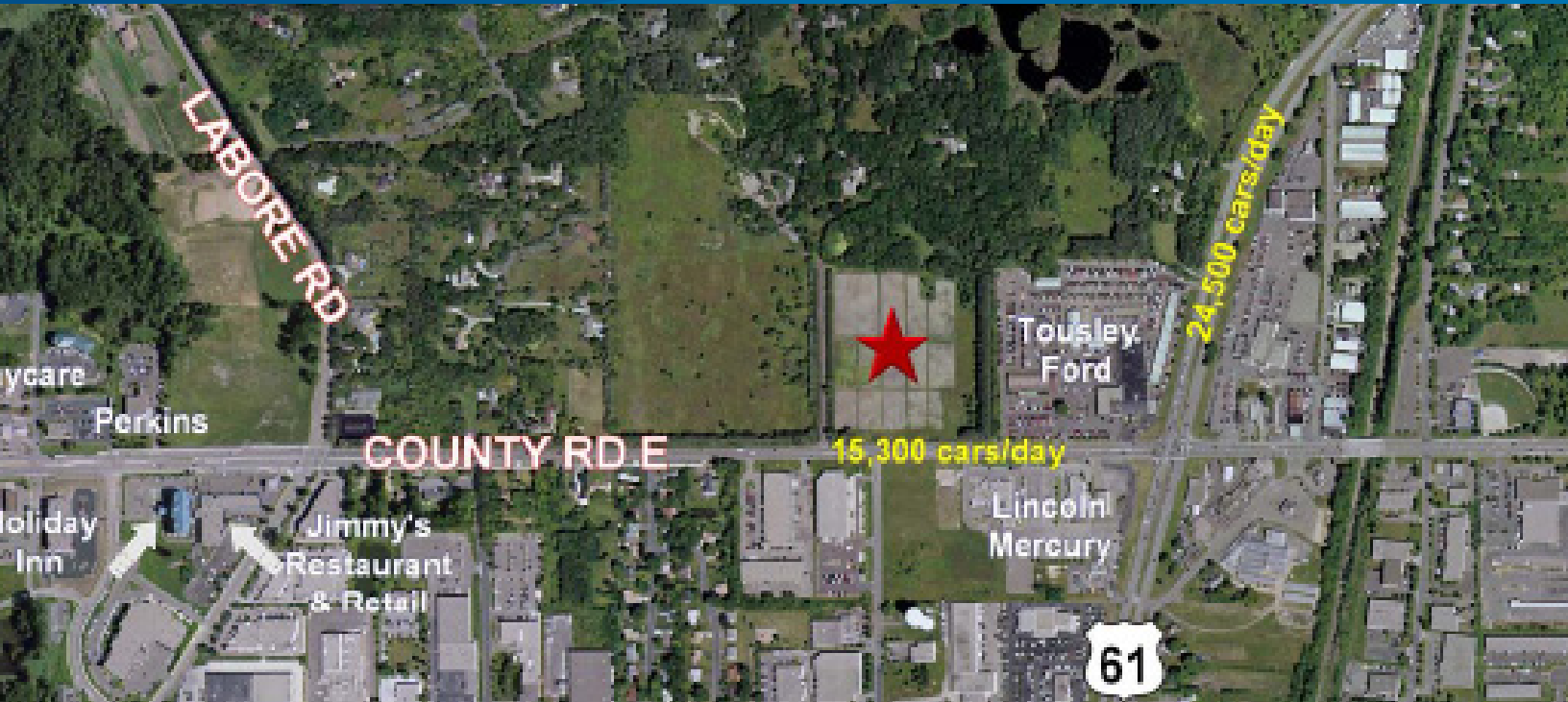


FOR SALE



# Gem Lake Land

GEM LAKE, MINNESOTA



## Property Amenities

- > 18 acre parcel for development
- > Located in the NW quadrant of County Road E and Highway 61
- > Gas, electric, city sewer and water available
- > Easily accessible to I-694 and I-35E via County Road E and Highway 61
- > Located near many restaurants, retail and services
- > Varying land sizes available
- > Mixed use: Retail, Office



### Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	4,099	58,696	154,305
Average Household Income	\$74,921\$	86,088	\$86,059
Median Household Income	\$65,564	\$72,143	\$70,064

COLLIERS INTERNATIONAL  
4700 Lexington Avenue N, Suite B  
Shoreview, MN 55126

[www.colliers.com](http://www.colliers.com)

MIKE BRASS  
952 837 3054 direct  
612 750 4312 mobile  
[mike.brass@colliers.com](mailto:mike.brass@colliers.com)



# Gem Lake Development Site

**LOCATION:**

NW quadrant of Hwy 61 and  
County Road E

**UTILITIES:**

Sewer, water, electric, gas

**TOTAL ACRES AVAILABLE:**

18 acres

**TRAFFIC COUNTS:**

Highway 61 - 24,500 cars per day  
County Road E - 15,300 cars per day

**PROPERTY ID NUMBER:**

27 30 22 34 0007

**AMENITIES:**

- Direct visibility to County Road E
- Convenient accessibility to I-694 and I-35E via County Road E and Highway 61

**SALE PRICE:**

\$6.00 - \$14.00 per square foot  
\*Depending on use

## For Leasing Information, Contact:

MIKE BRASS  
952 837 3054 direct  
612 750 4312 mobile  
[mike.brass@colliers.com](mailto:mike.brass@colliers.com)

COLLIERS INTERNATIONAL  
4700 Lexington Avenue N, Suite B  
Shoreview, MN 55126

[www.colliers.com](http://www.colliers.com)

## GEM LAKE, MINNESOTA



816 feet of frontage to County Road E





# Gem Lake Gateway District

## Neighborhood Edge:

Intended for lower density single-family residential housing development to act as a transition between new mixed-use construction and existing single family detached structures on adjacent lands. This subzone in its basic form will accommodate single-family dwellings on larger lots or on compact lots with enhanced buffers (used in clustering), shared with accessory building and generally served from a front or side driveway.

## Neighborhood General:

Intended to begin the transition from purely residential use at low densities to more intensive mixed-use development at the district's center. This subzone will accommodate a variety of residential structures at varying densities, and also begin to integrate lower-impact office or retail activities which complement the residential setting.

## Neighborhood Mixed Use:

Intended to establish a neighborhood focus that is distinguished by mixed use buildings, together with denser residential options and smaller-scale commercial and office buildings without residential components. This subzone will accommodate a variety of activities and services within easy walking distance from homes throughout the District, supporting daily convenience shopping and person service needs, and also providing opportunities for public gathering and social contact.

## For Leasing Information, Contact:

MIKE BRASS  
952 837 3054 direct  
612 750 4312 mobile  
[mike.brass@colliers.com](mailto:mike.brass@colliers.com)

COLLIERS INTERNATIONAL  
4700 Lexington Avenue N, Suite B  
Shoreview, MN 55126  
[www.colliers.com](http://www.colliers.com)