

HISTORIC OFFICE REDEVELOPMENT FOR SALE

1185 NORTH CONCORD STREET (FORMER CENEX HEADQUARTERS ON NATIONAL HISTORIC REGISTER)

1185 N. Concord Street, South Saint Paul, MN 55075



PROPERTY OVERVIEW

The former Cenex Headquarters property, a 2021 addition to the National Historic Register, designed by noted architect Ellerbe Becket is ideal for repositioning and additional development. The historic, distinctive and vintage architecture, wooded landscape and Mississippi River views add to the desirability of location. Primed for Multi-family conversion and additional density on 3 large outparcels.

This is a great mixed-use, "Signature Project" type of opportunity. We are seeking developers with the vision to create a Village and a new gateway to a revitalized city.

PROPERTY FEATURES

- Listed on National Register of Historic Places in May 2021, unlocking significant tax credits (HTC's) and other funding sources.
- The site contains significant acreage to create density and synergy. MUH, Retail and Mixed-Use development opportunities.
- TIF district likely available to support redevelopment.
- Office building design allows for an additional 2 floors.
- Located in North Concord Mixed Use District (NCMU), prioritized as a "key area for redevelopment over next 20 years". Zoning update is in process, with stated goal of making the NCMU more "developer-friendly".
- Easy access to downtown St. Paul, I-494 (2 miles) and Highway 52 (1 mile).
- Mississippi River Valley location and views.

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1185 CONCORD STREET - SOUTH SAINT PAUL, MN

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IMPORTANT REDEVELOPMENT OPPORTUNITIES

NATIONAL REGISTER OF HISTORIC PLACES DESIGNATION

Listed in the National Register of Historic Places effective May 18, 2021. Registry allows a developer to access 20% Federal and 20% State of Minnesota tax credits.

ZONING AND USE CONSIDERATIONS

Maxfield Study indicates strong market demand for housing and retail.

City Housing Authority owns lands adjacent to the site, which would provide additional buildable acreage and frontage.

City is in process of re-writing the zoning for the North Concord Mixed Use District to facilitate redevelopment of the corridor.

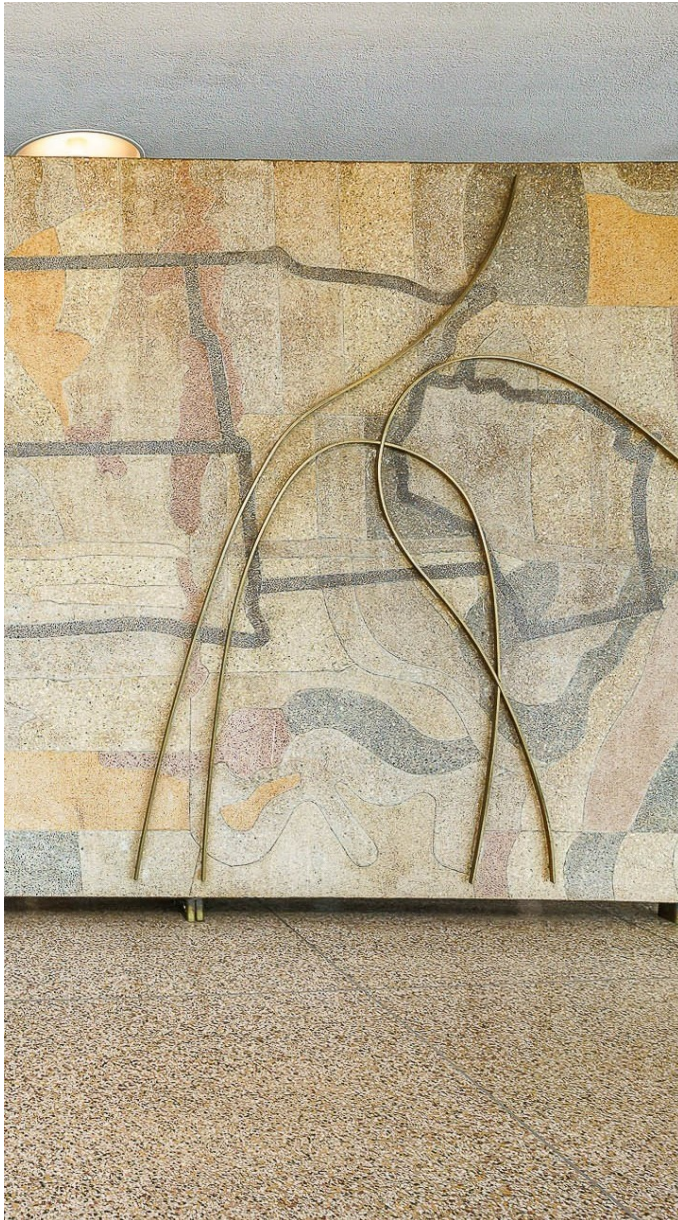
ROADWAY IMPROVEMENTS PROJECT

From City of South Saint Paul: "The City of South St. Paul, in cooperation with MnDOT and Dakota County, is investing in improvements to Concord Street".

Go to www.concordstreetssp.com for a project overview, project updates and an exciting before/after video.

LOCATION OVERVIEW

Conveniently located approximately 1 mile south of Highway 52 and 3 miles north of I-494 and minutes from downtown St. Paul. Easy access to MSP International Airport and St. Paul Holman Airport. The building is situated on a wooded lot with Mississippi River views.



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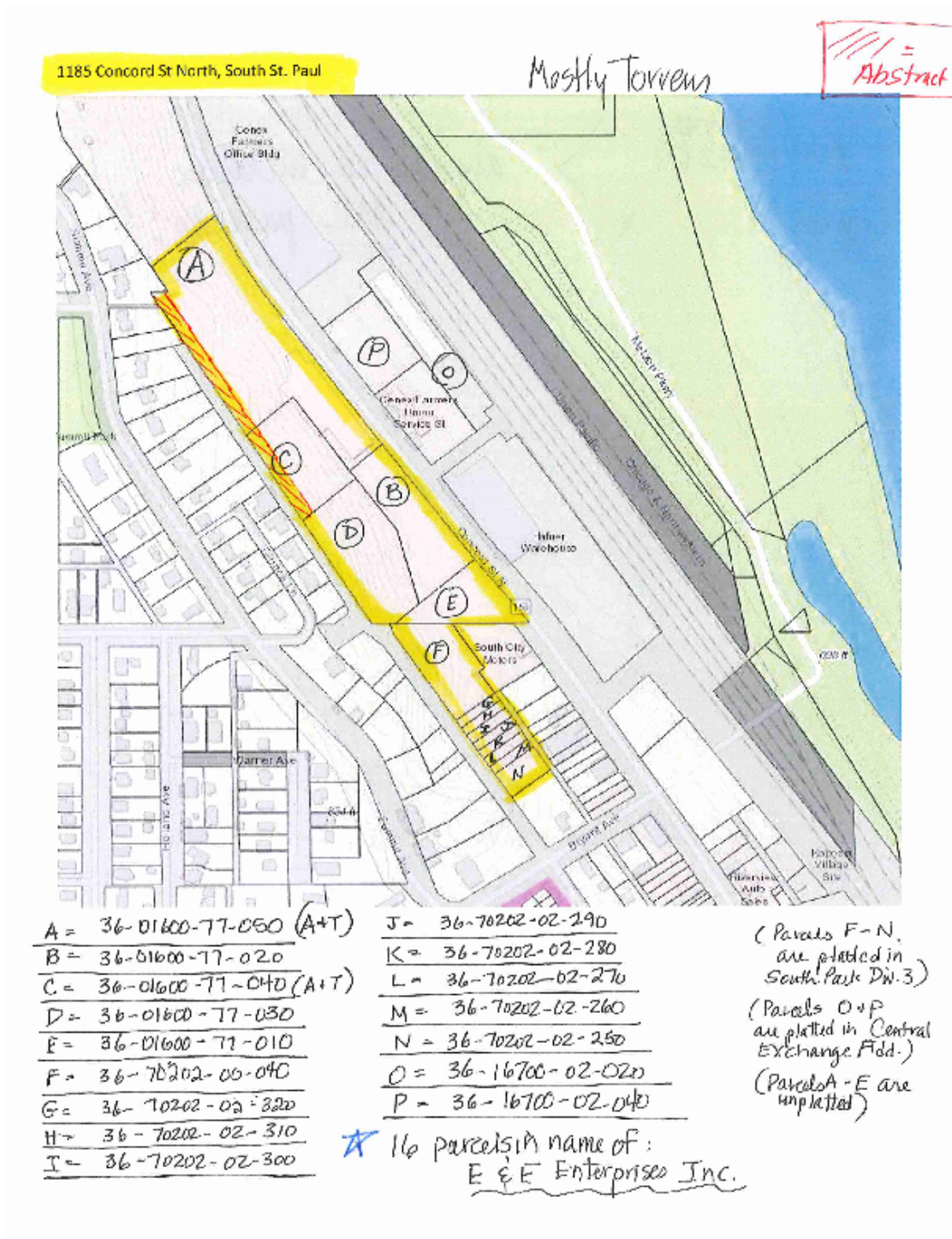
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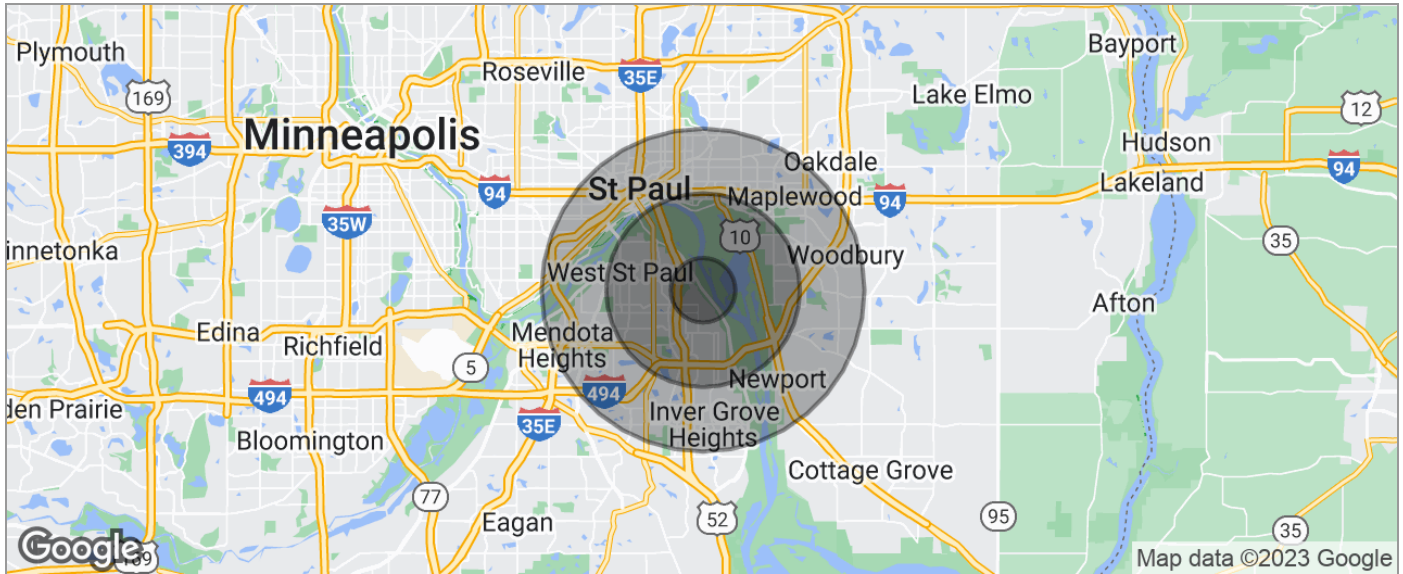
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,999	72,999	241,131
MEDIAN AGE	34.1	35.2	33.7
MEDIAN AGE (MALE)	35.4	33.8	32.3
MEDIAN AGE (FEMALE)	32.0	35.9	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,801	29,028	93,952
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$68,932	\$61,265	\$61,756
AVERAGE HOUSE VALUE	\$230,537	\$224,910	\$228,200
RACE	1 MILE	3 MILES	5 MILES
% WHITE	85.8%	75.4%	66.8%
% BLACK	1.4%	8.3%	11.2%
% ASIAN	3.5%	4.9%	12.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	3.6%	1.1%	1.3%
% OTHER	2.6%	5.6%	4.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.0%	17.6%	13.0%

* Demographic data derived from 2020 ACS - US Census

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