



EDA Property - Market Potential

City of Blaine

Map date: 10/17/2013
 Map created by City of Blaine GIS
 Source: City of Blaine EDA

0 0.25 0.5 0.75 1
 Miles

PARCEL	PURCH. PRICE	SIZE (acres)	YEAR PURCH.	LOCATION	DESCRIPTION	NOTES
Potentially Marketable (short term of 2 to 3 years)						
10	\$279,400.00	3.15	1995	8600 Highway 65	Redevelopment (abandoned gas station)	Need to extend service road connection behind and around Dairy Queen prior to market (2014-2015)
11, 12, 19, 20	\$444,000.00	1.39	2004	8801/8809/8817/8825 Central Avenue	Redevelopment (Demolished single family home)	Purchased and removed 4 homes. Has been offered as purchase by adjoining industrial use...uncertain.
15	\$832,000.00	4.95	2005	10601 Naples Street	Redevelopment (Demolished home & cleared junk)	3 acres net
22	\$1,950,000.00	72.7	2009	No address	Vacant industrial / office property	Need specific project based application for ACOE Wetland Fill Permit, Final design plat, and marketing documents (40 acres for later development)
TOTAL	\$3,505,400.00	82.19				
Long Term / Assembly (3+ years)						
2	\$158,000.00	7.39	1997	108th Avenue & Town Square Drive	Vacant-Future Development	Future public use or possible office/medical use. Not being marketed
4	\$83,600.00	1.48	2002	10136 Highway 65	Redevelopment Site	Not a buildable lot (50' wide), needs to be part of larger project
5	\$30,000.00	0.36	2012	9021 University Avenue	Redevelopment (Vacant gas station)	Demolished station 2012
6	\$516,300.00	1.6	2008	9011 University Avenue	Vacant commercial property (DC Music)	
7	\$55,900.00	0.4	2008	20 90th Lane	Vacant commercial property	
8	\$1,200,000.00	2.89	2005	255 89th Avenue	Redevelopment (vacant Frank's Nursery)	
13	\$173,000.00	0.45	2003	8717 Central Avenue	Redevelopment (Demolished single family home)	
14	\$443,285.00	2.84	2008	10166 Central Avenue	Vacant pole building & 40 square foot wooden structure	Used by Blaine Public Works
16	\$220,800.00	1.68	2006	10401 Naples Street	Redevelopment (single family home to be burned in 2007)	
21	\$274,400.00	0.57	2008	2191 106th Lane	Vacant industrial building	Used by Blaine Police Department
23	\$840,000.00	1.8	2009	2025 105th Avenue	Vacant industrial property	
24	\$171,000.00	0.79	2011	1320 109th Avenue	Single family home	Being rented and held for future ROW
TOTAL	\$4,166,285.00	22.25				
No Market - Held for other reasons						
1	\$39,000.00	0.6	1997	NW Highway 65 & 125th Avenue	Redevelopment Site (ROW & Retention Pond)	Sold part of the site to MnDot for \$49,000 in 2007
3	\$0.00	0.29	1999	108th Avenue & Town Square Drive	Ponding	Transfer to city ownership
9	\$78,100.00	0.58	1990	County Road 10 & Jefferson Street	Remnant parcel acquired as part of road alignment	Transfer to city ownership
17	\$0.00	2.93	2002	102xx Naples Street	Purchase for land assembly	
18	\$135,000.00	21.75	1986	xxxx Pheasant Ridge Drive	Purchased for Pheasant Ridge Industrial Park	Remnant of larger purchase with little development potential
TOTAL	\$252,100.00	26.15				
GRAND TOTAL	\$7,923,785.00*	130.59				

* Funding source for many of the purchases was pooled TIF and subject to TIF rules.