



CD-1 LAND • SALE OR LEASE



HAM LAKE BUILD-TO-SUIT

Hwy 65 & Bunker Lake Blvd NE, Ham Lake, MN 55304

PID 32-32-23-13-0019

2.15 ACRES

**PRIME CORNER:
BUILD-TO-SUIT
RAW SALE
LEASE OPTIONS**

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Commercial Equities Group
— Investment Real Estate Services

THE PROPERTY

Ham Lake Build-to-Suit land (PID 32-32-23-13-0019) offers a prime development location on the pulse of Ham Lake's commercial corridor.

- 2.15 acres (93,480 SF)
- Zoned CD-1 (includes design-forward standards to ensure enduring value and tasteful aesthetics)
- High impact visibility (30K+ daily commuters)
- Website: CEGspaces.com/ham-lake-b2s



THE LOCATION

Ham Lake, MN, is a growing community that is strategically located with quick highway access to greater Twin Cities, supports entrepreneurs, and is a blend of rural and suburban life.

- Hwy 65's heavy volume creates continued visibility
- City is committed to an inviting, business-friendly environment
- *Open to Business* program helps existing and prospective business owners
- Current flourishing businesses include manufacturing, healthcare and social assistance, construction, and a variety of services



Location Advantage: Immediate access to Highway 65 leading to I-694 and I-35W. Four to ten-minute drive to DVS Crosstown Mall of Ham Lake and retail hubs in Blaine and Coon Rapids, including Target, Walmart, Northcourt Commons, Riverdale Commons, and Riverdale Village. Five-minute drive to thoroughfare, Lexington Avenue.

DEAL INFO

Ham Lake Build-to-Suit land (PID 32-32-23-13-0019) offers a prime development location with flexible terms shaped around your vision.

- Zoned CD-1 (includes design-forward standards to ensure enduring value and tasteful aesthetics)
- Zoning mandates high-quality materials (brick, glass, stone, lap siding, architectural panels) and meaningful roof architecture
- High impact visibility to 30K+ daily commuters
- Owner is a seasoned commercial builder who is ready to collaborate
- Available for raw land acquisition, custom build-to-suit, and leaseback

RAW LAND ACQUISITION

Land Sale Price: \$450,000*

*Includes the wetland mitigation credit purchase.
All other costs, such as stormwater and underground water treatment (required for any new property), are included in the quote.

BUILD-TO-SUIT NUMBERS THROUGH THE OWNER VERY COMPETITIVE PRICING

Vanilla Shell Build Cost (excludes land cost): \$285.81 PSF*

*Final price PSF to be determined by current market construction material costs.
Not including RTUs, as they can vary significantly based on use.
Quote does include three full RTU rough-ins, ready for installation and wiring.

LEASING OPTIONS

Negotiable

PID 32-32-23-13-0019
CURRENT TAXES: \$2,003.96



City of Ham Lake

ZONING: PERMITTED USES

Clubs & Lodges

Private clubs, fraternal or social lodges

Entertainment

Theatres, therapeutic massage (strictly regulated), certified/licensed massage therapists only (hours limited to 8 am–10 pm), worship centers, churches and related facilities (classrooms, recreation, staff housing, offices, kitchen/dining)

Medical Facilities

Assisted living facilities, chiropractic offices, linics (all medical disciplines), dental offices, diagnostic facilities, hospitals, laboratories, nursing homes, residential treatment centers, treatment rooms/centers, veterinary clinics

Hospitality

Hotels, motels, lodging houses (per Article 111100)

Light Manufacturing (must be fully enclosed, quiet, no outdoor storage except screened)

Fabrication/processing of goods for retail or wholesale, on-site retail sales of items made on premises

Offices

Professional, buildings, office/warehouse combinations

Public & Community Facilities

Park & ride lots, post offices, public utilities (metal/pole buildings allowed here), recreational Facilities, batting cages, billiard parlors, bowling alleys, dance/gymnastics studios, health clubs, artial arts studios, mini-golf (outdoor), paintball or laser tag, parks (outdoor, publicly owned), roller skating facilities, shooting ranges, skateboard facilities, virtual golf facilities

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Permitted Uses Continued

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Restaurants (including liquor service)

Retail

(freestanding, shopping centers, strip or enclosed malls • excluding vehicle/boat/RV/camper sales)

Antique stores, Appliance stores, auto parts stores (new only), bakeries, bicycle shops, big box stores (subject to Article 9-400), bookstores, brewer taprooms, butcher/meat markets, camera stores, candy stores, cannabis retail business, carpet stores, clothing stores, coin shops, convenience stores, cosmetics shops, discount stores, e-cig shops, electrical/hvac/plumbing equipment sales, electronics stores, fireworks sales (article 9-330.6), florists, furniture stores, gift shops, grocery stores, hardware stores, health/nutrition stores, hobby/game shops, housewares stores, improvement stores (lawn & garden), jewelry stores, liquor stores, luggage shops, music stores, office supply stores, optical supply stores, paint/wallpaper shops, pet stores, petroleum product sales (no repair), pharmacies, shoe stores, sporting goods shops, souvenir stores, thrift stores, tobacco shops, video stores

Schools & Institutions

Public and private schools/colleges

Service Businesses (no outside storage/displays)

Appliance repair, barbershops, beauty salons, car washes, daycares (licensed), dry cleaners, electronics repair, financial institutions, funeral homes, government buildings, insurance agencies, law offices, locksmiths, nail salons (manicure/pedicure), pet grooming, photography studios, print shops, shoe repair, specialty retail/service shops, tailor shops, tanning salons, travel agencies

Small Engine Sales & Repair

Air compressors, chain saws, garden tractors, lawn mowers, leaf blowers, other motorized garden tools, power rakes, power washers, rototillers, shop vacs, snowblowers, woodchippers, wood splitters

Ham Lake is described as “the ideal location for businesses to relocate, build or for developers ...”

Anoka County Regional Economic Development (ACRED)



Conditional Uses in CD-1

Automotive & Equipment

Automobile repair shops (passenger vehicles, pickups, ATVs, snowmobiles, motorcycles, jet skis, boats, marine equipment), equipment rental businesses, manufactured home sales (units, gazebos, sheds, playhouses, porches, shelters, lawn furniture, etc.), new vehicle sales (with indoor showroom), limited to: ATVs, automobiles, boats, campers, golf carts, motorcycles/motorbikes/scooters, recreational vehicles, snowmobiles, commercial trucks, pickup trucks, trailers (<30 feet in length), used vehicle sales (limited to incidental use, collector cars, rv's, trailers, or part of new vehicle inventory), pool/spa stores

Event & Recreation

Event center/convention center (public performances, sporting events, private receptions/parties, conventions, shows, heavy traffic generators), indoor agricultural facilities, service businesses (with outside storage/displays), landscaping businesses, storage & transportation, self-storage facilities (only if existing before Jan 1, 2014, with limited expansion under strict rules), transportation facilities

Other

Sexually oriented businesses (per Article 9-330.3), temporary commercial structures (per Article 9-330.7), shape, temporary conditional uses (limited allowances), modular or prefabricated housing sales lots (with strict conditions: 5-year permit max, must look like permanent single-family homes, finished exteriors, placed on blocks, landscaped, paved surfaces, and subject to city council approval)



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