

Multi-Family Redevelopment Opportunity

OFFERING MEMORANDUM | 2533 SNELLING CURVE | ROSEVILLE, MN

Exclusively Listed by

Eric Katz - Agent | erickatz@kwcommercial.com | 20362602, MN

KW Commercial | North Suburban

3555 Willow Lake Boulevard

Saint Paul, MN 55110

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SECTION I

Property Information



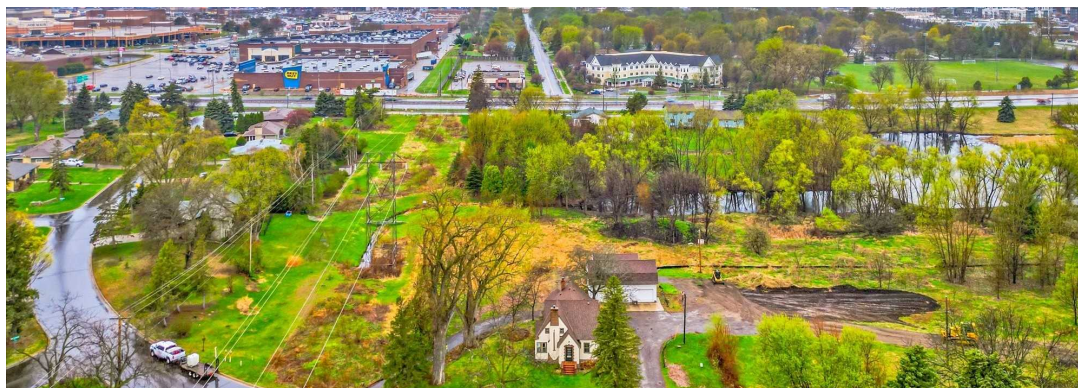
Executive Summary



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 \$1,099,800 — 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 \$1,099,800. 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.

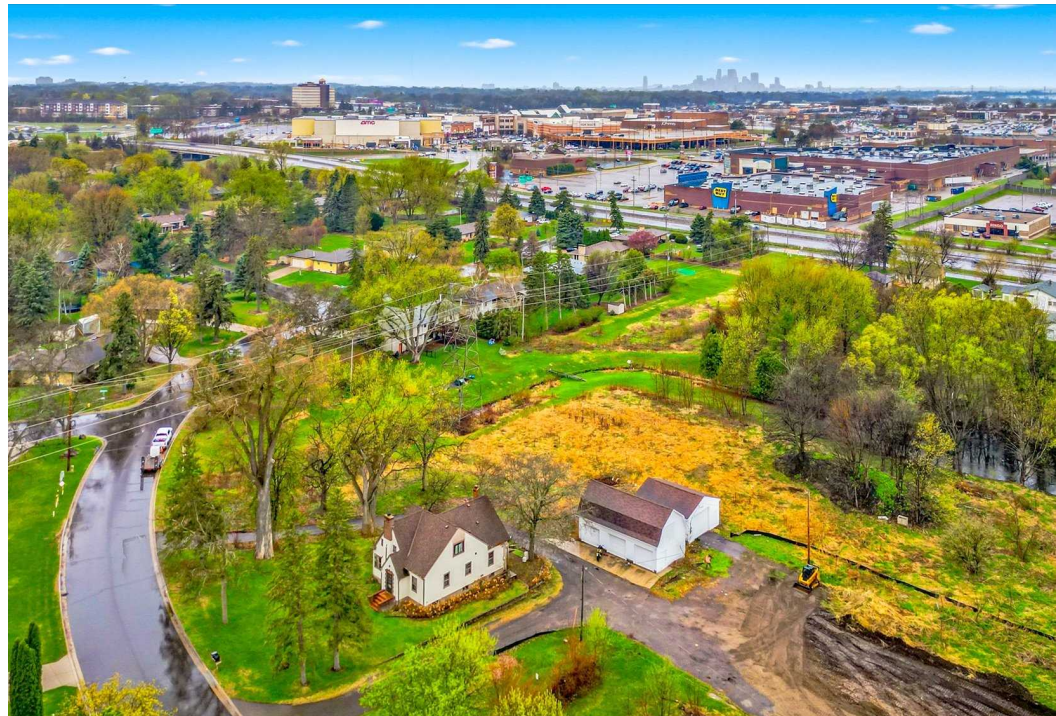
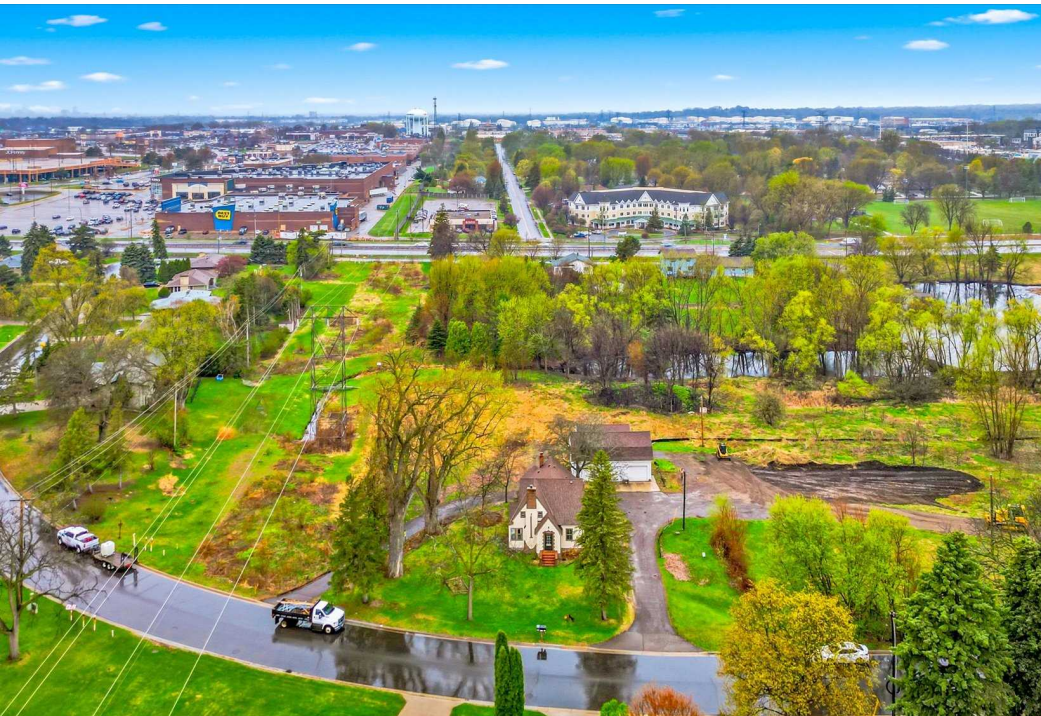
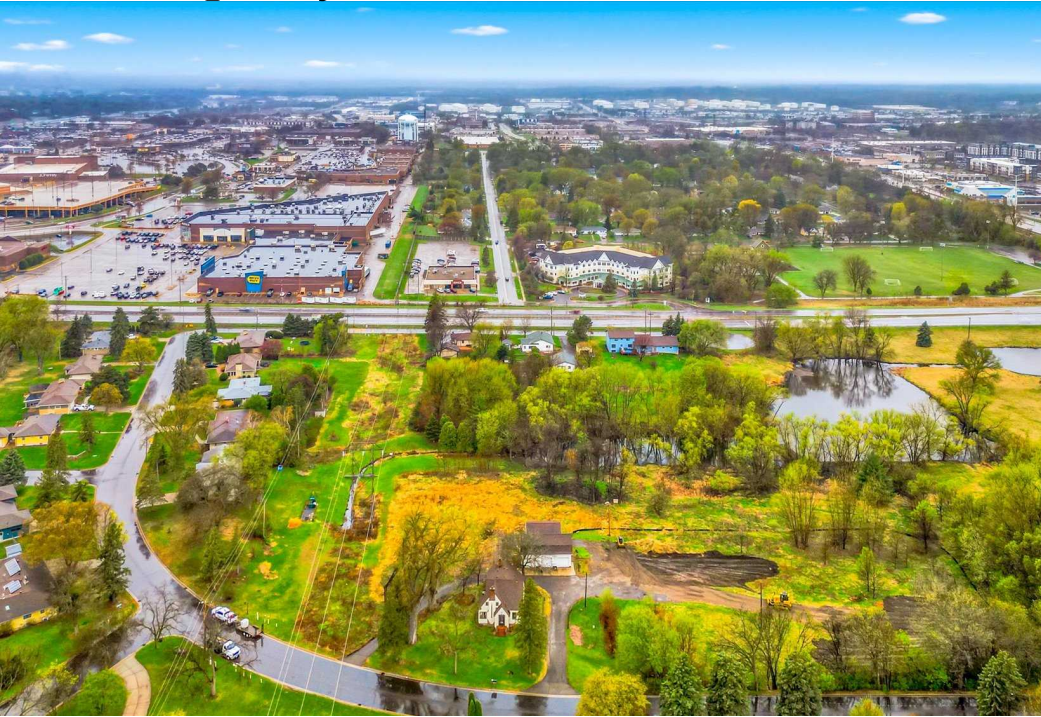


Price:	\$1,099,800
Lot 1 Acres:	1.527
Lot 1 PID:	102923220046
Lot 2 Acres:	1.120
Lot 2 PID:	0102923220027
Combined Acres:	2.65 Acres
Zoning:	Low Density Residential

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.

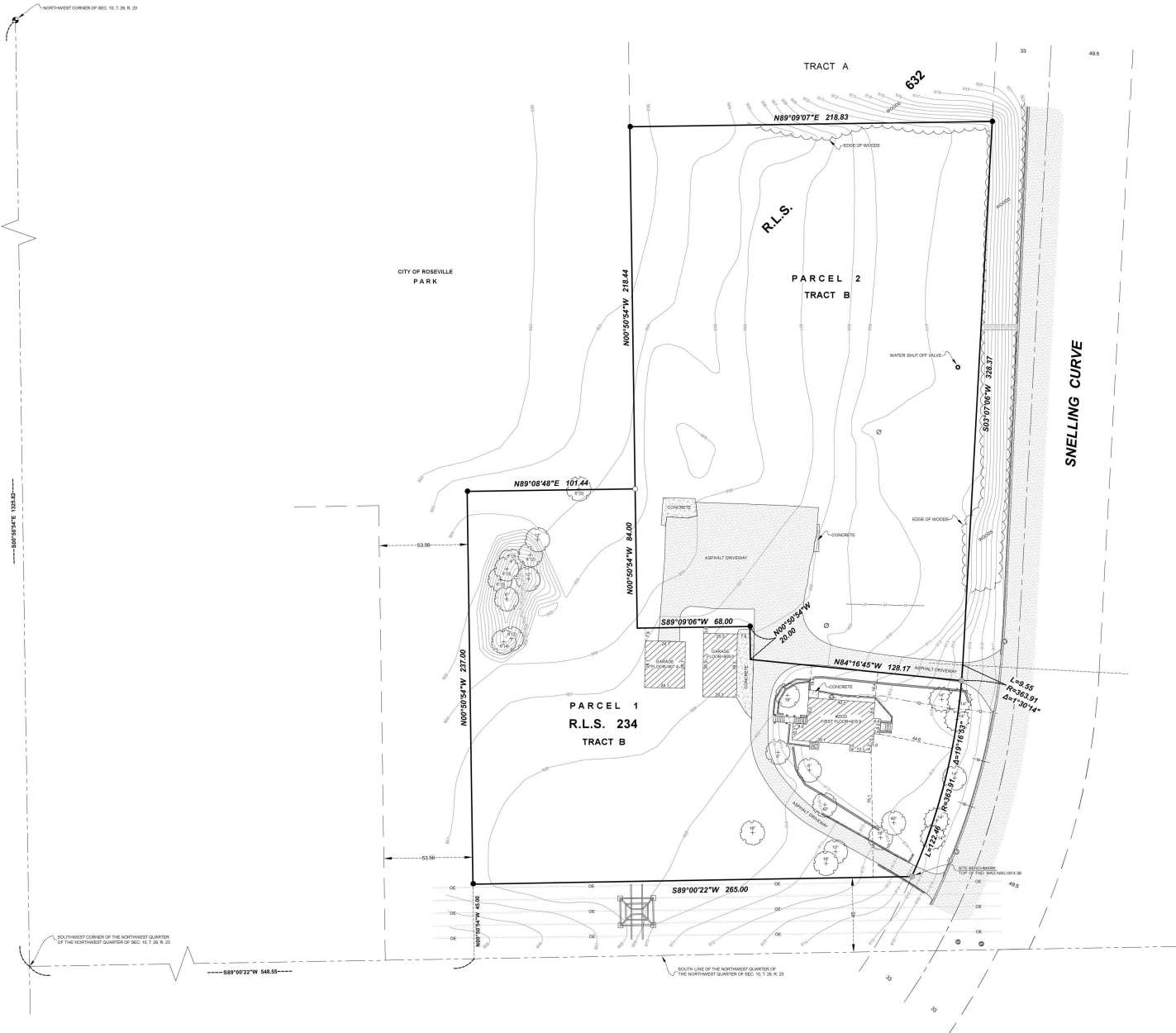
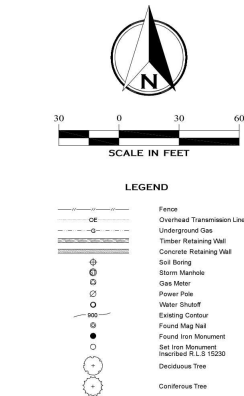
Property Photos



Property Photos



EXISTING CONDITION SURVEY FOR:
WILLIAM LANGE



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.

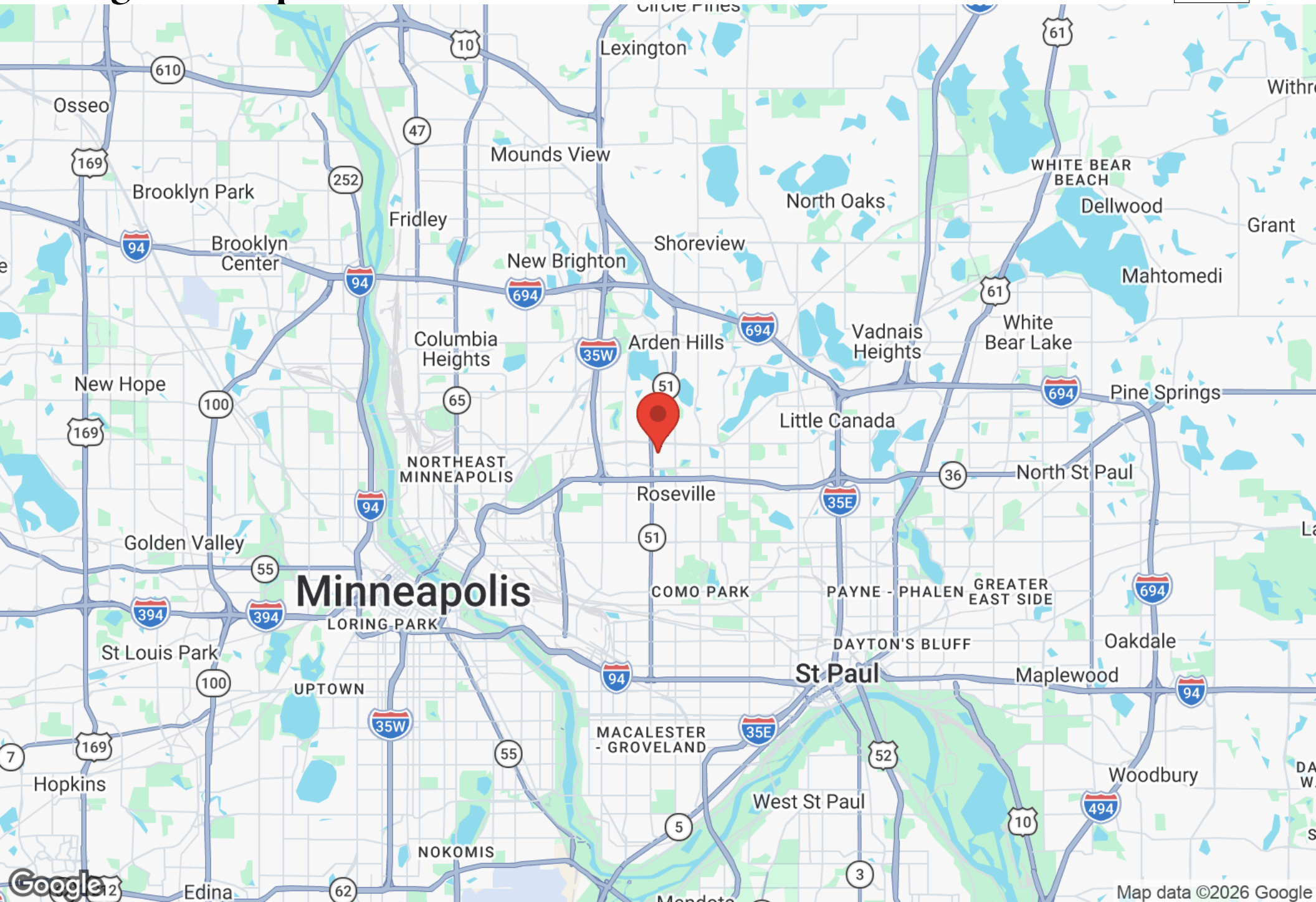
JOB NO. 98-23 BOOK/PAGE 186/51 SHEET 1 of 1 24x36		SCALE 1" = 30' DRAWN CME REFERENCE	SITE ADDRESS 2533 Snelling Curve Roseville, MN 55113 PROPERTY DESCRIPTION Parcel 1, Tract B, REGISTERED LAND SURVEY NO. 234, Ramsey County, Minnesota. Parcel 2, Tract B, REGISTERED LAND SURVEY NO. 632, Ramsey County, Minnesota. SITE BENCHMARK Top of found man and in driveway at southeast corner of Tract B, R.L.S. NO. 234. Elevation = 914.38'	<table><tr><th>DATE</th><th>REVISIONS</th><th>REMARKS</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		DATE	REVISIONS	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.  DATE: 05-01-2023 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
DATE	REVISIONS	REMARKS																				

SECTION II

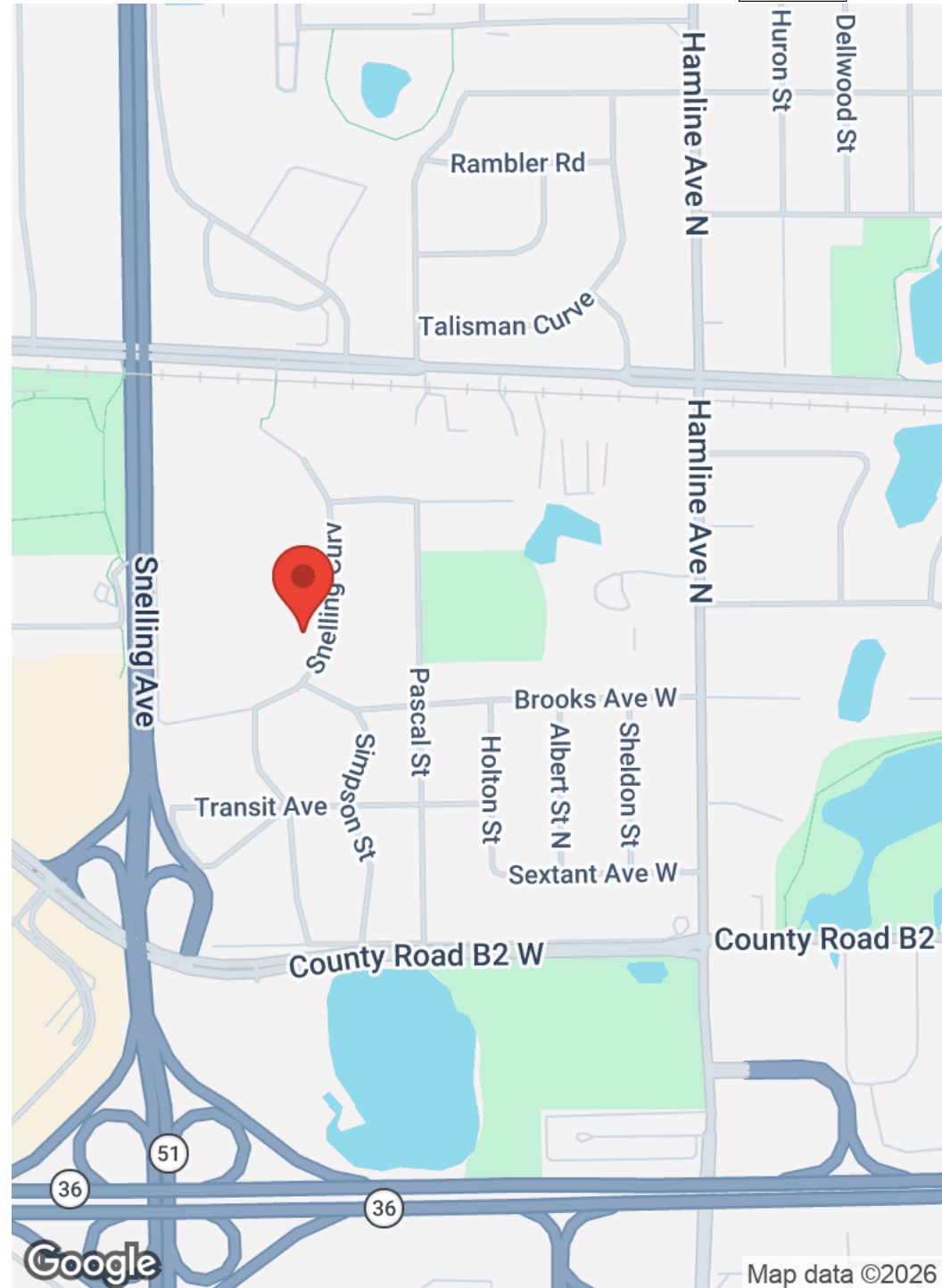
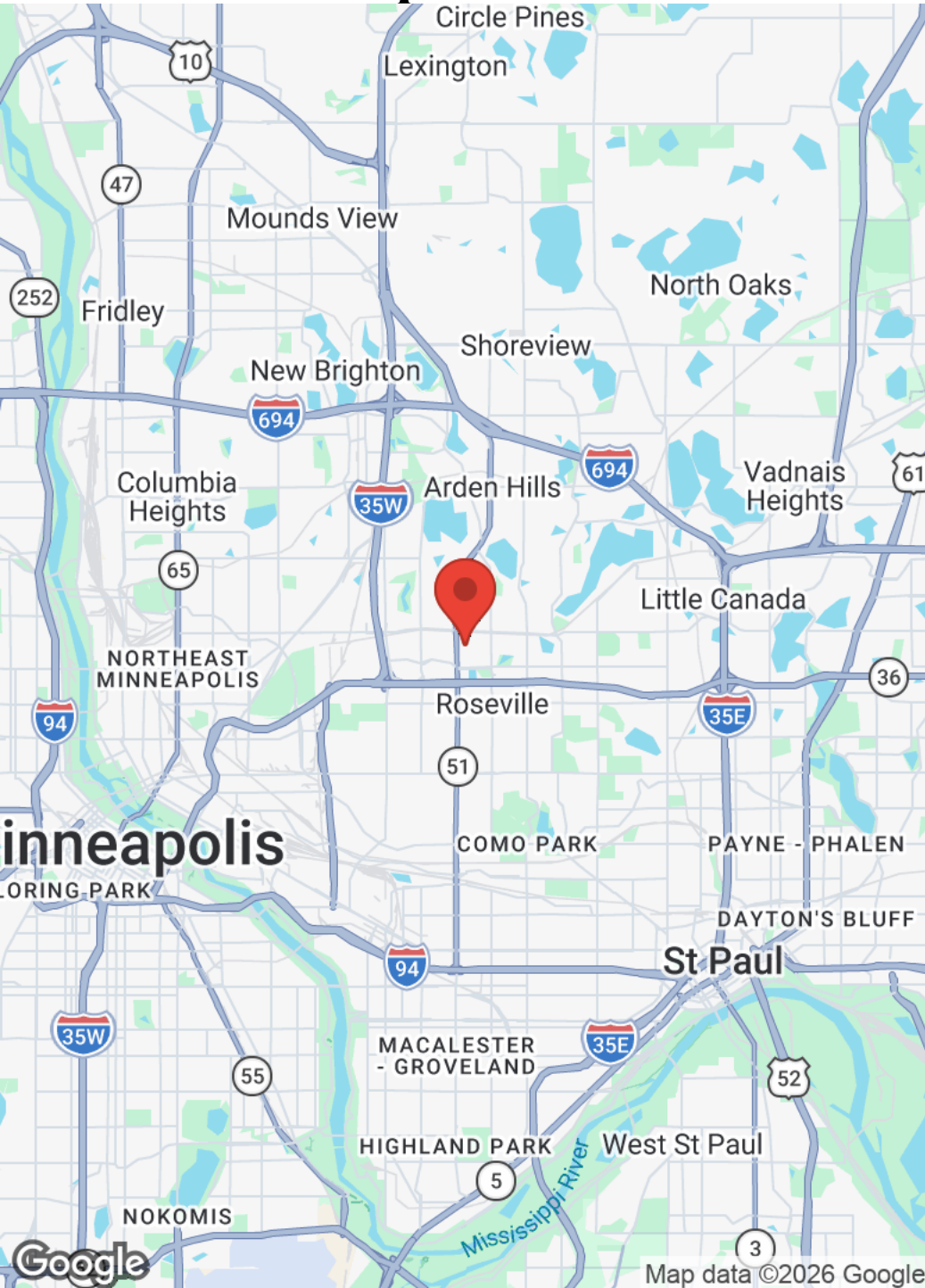
Location Information



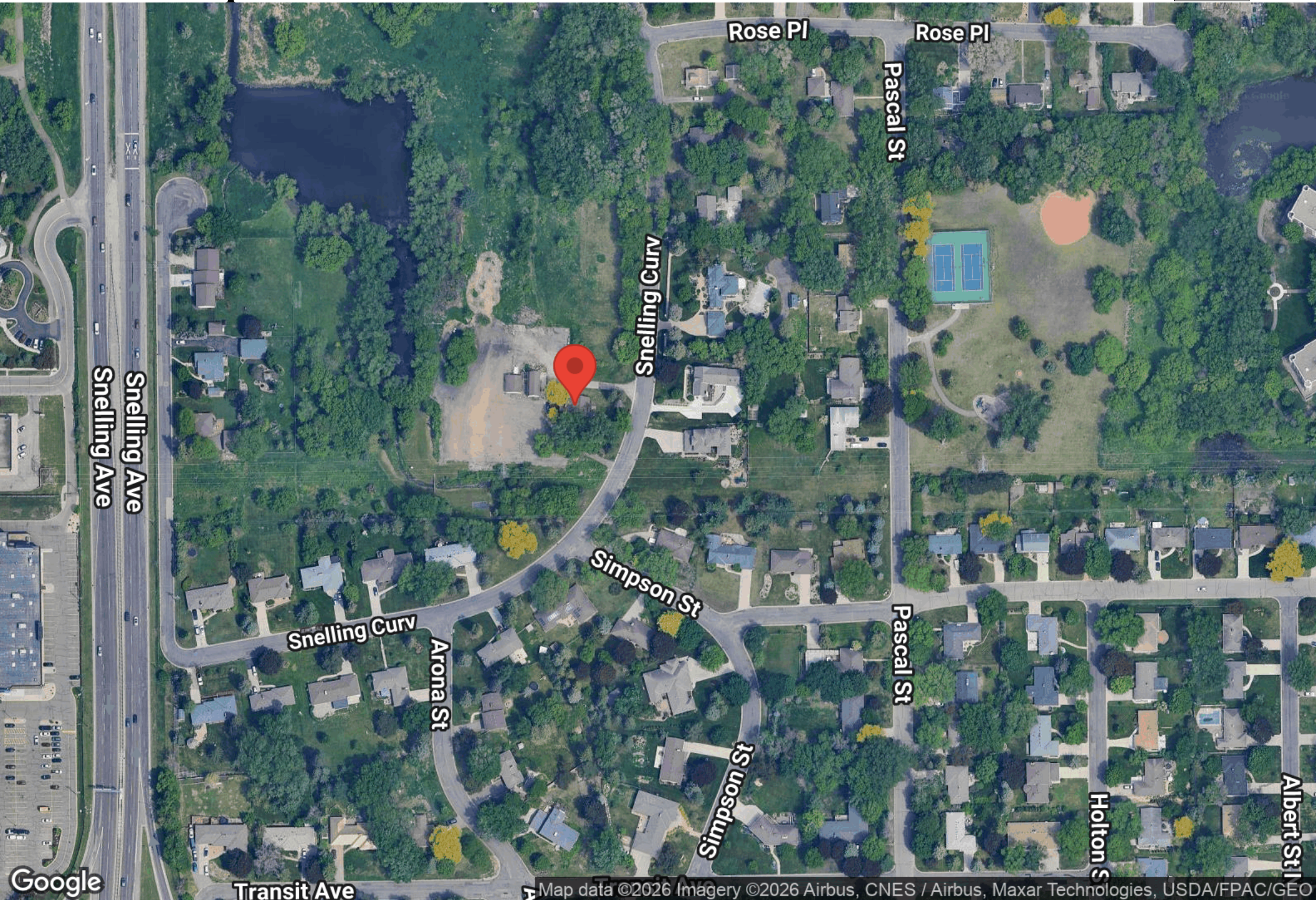
Regional Map



Location Maps

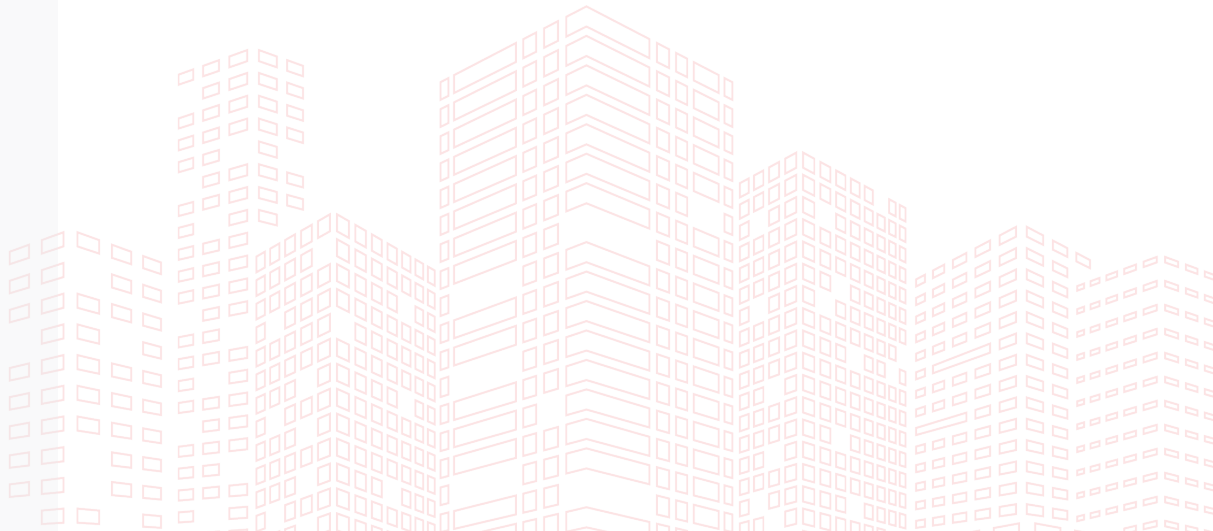


Aerial Map

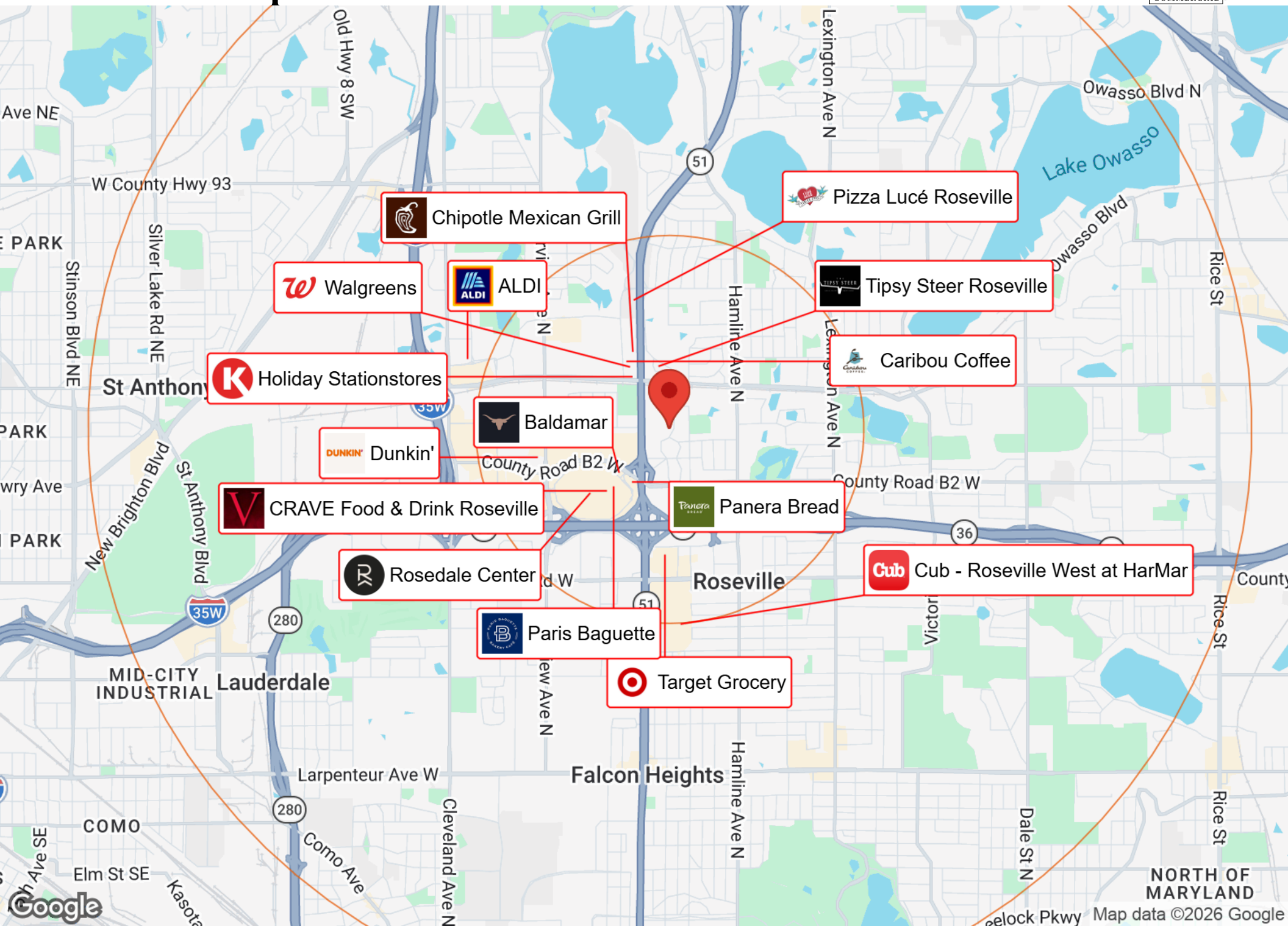


SECTION III

Trade Area Overview



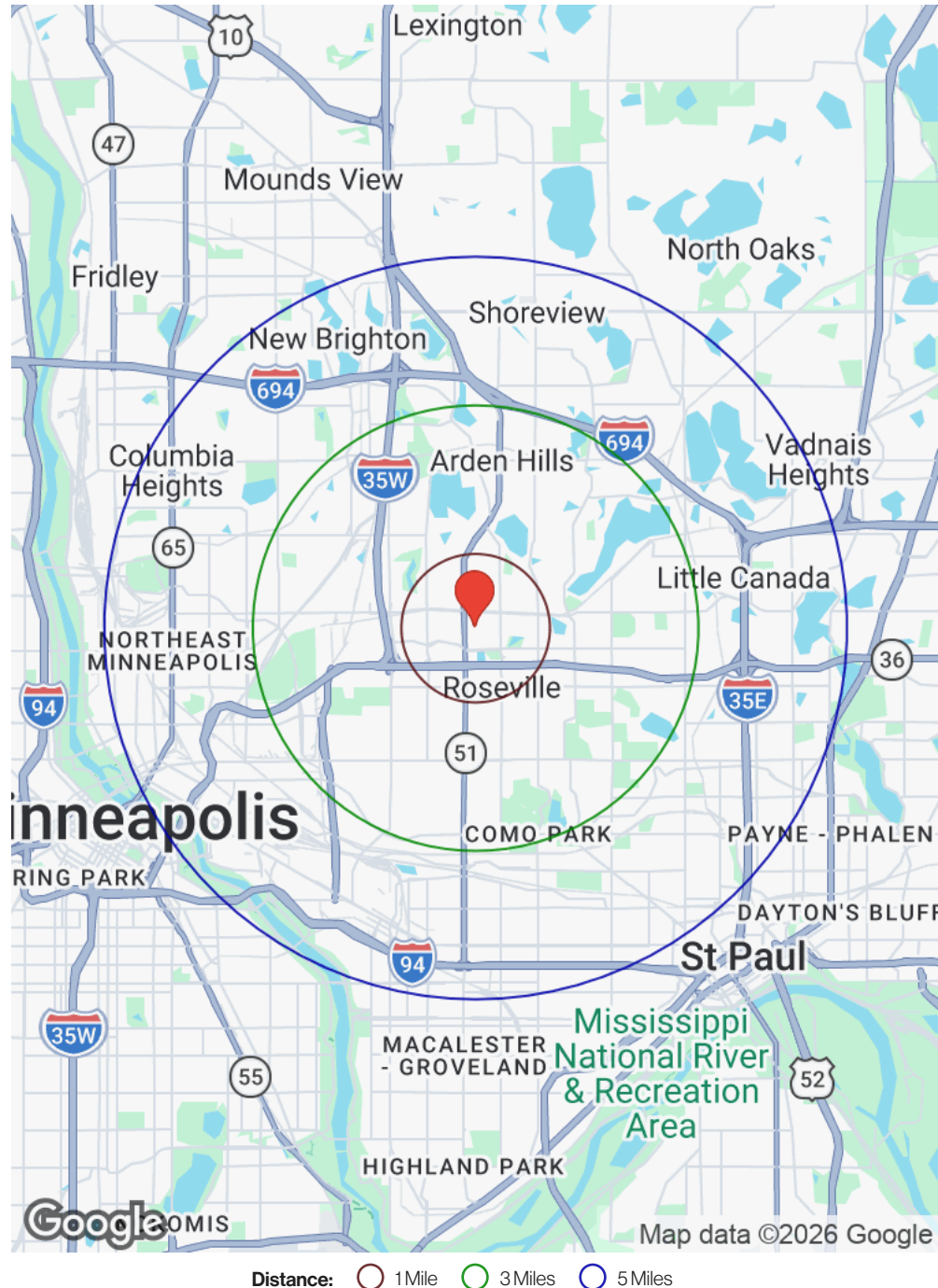
Business Map



NORTH OF
MARYLAND

Map data ©2026 Google

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,702	37,123	157,119
	Female	5,236	40,042	161,990
	Total Population	9,938	77,165	319,109
Race / Ethnicity	White	6,580	54,718	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	1,023	7,709	44,005
	Multiracial	312	2,685	11,041
	Other	19	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	1,483	10,170	57,143
	Ages 25 - 54	3,589	28,923	129,001
	Ages 55 - 64	1,033	8,687	30,761
	Ages 65+	2,161	16,938	48,169
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

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

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Opportunity Awaits

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