

# Multi-Family Redevelopment Opportunity

OFFERING MEMORANDUM | 2533 SNELLING CURVE | ROSEVILLE, MN

Exclusively Listed by

**Eric Katz - Agent** | [erickatz@kwcommercial.com](mailto:erickatz@kwcommercial.com) | 20362602, MN

**KW Commercial | North Suburban**

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# SECTION I

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## Property Information



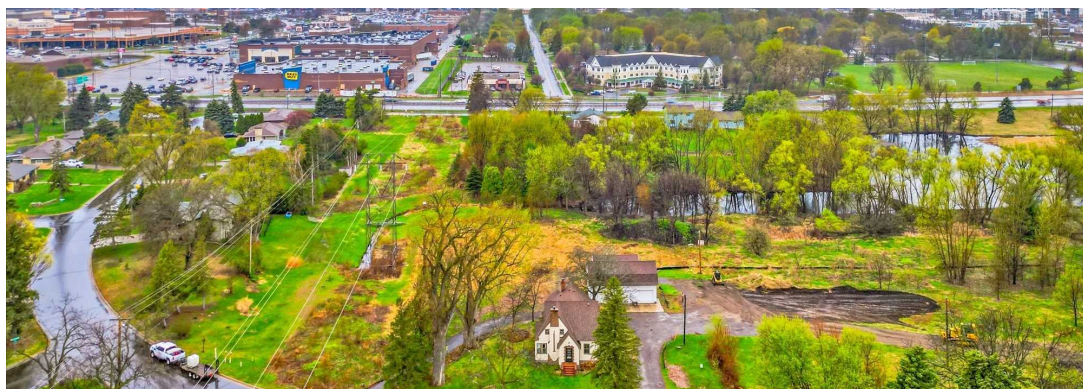
# Executive Summary



## Property Description

Developers and investors, this is the opportunity you've been waiting for! A rare 1.53-acre parcel situated in the heart of Roseville, offering prime development potential in one of the Twin Cities' most sought-after suburban communities. Zoned LDR, this parcel is primed for twin home or townhome development — bringing much-needed housing to a high-demand market. With convenient access to Roseville's vibrant shopping, dining, entertainment, and major transit corridors, the location simply doesn't get better. The opportunity doesn't stop there. An adjacent 1.12-acre parcel with an existing single-family home is available, creating a combined assemblage of 2.65 acres for \$1,100,000 — a truly rare land package in this established and thriving community.

Timeless charm meets rare opportunity! This classic 1934 Tudor-style home at 2533 Snelling Curve in Roseville sits on a stunning 1.12-acre irregular lot with water and wooded views. The home's character-filled exterior features gorgeous brick and stucco, anchoring a functional and inviting floor plan. The main level offers a welcoming front and back entry, spacious living room, formal dining room, a kitchen with a charming breakfast nook, two bedrooms, and a full bath — with two additional bedrooms on the upper level. Throughout the home you'll find hardwood, newer LVP, and tile flooring, custom stained millwork, and elegant coved ceilings in the living and dining rooms. The updated kitchen features oak cabinets, butcher block countertops, a subway tile backsplash, and stainless steel appliances. The full bath has been refreshed with newer LVP flooring, subway tile wainscoting, and updated fixtures. But the real story here is the land. An adjacent 1.53-acre parcel is available, creating a combined total of 2.65 acres of prime Roseville real estate for \$1,100,000. Zoned LDR, this assemblage presents exciting development potential — including the possibility to split the land or develop twin homes or townhomes. Whether you're an owner occupant looking for space and privacy, or a developer with a vision, this is a one-of-a-kind opportunity that rarely comes to market.

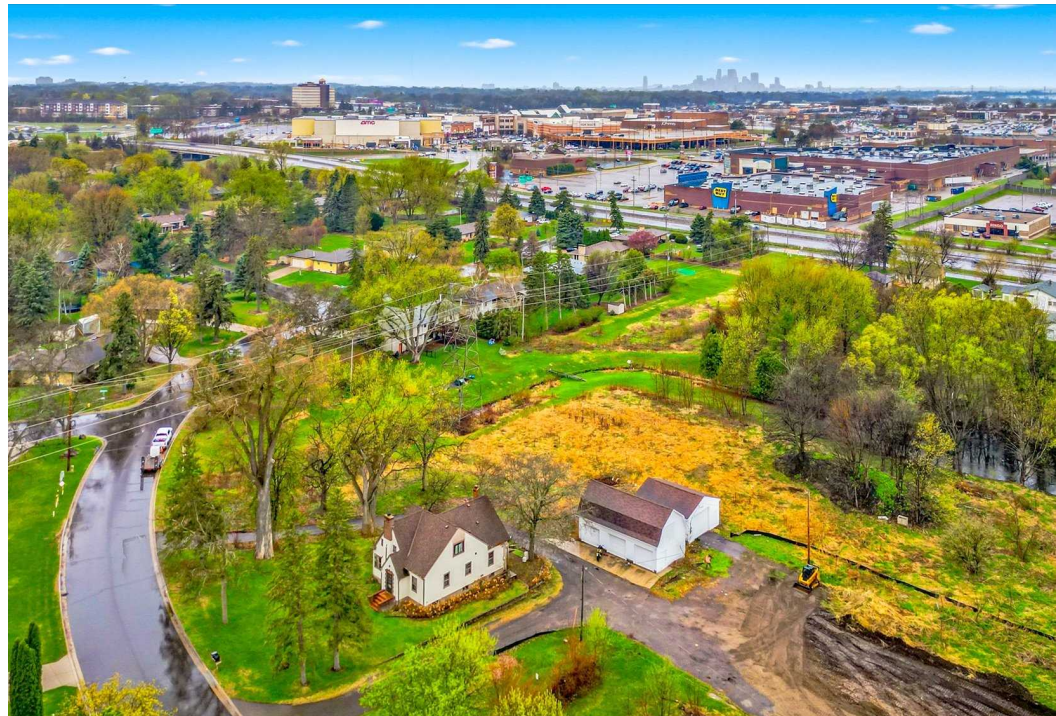
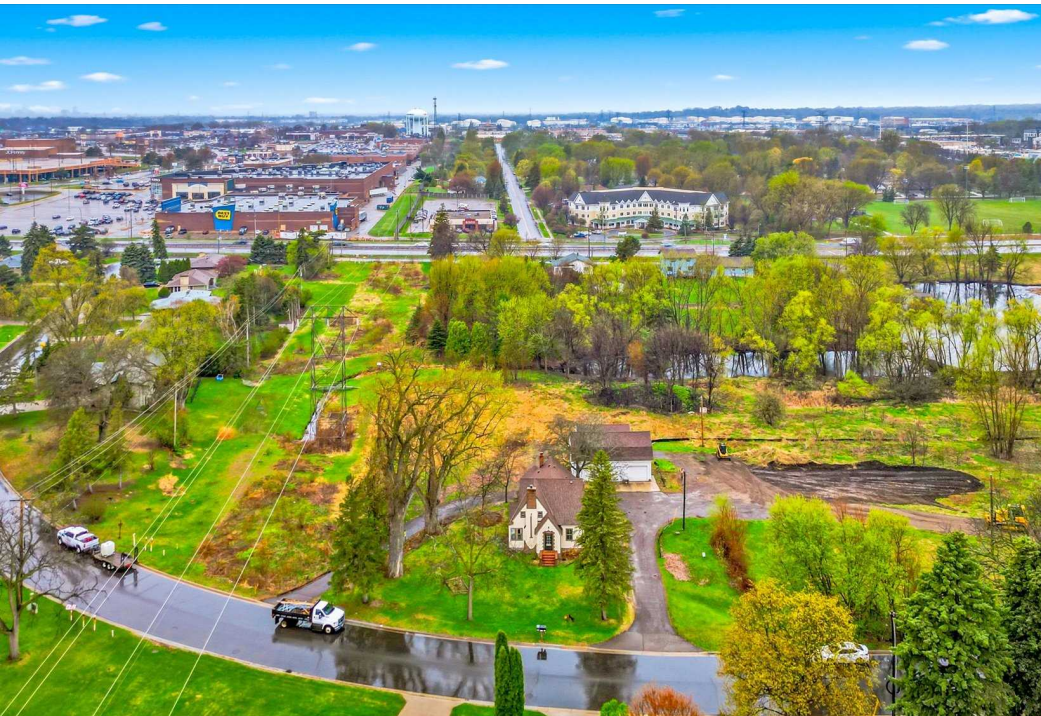
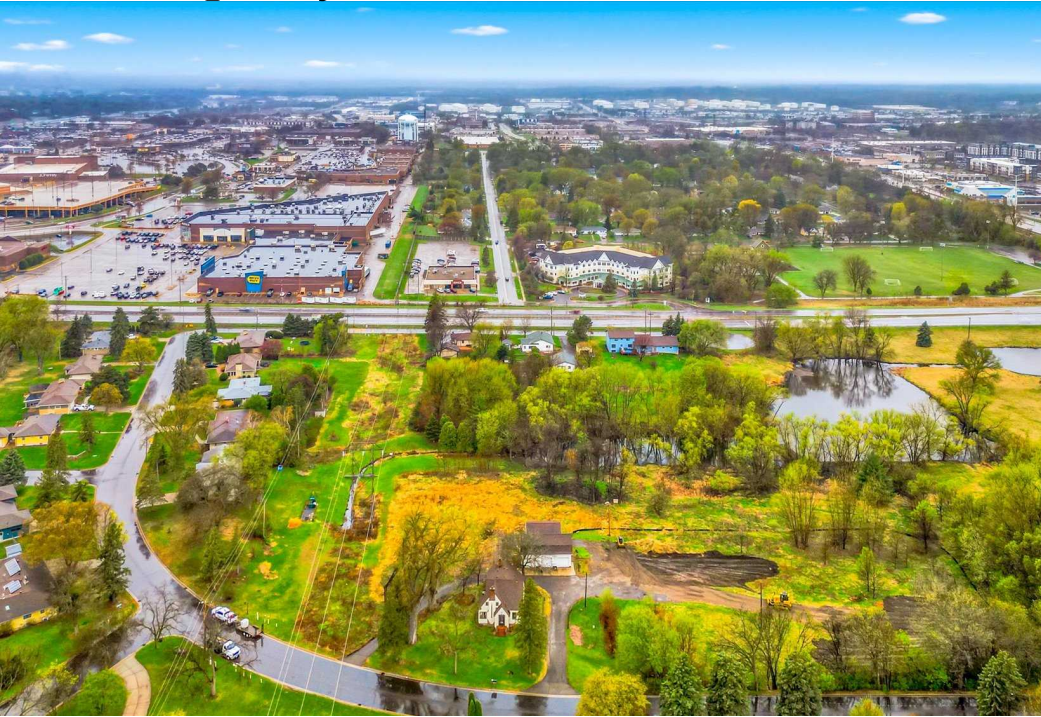


|                        |                         |
|------------------------|-------------------------|
| <b>Price:</b>          | \$1,100,000             |
| <b>Lot 1 Acres:</b>    | 1.527                   |
| <b>Lot 1 PID:</b>      | 102923220046            |
| <b>Lot 2 Acres:</b>    | 1.120                   |
| <b>Lot 2 PID:</b>      | 0102923220027           |
| <b>Combined Acres:</b> | 2.65 Acres              |
| <b>Zoning:</b>         | Low Density Residential |

## Property Highlights

- Two side-by-side, contiguous parcels totaling approximately 2.65 acres.
- Opportunity to purchase two parcels together
- Potential for new construction, expansion, or redevelopment.

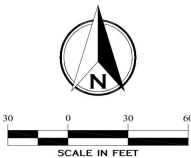
# Property Photos



Property Photos



EXISTING CONDITION SURVEY FOR:  
WILLIAM LANGE



- LEGEND
- Fence
  - Overhead Transmission Line
  - Underground Gas
  - Timber Retaining Wall
  - Concrete Retaining Wall
  - Set Boring
  - Storm Manhole
  - Gas Meter
  - Power Pole
  - Water Shutoff
  - Existing Contour
  - Found Map Nail
  - Found Iron Monument
  - Set Iron Monument
  - Inscribed R.L.S. 15230
  - Deciduous Tree
  - Coniferous Tree

ZONING:  
LDR | Low Density Residential

LOT AREAS:  
Parcel 1: Tract B, R.L.S. NO. 234 = 48,888 SF or 1.12 Acres  
Parcel 2: Tract B, R.L.S. NO. 632 = 66,537 SF or 1.53 Acres

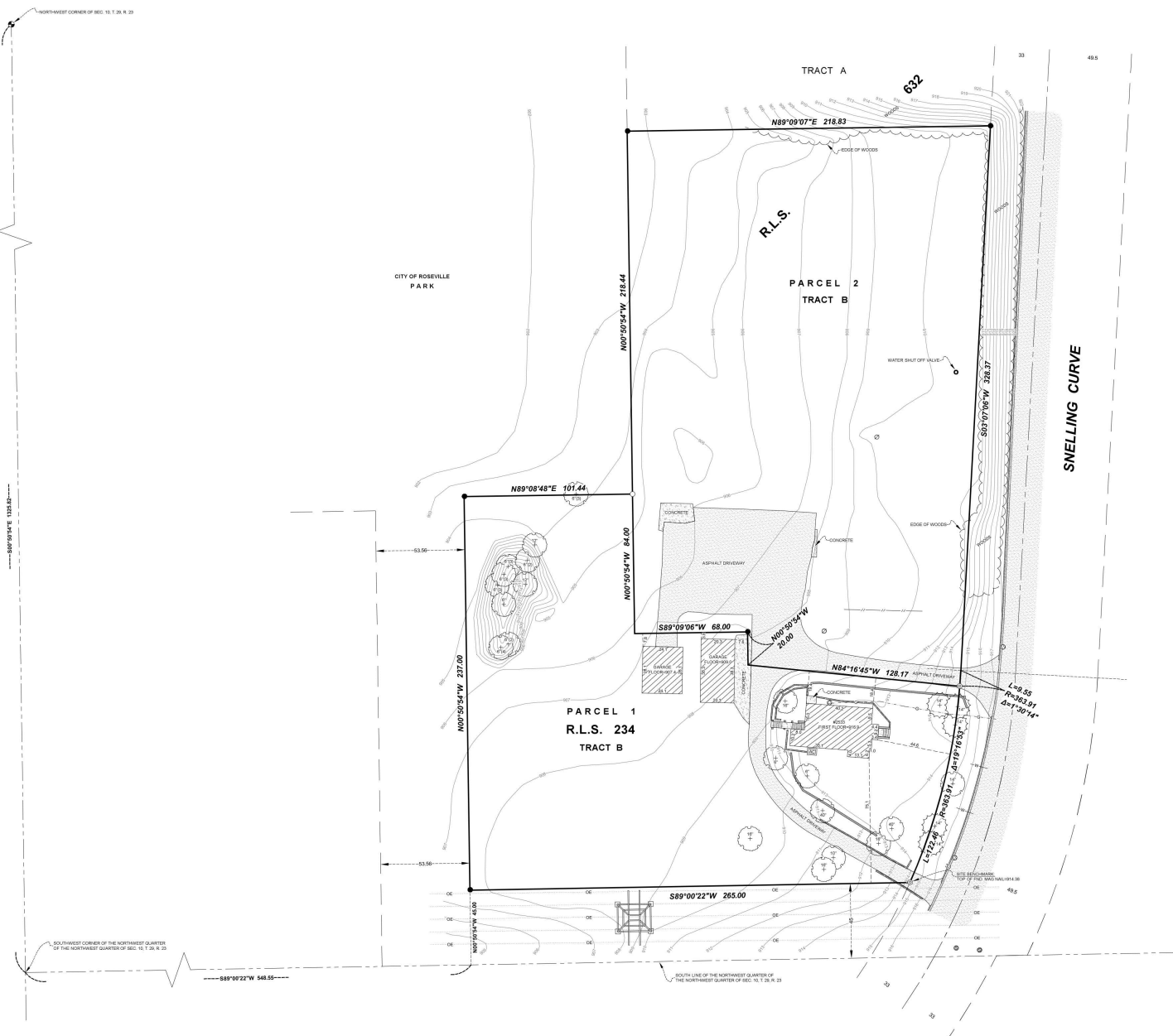
GENERAL NOTES:  
- Existing building dimensions are measured to siding and not building foundation.  
- No title commitment was provided and no research was performed for any easements not shown on this survey.  
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Greater State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

|                       |                   |                                                                                                                                                                                      |
|-----------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| JOB NO.<br>98-23      | SCALE<br>1" = 30' | SITE ADDRESS<br>2533 Snelling Curve<br>Roseville, MN 55113                                                                                                                           |
| BOOK/PAGE<br>186/51   | DRAWN<br>CME      | PROPERTY DESCRIPTION<br>Parcel 1, Tract B, REGISTERED LAND SURVEY NO. 234, Ramsey County, Minnesota.<br>Parcel 2, Tract B, REGISTERED LAND SURVEY NO. 632, Ramsey County, Minnesota. |
| SHEET<br>1 of 1 24x36 | REFERENCE         | SITE BENCHMARK<br>Top of found map nail in driveway at southeast corner of Tract B, R.L.S. NO. 234.<br>Elevation = 314.35                                                            |

| DATE | REVISIONS<br>REMARKS |
|------|----------------------|
|      |                      |
|      |                      |
|      |                      |
|      |                      |

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.  
**W. BROWN LAND SURVEYING, INC.**  
*Eric Katz* DATE: 01-01-2023  
WOODROW A. BROWN, R.L.S. MN REG 15230

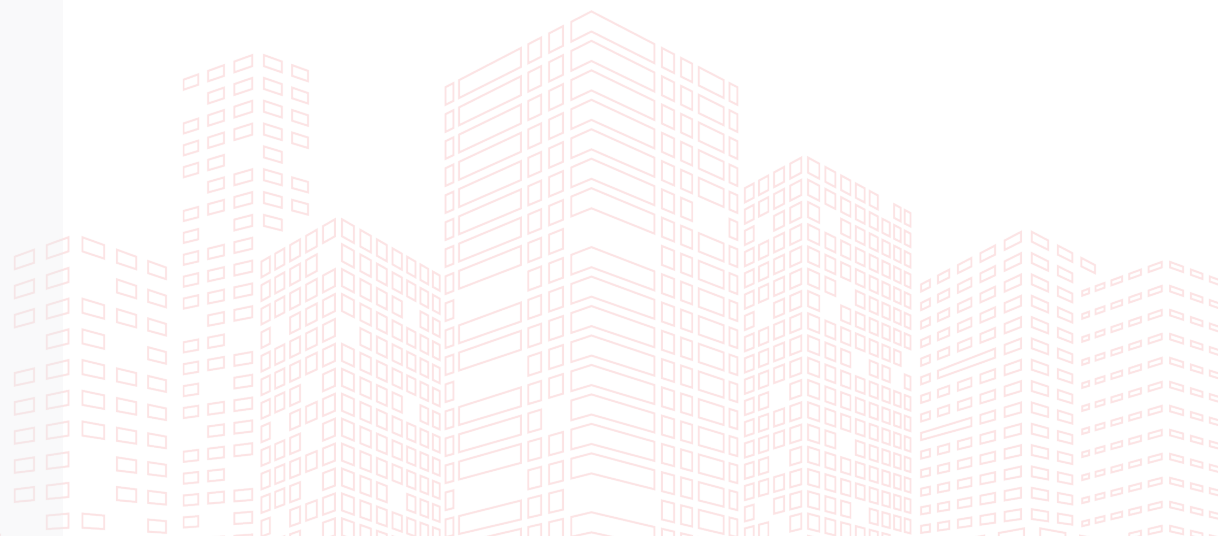
**W. BROWN LAND SURVEYING, INC.**  
8030 OLD CEDAR AVENUE SO., SUITE 208  
BLOOMINGTON, MN 55425  
PH: (952) 854-4055  
WWW.BROWNLANDSURVEYING.COM  
EMAIL: INFO@BROWNLANDSURVEYING.COM



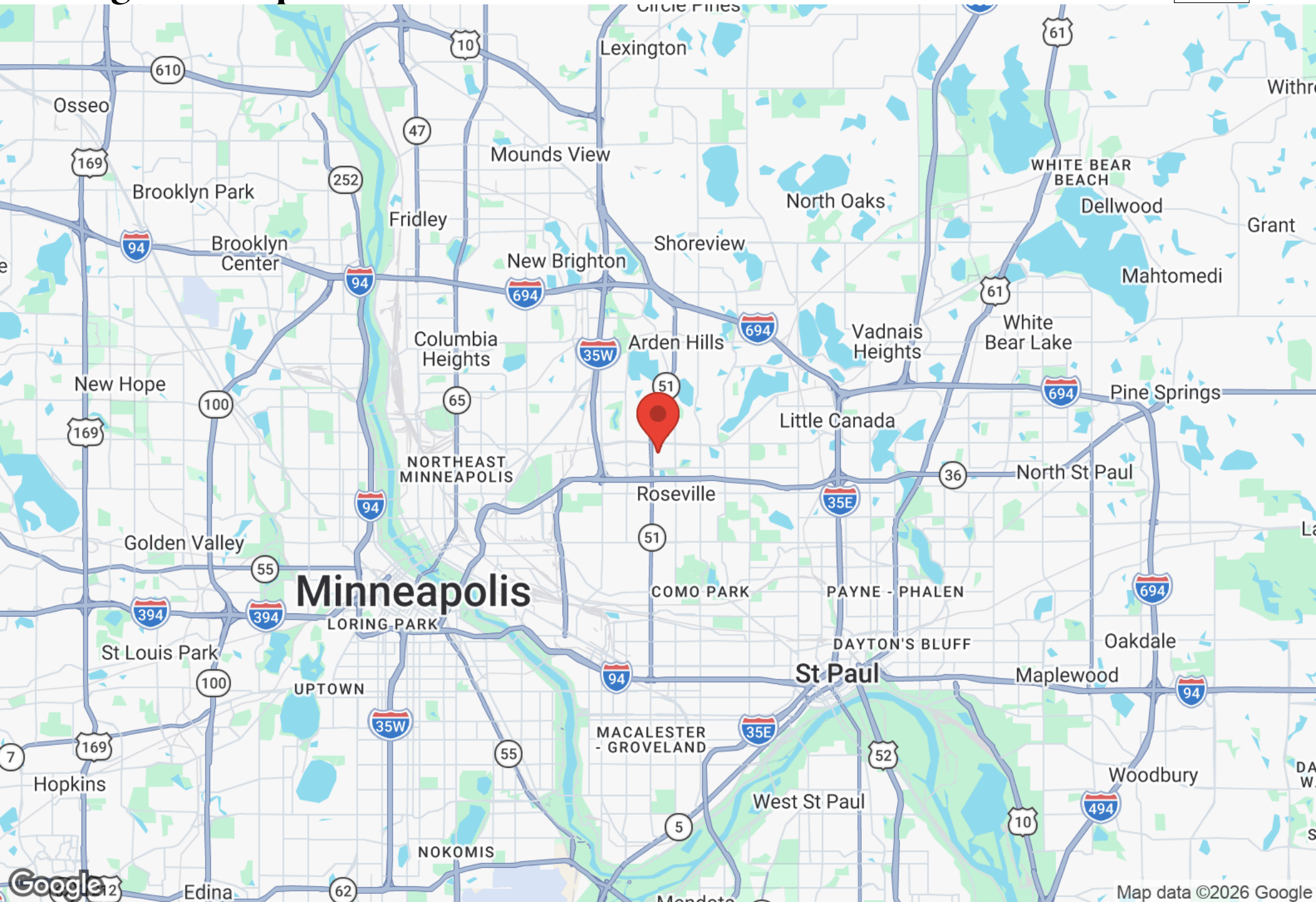
# SECTION II

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## Location Information

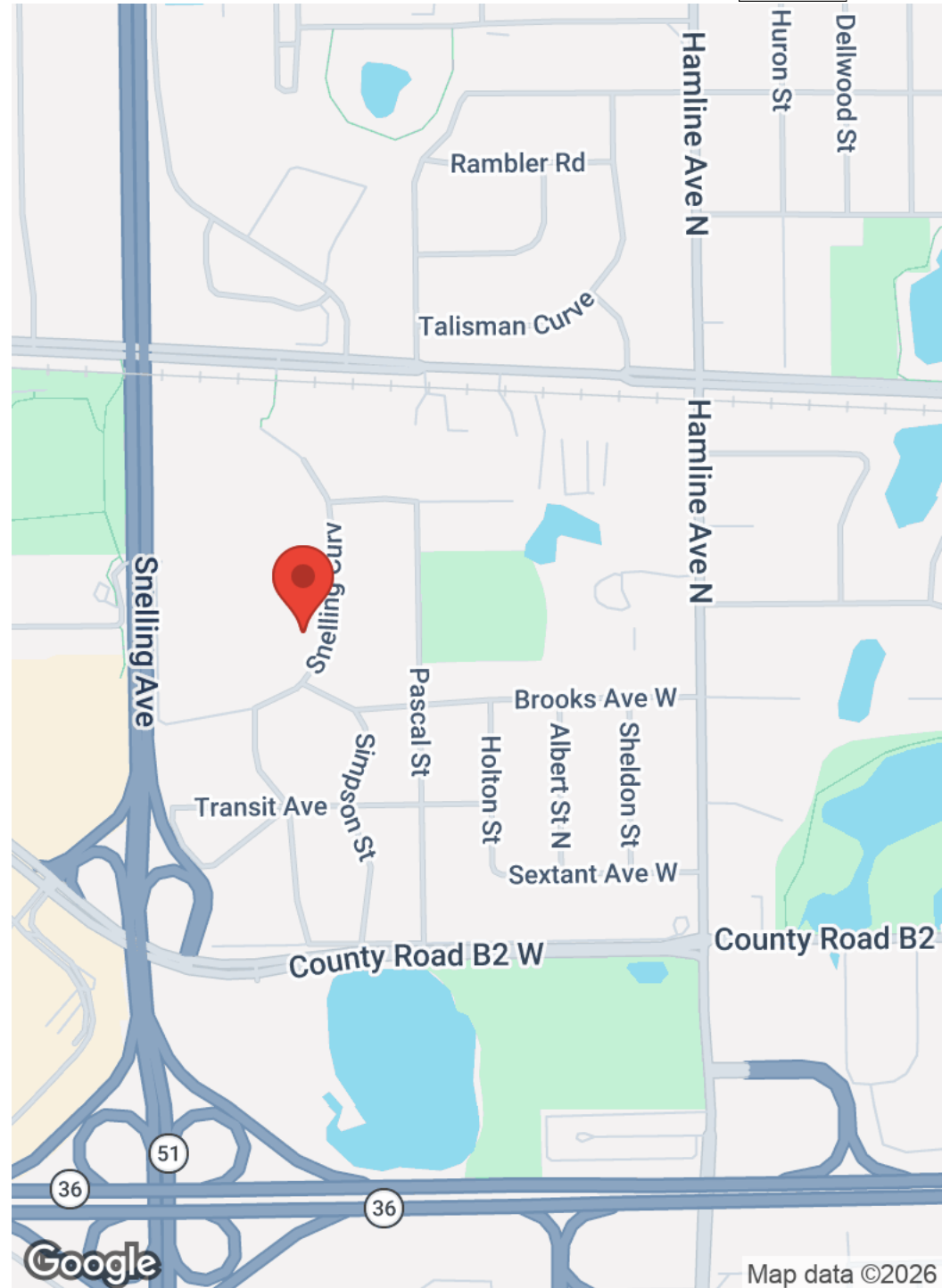
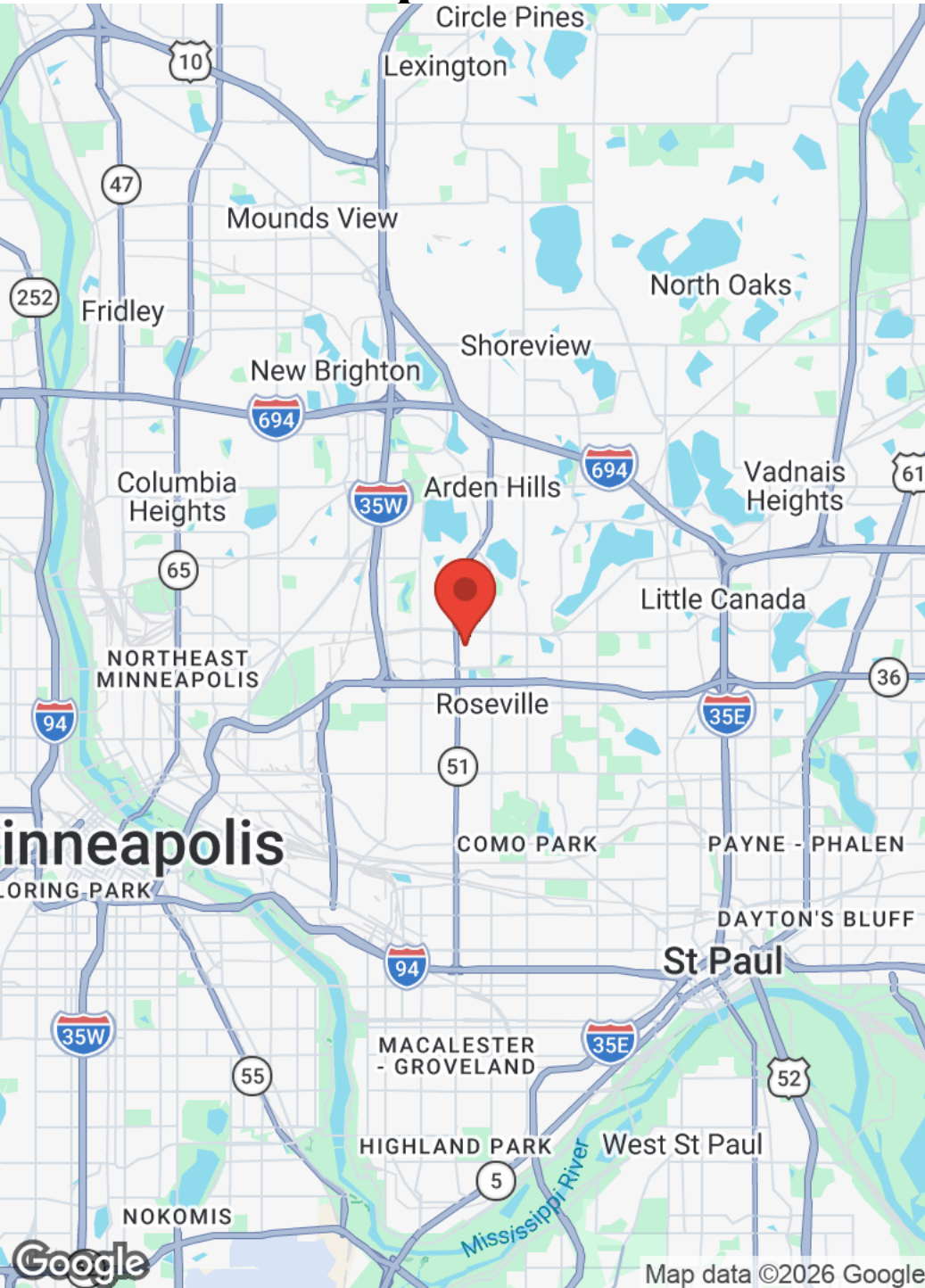


# Regional Map

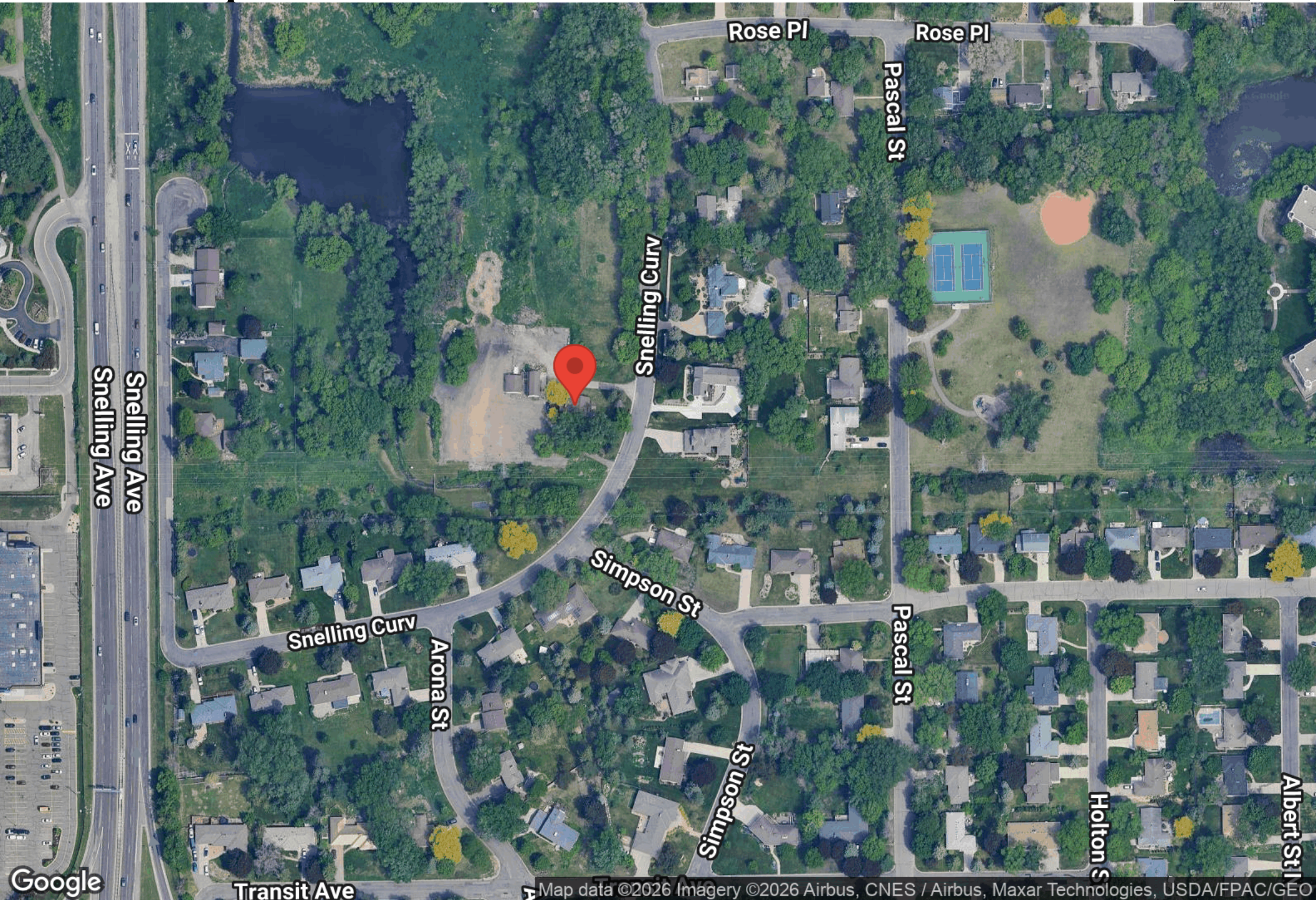


Map data ©2026 Google

# Location Maps



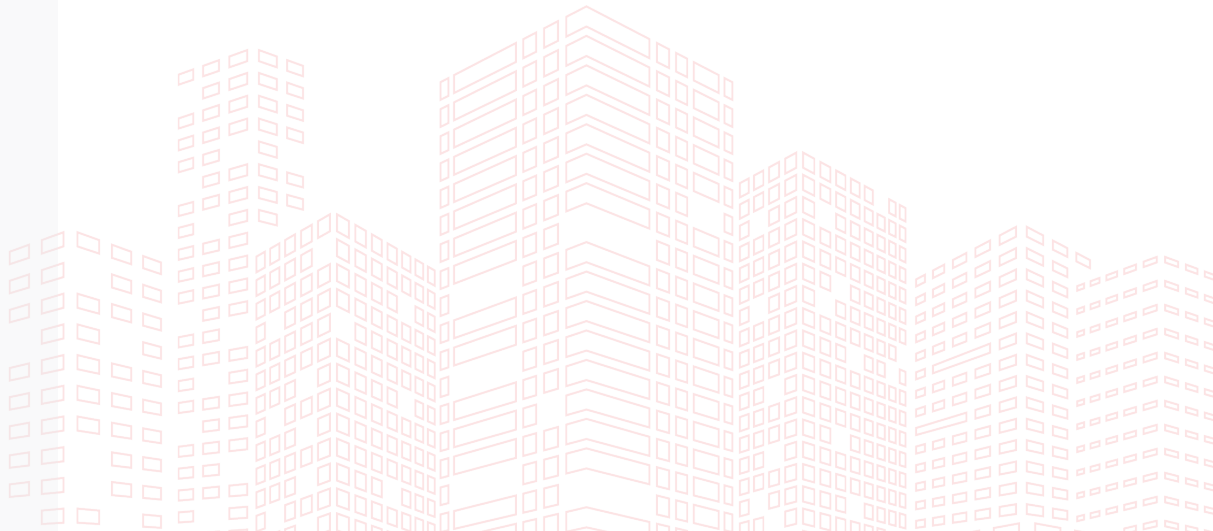
# Aerial Map



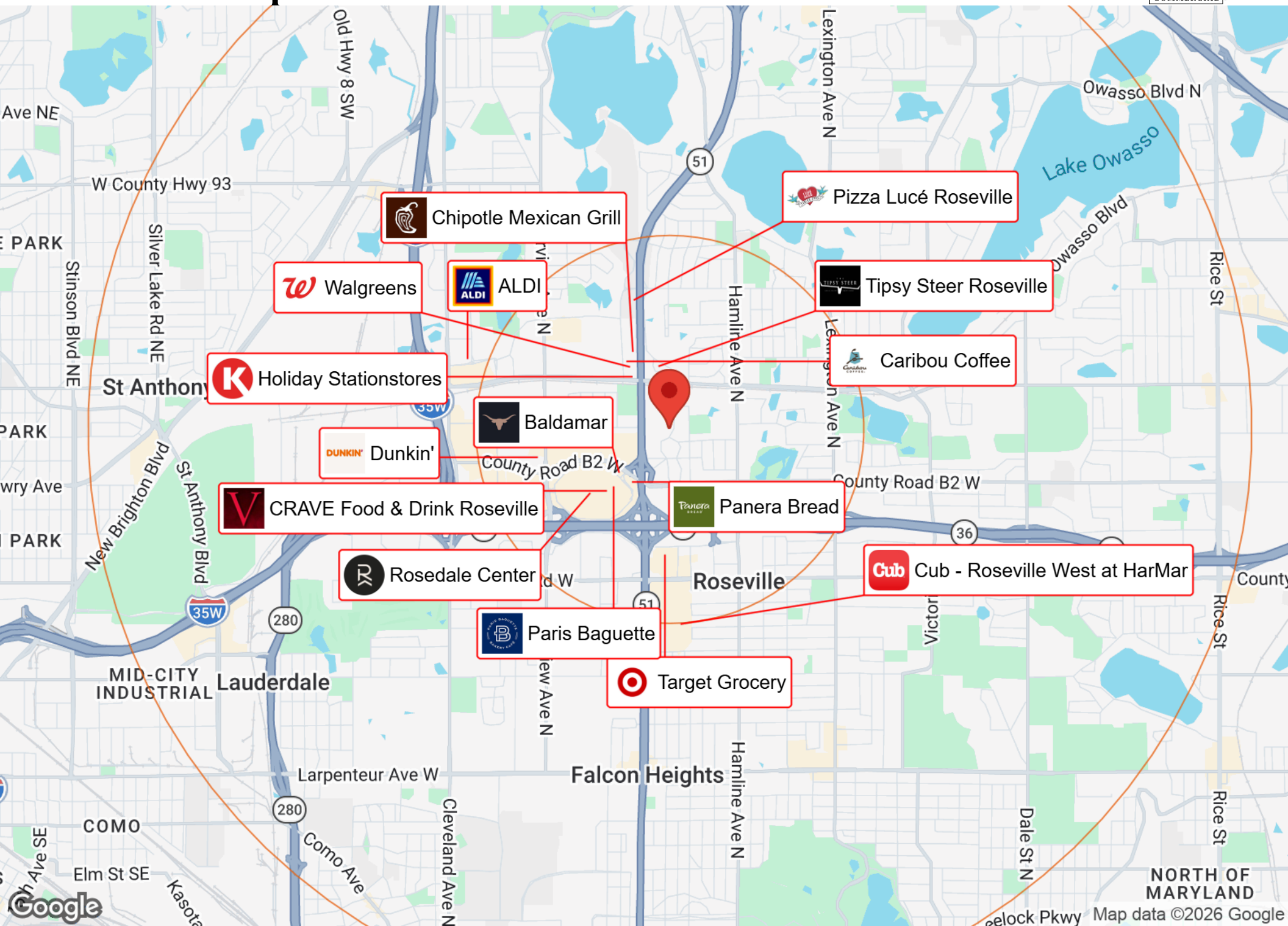
# SECTION III

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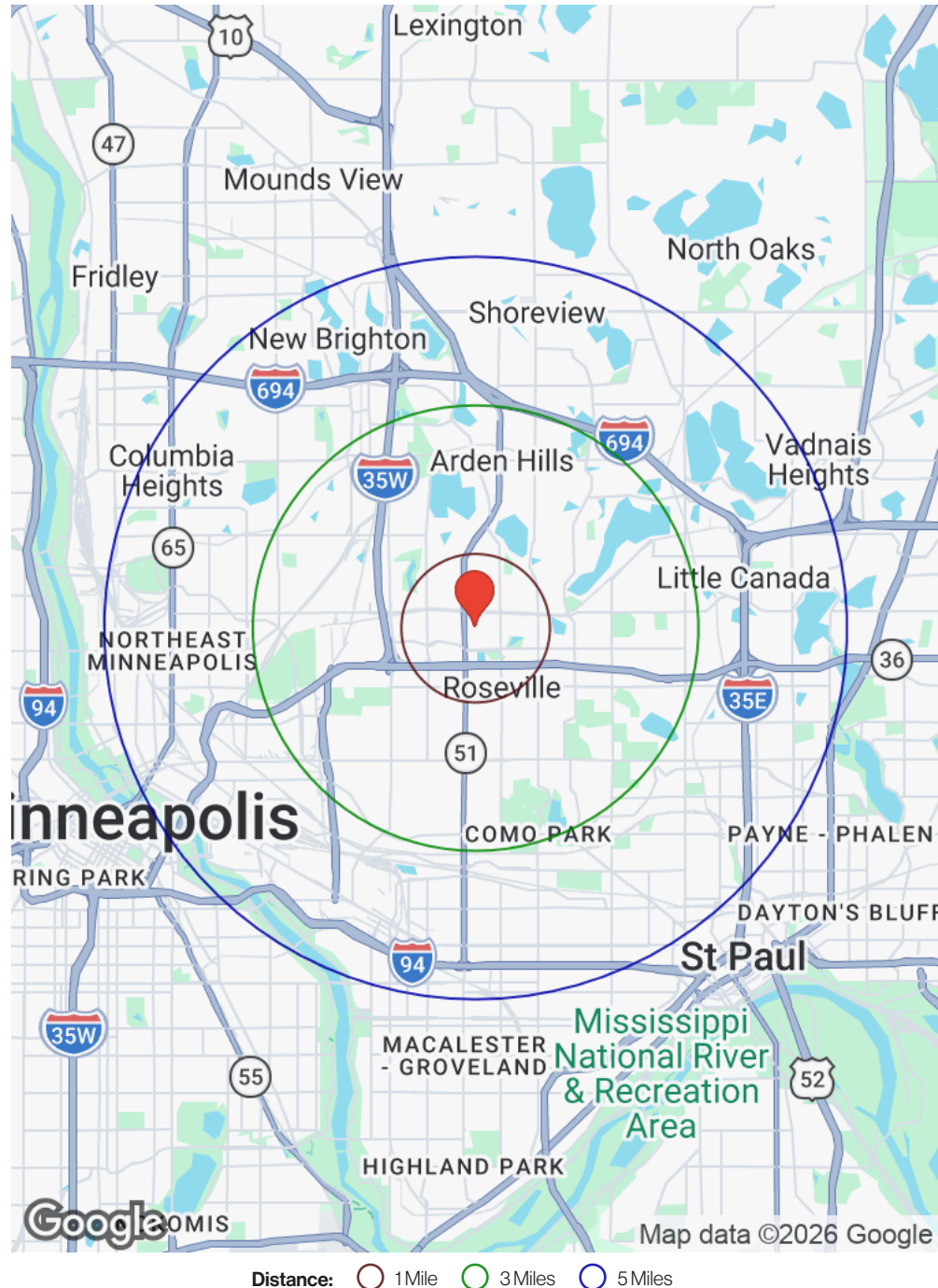
## Trade Area Overview



# Business Map



# Demographics



| Category         | Sub-category     | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|------------------|----------|----------|----------|
| Population       | Male             | 5,090    | 39,597   | 165,025  |
|                  | Female           | 4,848    | 37,568   | 154,084  |
|                  | Total Population | 9,938    | 77,165   | 319,109  |
| Race / Ethnicity | White            | 6,581    | 54,725   | 189,870  |
|                  | Black            | 1,300    | 7,292    | 47,292   |
|                  | Am In/AK Nat     | 33       | 208      | 1,213    |
|                  | Hawaiian         | 3        | 23       | 96       |
|                  | Hispanic         | 670      | 4,375    | 25,018   |
|                  | Asian            | 1,022    | 7,709    | 44,005   |
|                  | Multiracial      | 312      | 2,685    | 11,073   |
|                  | Other            | 18       | 147      | 574      |
| Housing          | Total Units      | 4,903    | 36,355   | 144,320  |
|                  | Occupied         | 4,537    | 33,495   | 132,750  |
|                  | Owner Occupied   | 2,214    | 20,603   | 66,005   |
|                  | Renter Occupied  | 2,323    | 12,892   | 66,745   |
|                  | Vacant           | 365      | 2,860    | 11,570   |
| Age              | Ages 0 - 14      | 1,671    | 12,445   | 54,034   |
|                  | Ages 15 - 24     | 1,482    | 10,169   | 57,146   |
|                  | Ages 25 - 54     | 3,589    | 28,924   | 129,006  |
|                  | Ages 55 - 64     | 1,033    | 8,688    | 30,758   |
|                  | Ages 65+         | 2,162    | 16,938   | 48,166   |
| Income           | Median           | \$81,712 | \$91,125 | \$78,610 |
|                  | Under \$15k      | 346      | 1,829    | 11,969   |
|                  | \$15k - \$25k    | 204      | 1,181    | 7,643    |
|                  | \$25k - \$35k    | 292      | 2,137    | 9,320    |
|                  | \$35k - \$50k    | 487      | 3,120    | 13,160   |
|                  | \$50k - \$75k    | 787      | 5,724    | 21,915   |
|                  | \$75k - \$100k   | 570      | 4,273    | 16,402   |
|                  | \$100k - \$150k  | 785      | 5,814    | 22,246   |
|                  | \$150k - \$200k  | 362      | 3,740    | 12,624   |
|                  | Over \$200k      | 705      | 5,676    | 17,472   |

# SECTION IV

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## Agent Profile



# Professional Bio



Eric has been a licensed agent since 2002. Over his 22+ year real estate career Eric has been involved in many aspects of real estate. He developed and redeveloped real estate, he has helped clients buy and sell their homes and commercial properties, lease space for their businesses, buy and sell small businesses, and purchase and sell development land. From 2005 to 2009, Mr.Katz was also a Vice President at Turnstone Group LLC where he was on a team that led real estate investments valued at over \$175 million. Mr.Katz started his career in Investment Banking at U.S. Bancorp Piper Jaffray in Minneapolis, MN where he was integrally involved in corporate finance transactions with a combined value of over \$1.0 Billion. Mr.Katz received a B.A. in accounting from the University of St.Thomas in St.Paul, MN.

## Eric Katz

Agent

 (651) 238-3440  
 [erickatz@kwcommercial.com](mailto:erickatz@kwcommercial.com)  
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# Opportunity Awaits

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