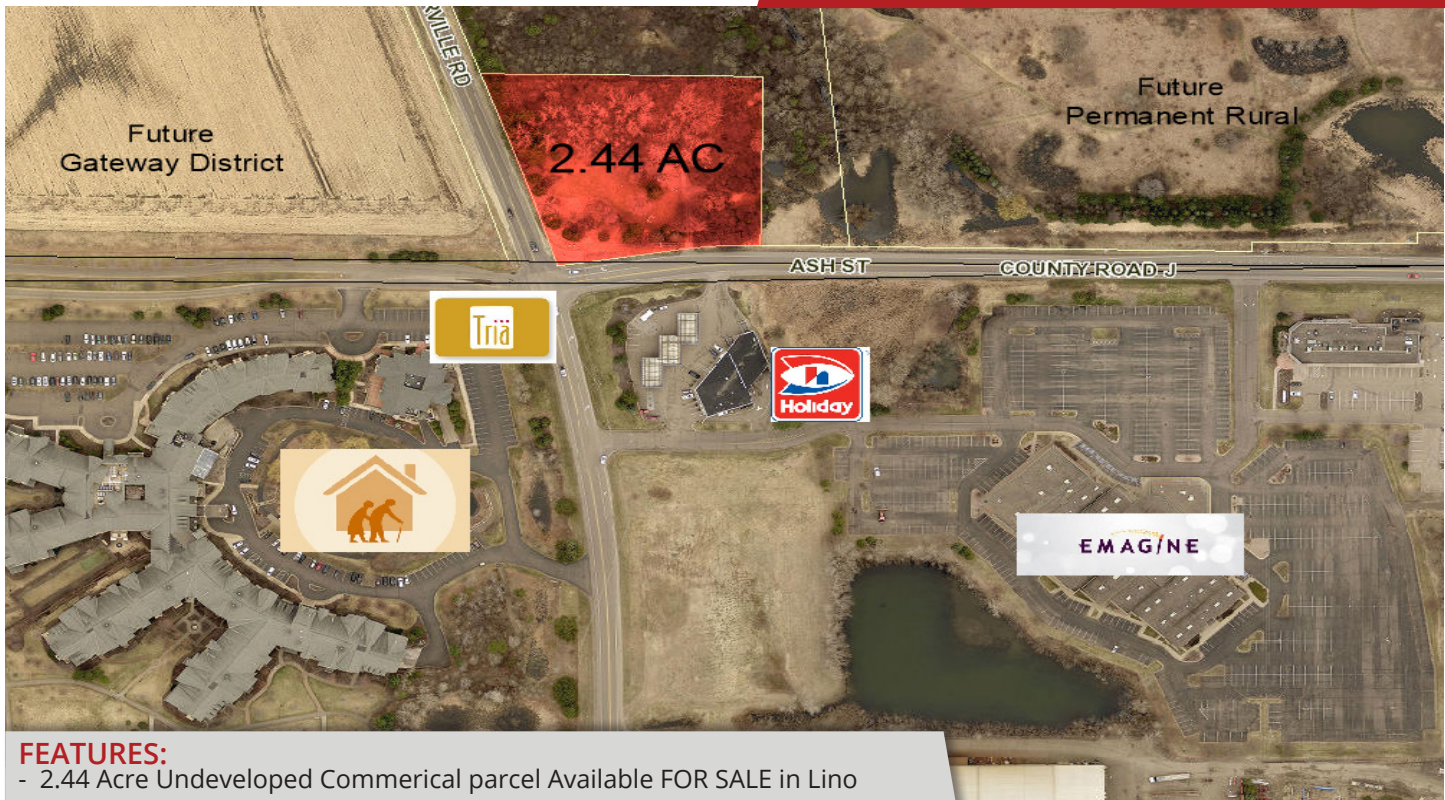


**FOR SALE** - 2.44 Arce Parcel

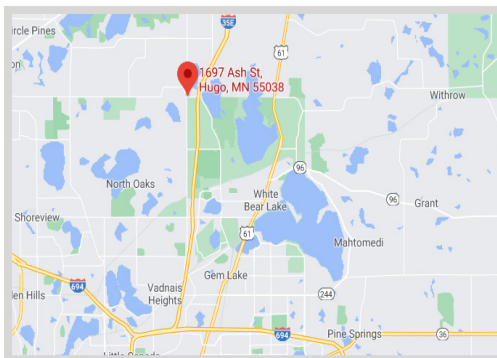


## FEATURES:

- 2.44 Acre Undeveloped Commercal parcel Available FOR SALE in Lino Lakes, directly bordering North Oaks, White Bear Township & Hugo.
- Rare Convenient Location .25 miles off Interstate 35E. (Only Access within 3 miles).
- Corner Lot on the intersection of Ash St./County Rd J & Centerville Rd with frequent traffic backups.
- Located near Waverly Gardens Senior Living, Tria Restaurant, Holiday Gas Station, & White Bear Lake Grand 17 Movie Theater.

Sale Price

**\$625,000**



## FACTS: PID #35-31-22-33-0004

- ▲ 2.44 AC
- ▲ Future Commercial Zoning
- ▲ Property Taxes 2020 - \$2,290.80
- ▲ Traffic Volumes-  
Centerville Rd - 12,000 v/d  
Ash St. - 8,900 v/d

Overview .....	1
Aerial & Map .....	2
Zoning Map .....	3
Demographics .....	4
Plat Survey .....	5
Neighboring Development ..	6
Gallery .....	7
City Info .....	8



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



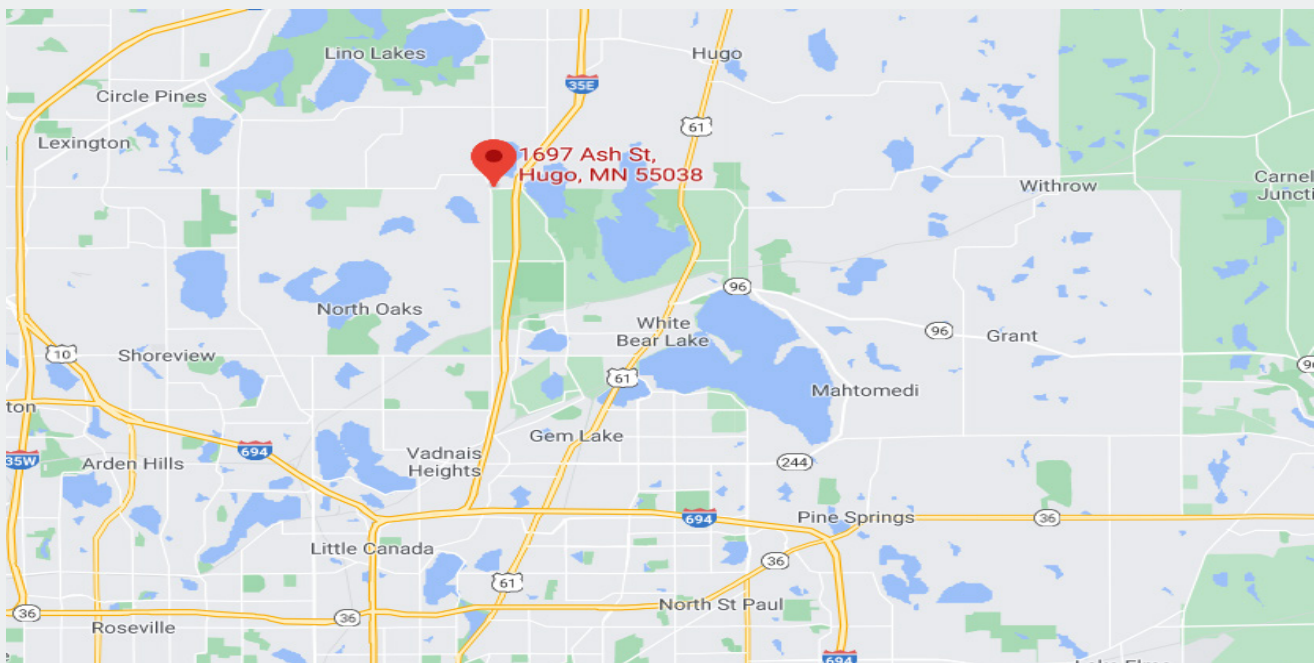
**Jeff Penfield**  
612.325.2067  
jpenfield@arrowcos.com

## Contact

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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

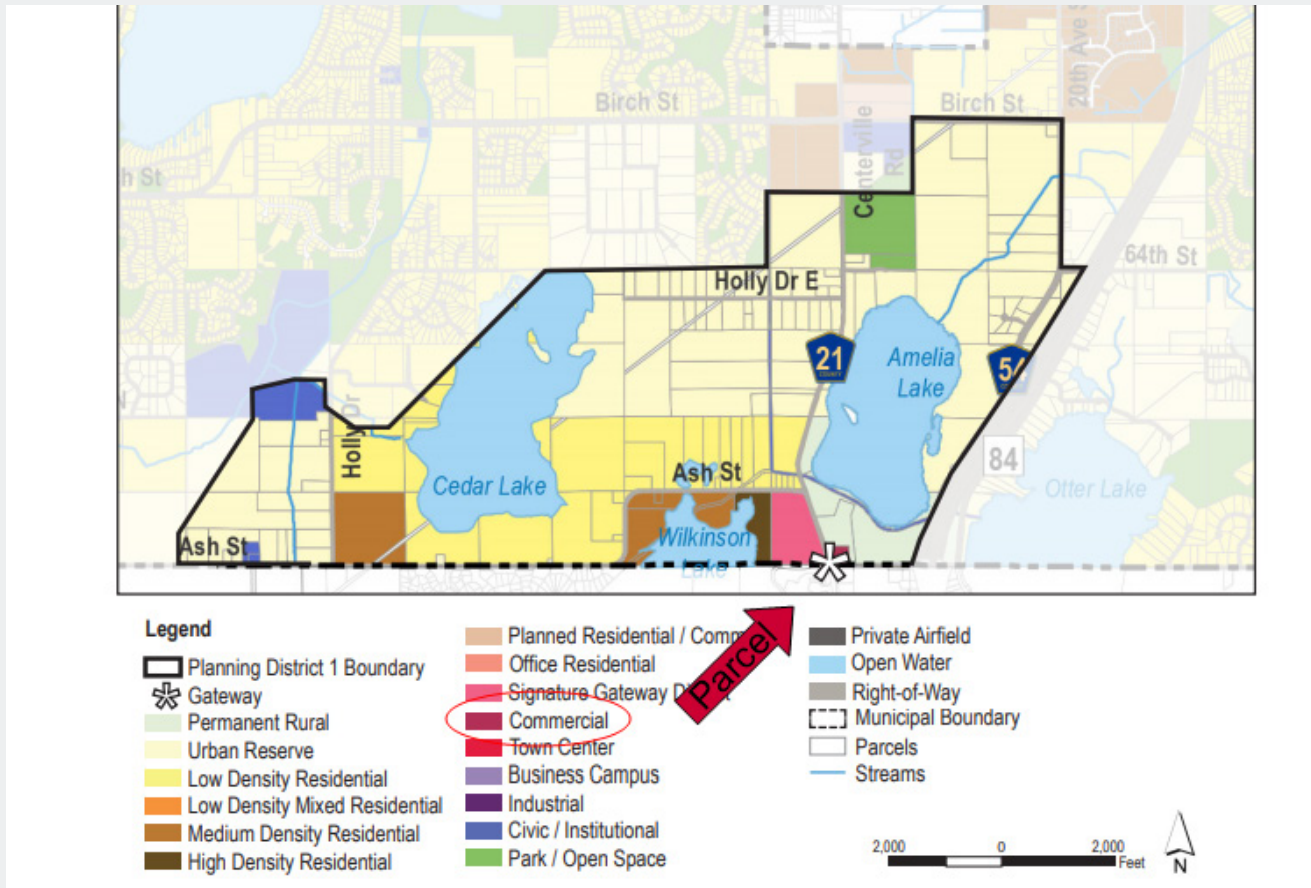


### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369



### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

**Table 2-1. Lino Lakes Population and Households, Growth and Forecasts**

Year	Population	Households	Group Quarters Population	Population in Households
1970	3,692	812	252	3,440
1980	4,966	1,388	234	4,732
1990	8,807	2,603	358	8,449
2000	16,791	4,857	1,231	15,560
2010	20,216	6,174	1,405	18,811
2020	22,300	7,000	1,766	22,300
2030	26,100	8,600	1,766	26,100
2040	31,100	10,600	1,766	31,100

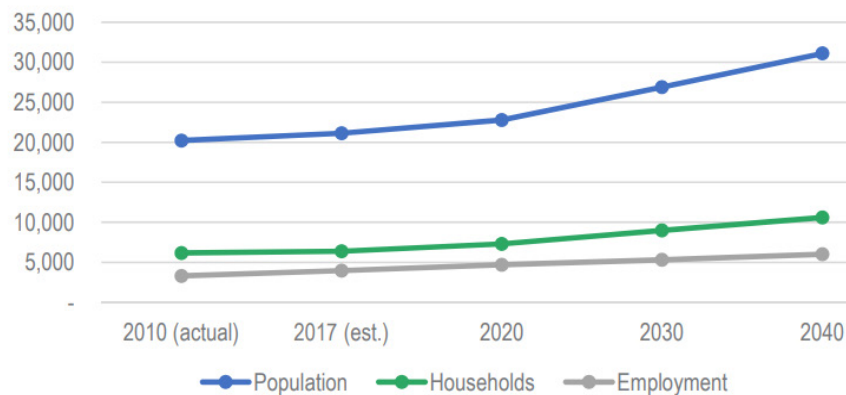
Source: US Census and Metropolitan Council

**Table 1-1. Lino Lakes Growth Forecasts**

	2010 (actual)	2017 (est.)	2020	2030	2040
Population	20,216	21,117	22,300	26,100	31,100
Households	6,174	6,639	7,000	8,600	10,600
Employment	3,313	4,321	4,700	5,300	6,000

Source: Metropolitan Council, Thrive MSP 2040

**Figure 1-3. Lino Lakes Growth Forecasts**



### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

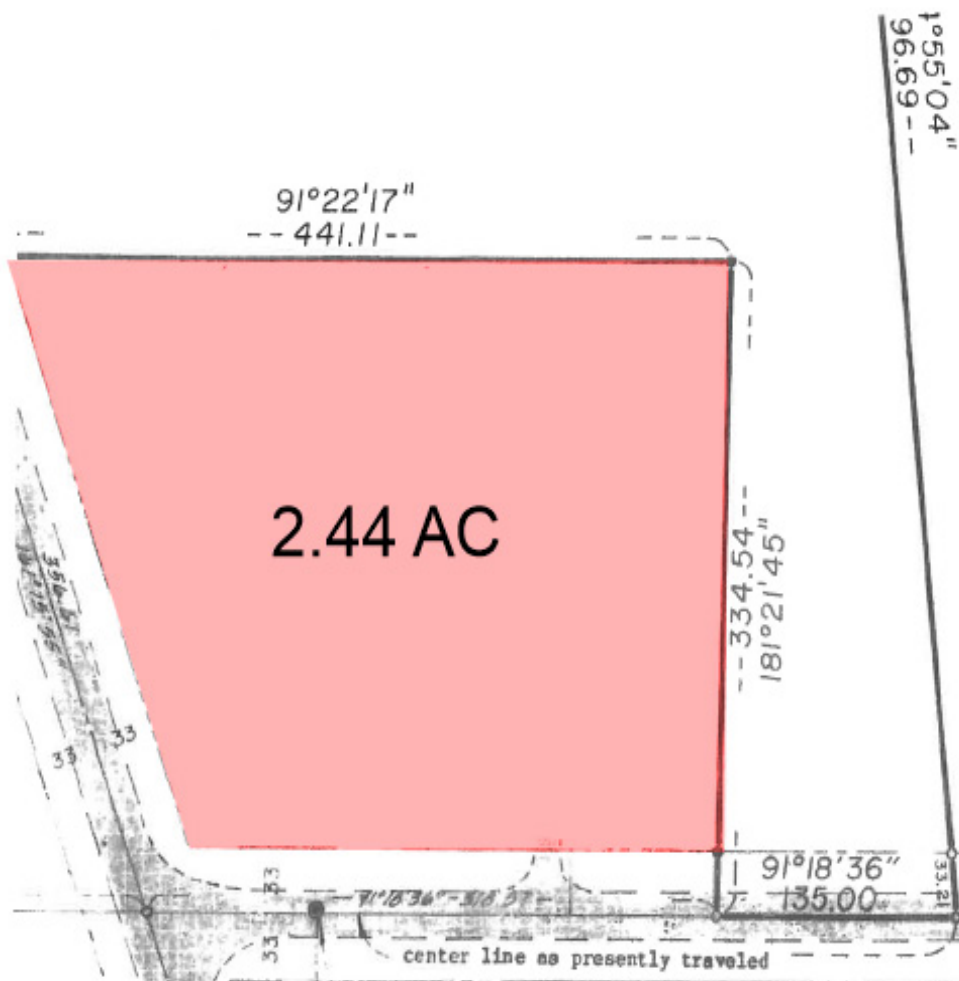


## Undeveloped Commercial Parcel

1697 Ash Street  
Lino Lakes, MN 55038

**Plat Survey**

**FOR SALE** - 2.44 Arce Parcel



### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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



Waverly Gardens Senior Living - Diagonal to Parcel



Holiday Stationstores - Straight South



Future Permanent Rural to the East



Future Signature Gateway District to the West



Intersection of Ash St. & Centerville Rd



Aerial Showing Neighbors

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369



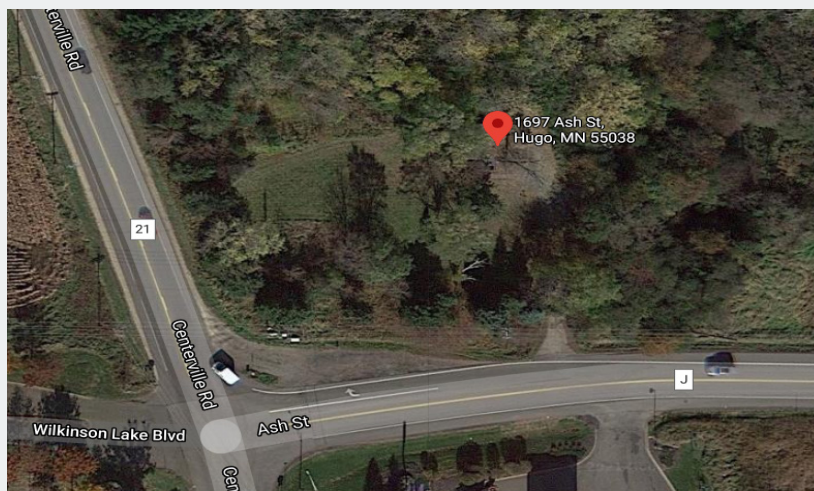
Great Exposure to Traffic Flowing North on Centerville Rd



Aerial



Parcel Front to Intersection



Close Up Aerial

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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

## About Lino Lakes

### Location

The City of Lino Lakes is located in the southeastern corner of Anoka County, the northernmost county in the Twin Cities metropolitan area (Figure 1-1). Lino Lakes is comprised of 33.1 square miles and is approximately 16 miles north of the St. Paul Central Business District (CBD) and 20 miles from the Minneapolis CBD. Lino Lakes is bordered by the City of Columbus to the north and the City of Hugo to the east. The City of Circle Pines and the City of Blaine combine to create the city's western border. To the south, Lino Lakes is bounded by White Bear Township, and the Cities of Shoreview and North Oaks. The City of Centerville, which encompasses 2.5 square miles, is located completely within Lino Lakes. Lino Lakes is accessible from both downtown Minneapolis and St. Paul, offering connections to both via Interstate 35W and Interstate 35E, which run through the city.

### History

In the 1950's, neighboring villages started annexing land away from Centerville Township. To protect the boundaries and allow for the financing of public improvements, the residents of the township voted to incorporate into a village. Several names were suggested for the new village, and most contained the word "lakes". Although there is no consensus on the origin of the word "lino", a Lino post office operated for about 10 years in the late 1800s. The town board decided to name the new village "Lino Lakes".

On May 11, 1955, the Village of Lino Lakes was incorporated. It covered the original Centerville Township, with the exception of the Village of Centerville, and was comprised of 21,000 acres of land and 1,800 citizens. In 1972, the State Legislature passed a law changing all Minnesota villages to cities. The City of Lino Lakes adopted a Home Rule Charter on January 12, 1982.

Between 1955 and 1995, Lino Lakes transitioned from a rural village to a growing city, increasing in population from 1,800 to 13,100. The city experienced a steady increase in residential development, but little significant commercial and industrial development. Since 1995, commercial and industrial development began to follow the population growth and to take advantage of the city's prime location on the regional transportation network. By 2014, there were an estimated 3,944 jobs in Lino Lakes. By 2017 (the last official estimate) the population had increased to 21,117 people in 6,639 households.



**Lino Lakes Comprehensive Plan Update**

#### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

#### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369