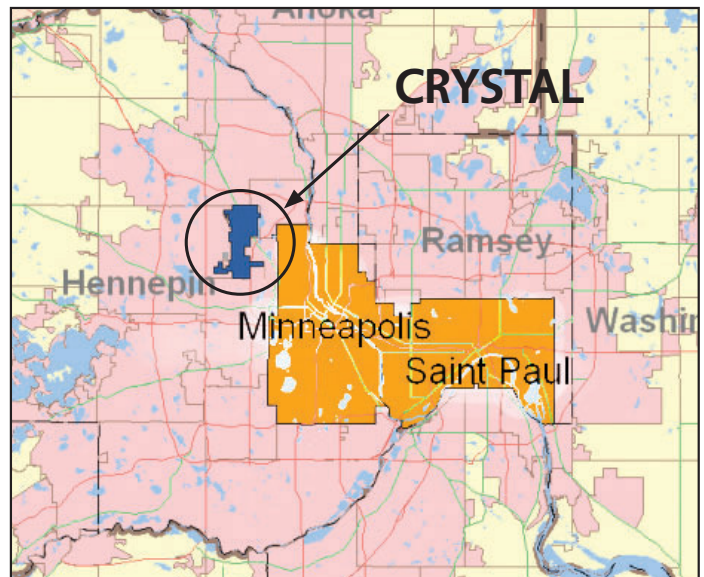


Why choose the City of Crystal for your development? This handout shows the many advantages.

ADVANTAGES FOR THOSE DEVELOPING IN CRYSTAL

Crystal has many advantages that can help make your development a success. As a first-ring suburb, Crystal offers easy access to downtown Minneapolis, other business and employment concentrations, and sports and cultural amenities in the Twin Cities.

Crystal is home to approximately 23,000 people and has approximately 500,000 sq. ft. of commercial space in its main commercial area at West Broadway and 56th Ave N (Bass Lake Road) anchored by Target and the Crystal Shopping Center. This commercial area is also the city's Town Center redevelopment area where the city is actively encouraging new multi-family residential development.



CRYSTAL Town Center

Town Center Zoning

The city has created a redevelopment area roughly corresponding to the limits of its main commercial area. This redevelopment area consists of two zoning districts: Town Center (TC) and Town Center – Planned Development (TC-PD). The following are the significant zoning requirements in these districts:

- Density. Allowed densities range from 16 to 80 units per gross acre.
- Off-street parking requirements for multi-family residential.
 - Within the TC district, the required parking ratio is one space per unit
 - Within the TC-PD, it is two spaces per unit, but this ratio can be reduced based on a parking study showing less parking is needed
- Building location. Building fronts are to be close to the street and parking located within or behind the building.
- Mixed uses. Town center zoning allows for, but does not mandate, a mix of uses within a building.

OTHER ADVANTAGES

Becker Park

City-owned Becker Park is located in the heart of the Town Center area and was completely reconstructed in 2020. The park now contains areas for community gathering including a large accessible playground, spray pad (fountain), performance area, open lawn and picnic areas, and a multipurpose oval which is flooded for recreational skating in winter.



Blue Line Extension

Metro Transit is planning to extend light rail transit from Target Field in downtown Minneapolis to Oak Grove Parkway just north of Highway 610 in Brooklyn Park. One of the proposed stations would be in Crystal near the intersection of 56th Ave N (Bass Lake Rd.) and County Rd. 81/Bottineau Boulevard in the eastern part of the Town Center redevelopment area. For more information, visit <https://bit.ly/397L9hm>.

Opportunity Zone

A portion of Crystal is located within a federally-designated Opportunity Zone (right) under the 2017 Federal Tax Law:

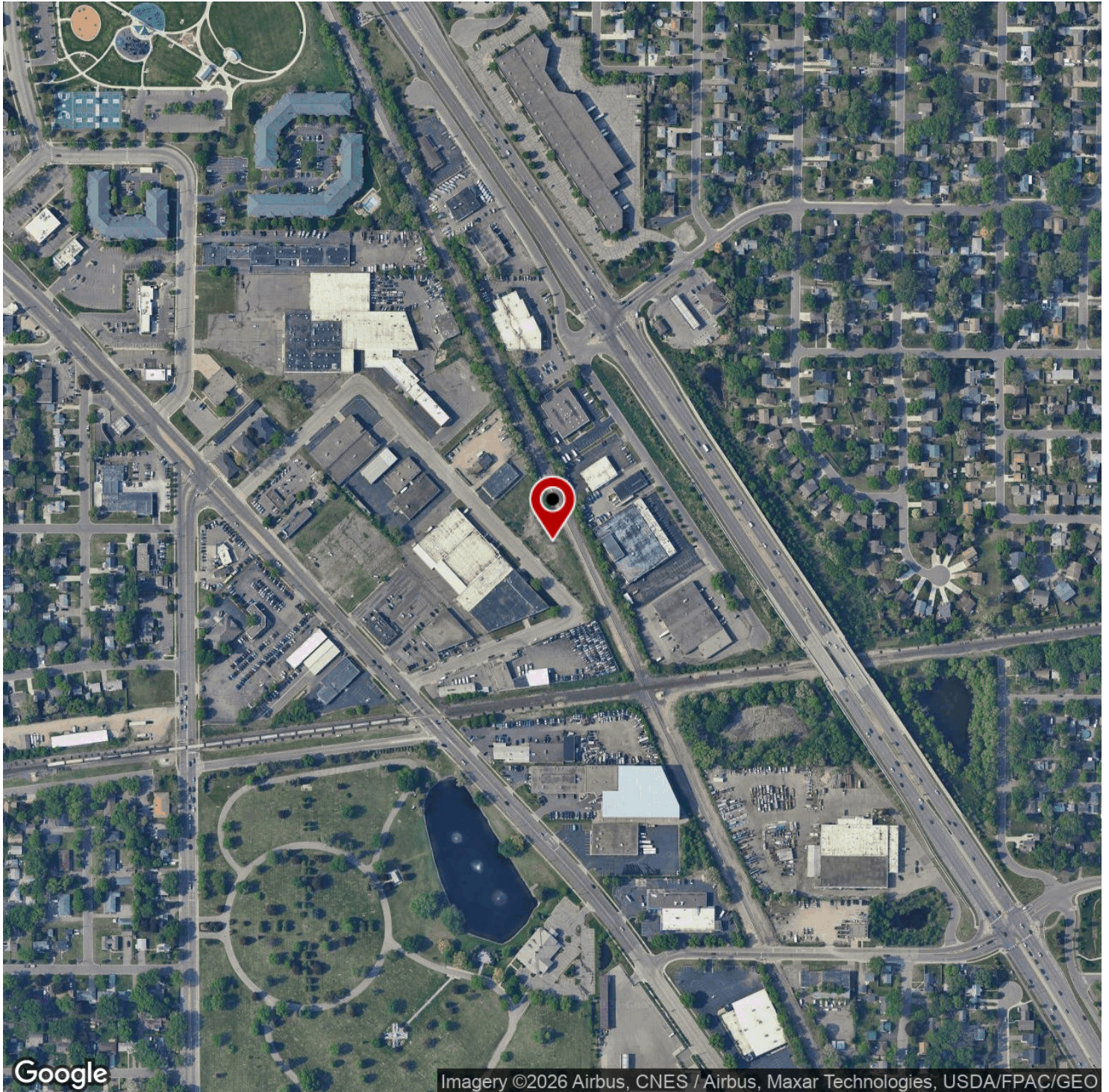
- This designation provides federal tax benefits for investments in new or substantially renovated buildings. Since this program is governed by federal tax laws, no city approval is required.
- Any private property within the Opportunity Zone is potentially eligible for these benefits. Neither the City of Crystal nor its Economic Development Authority own any development sites in the Opportunity Zone.
- Further information, including frequently asked questions (FAQs) from the IRS, can be found here: <https://bit.ly/39ta1k3>.



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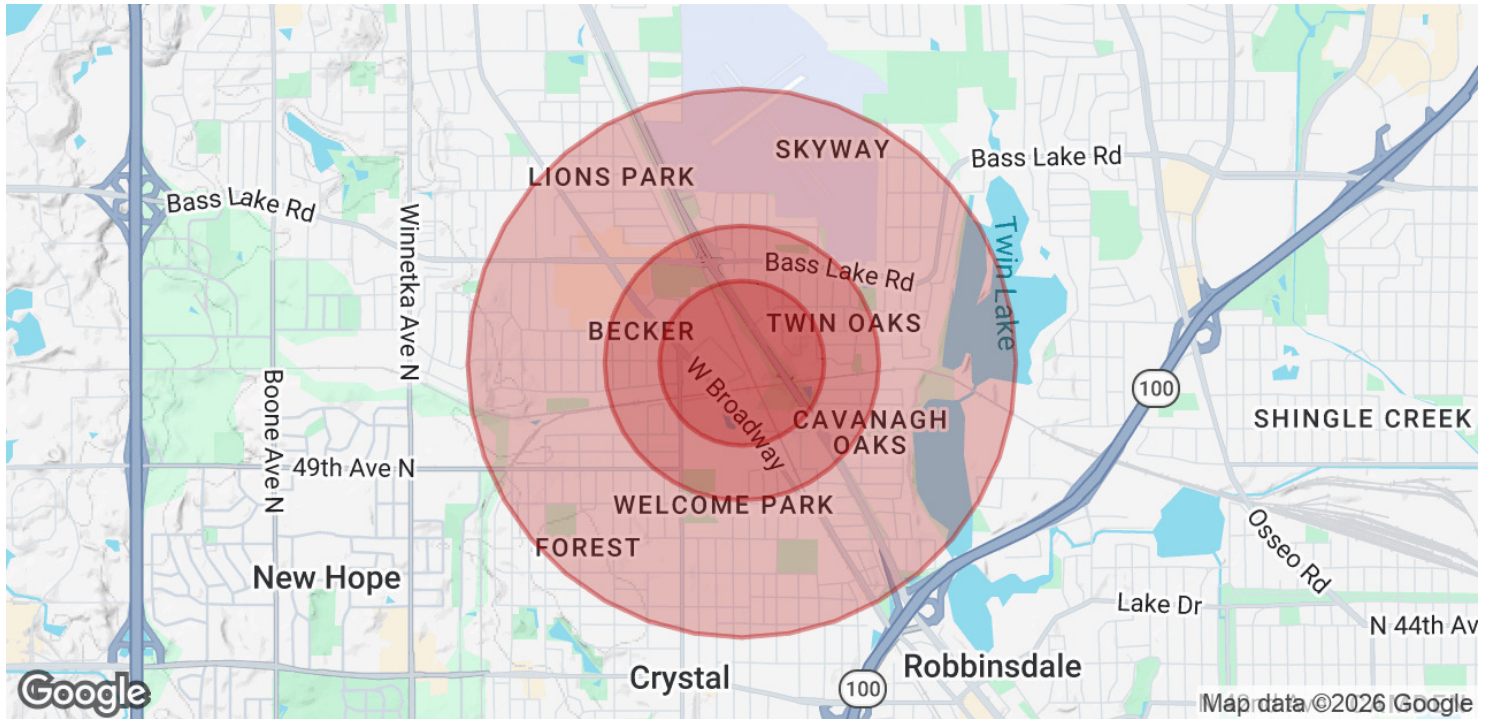
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 785 | 2,815 | 10,545 |
| Average Age | 38 | 39 | 39 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 40 | 41 | 41 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 305 | 1,126 | 4,210 |
| # of Persons per HH | 2.6 | 2.5 | 2.5 |
| Average HH Income | \$93,298 | \$92,445 | \$95,153 |
| Average House Value | \$298,852 | \$292,573 | \$290,721 |

2020 American Community Survey (ACS)

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