



# LOOKING FOR AN INVESTMENT VENTURE?

**"One of the 50 Best Suburbs in America." Business Insider**  
**"One of the top 15 Best Places to Live in the United States." Money Magazine**

## GSA LAND SALE, MINNESOTA

## "HILLVIEW"

The General Services Administration is inviting investors and others with innovative ideas to consider the potential of this 62 acre parcel, located in Arden Hills, Ramsey County and ten minutes to downtown Saint Paul and Minneapolis.

GSA sold a major portion of the former Twin Cities Army Ammunition Plant (TCAAP) to Ramsey County in 2013. That parcel is currently being activated by a private development group. The remaining 62 acre portion of TCAAP is now available to interested developers with an eye toward long term value. Together, and when fully developed, the former TCAAP site is projected to increase the local population by 41%.

The region is notable for its stable labor force and educational opportunities. Local land use plans indicate the immediate market area is trending very positively. Plans envision walkable residential neighborhoods and commercial districts linked by bike trails and pedestrian walkways, designed for energy resiliency and sustainability, with ample parks and open space.

Home to Bethel University and Northwestern College, Arden Hills has more higher education students per capita than any other community in Minnesota. While Arden Hills is valued for its residential character, the "Commercial, Industrial, and Higher Education Study" (2017) also highlights the vitality and resiliency of the commercial and industrial markets, with few sites available for redevelopment.

### ► Location

- Property Rebranded as "Hillview" in Arden Hills, MN
- 9 miles from Minneapolis
- 10 miles from St. Pauls

### ► Community Highlights

- Four business districts
- Land O' Lakes and other company HQ
- Exceptional education opportunities
- 200 acre Rice Creek Trail
- Two Award-Winning School Districts - Roseville and Mounds View
- Two private colleges

**ONLINE AUCTION BEGINS MAY 22, 2023**

Inspection dates to be announced.

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For Information, Visit:

[www.realestatesales.gov/MN](http://www.realestatesales.gov/MN)

**Minimum Bid: \$100,000**  
**Bid Deposit: \$50,000**



# Sale Parcel

## Improvements

- Building 135 - 58k SF
- Storage magazines - 20k SF
- Shed/storage - 20k SF
- Roadways
- Perimeter fencing

