

Undiscovered

GEMS OF MINNEAPOLIS





UNDISCOVERED GEMS OF MINNEAPOLIS



So you're looking to buy a house. Where do you even start? Even if you're familiar with a city, there are all kinds of new neighborhoods that are on their way up (or worse, on their way down). Navigating this shifting sea of real estate can be a total, well, bummer. If only there was some sort of handy guide to figuring out what you want, when you want it, and - most importantly - where it is.

Guess what? We did that. And you're reading it right now.

That's right we created this Ebook with you in mind. From great restaurants and breweries, to walkability, to parks, to those up and coming neighborhoods you hear whispered about at parties, we combed Minneapolis for hidden gems that are exactly what you didn't even know you were looking for. And check it out, maybe you still won't totally be sure where you'll end up after reading this guide (*cough* that's what a good real estate agent is for *cough*), but you'll definitely have a better idea of where you're going – and how to get there within the budget you have.

We've broken this guide down into some of the biggest factors that we consistently hear from our clients.

- Walkability
- Night Life (Restaurants and Breweries)
- Greenspace (parks and wilderness)
- Up and Coming
- Value/Cost
- Space (acreage)
- New Construction
- Condos
- The Great Outdoors

We designed this guide so that you can use it the way you want. If you're still searching your soul for what makes your perfect space, then feel free to get some ideas. If you know exactly what you want, then skip to the section that speaks to you. Either way, you're sure to find something that feels just a little more like home than before you started. We know you're excited and a little scared to take this first step, but read up and eliminate that fear. This is going to be the most fun you've ever had reading about real estate.



ACCESSIBILITY/ WALKABILITY



If you're looking for big city life, but don't want to live downtown, then walkability is going to be one of your main concerns.

This means having easy access to groceries, entertainment, and libraries. While there are some pretty well-known options (we're looking at you, Uptown, North Loop, and The Wedge), we might have an option that you haven't thought about.

HAMLIN-MIDWAY

The midway neighborhood rests, you guessed it, midway between St. Paul and Minneapolis.



Located north of the Green Line (The Twin Cities light rail that runs through each urban center) and University Avenue, it technically is located in St. Paul but is within spitting distance of Minneapolis. Midway isn't as densely packed as more well-known residential areas like The Wedge or the North Loop, but the parts of Midway that are close to the Green Line offer something truly unique to any homeowner that lives there.

There are virtually endless options for food, groceries, and nightlife. While these destinations might not seem walkable at first, if you utilize the Green Line they're all well within walking distance. Not only that, the Midway Neighborhood is in the midst of a crazy revitalization, with a new MLS soccer stadium located there, and a planned development shopping center on the way in the next few years. This is a neighborhood that's about to blow up. If you're somebody who loves biking to work, or just wants a way to see the cities without having to get in your car, Hamline-Midway is worth a very long look.



THINGS TO LOVE: Walkability index, easy drive times, Green Line, holistic living (everything you'd need is within walking distance... grocery, restaurants, libraries, convenience stores/target, etc.)



RESTAURANTS AND BREWERIES



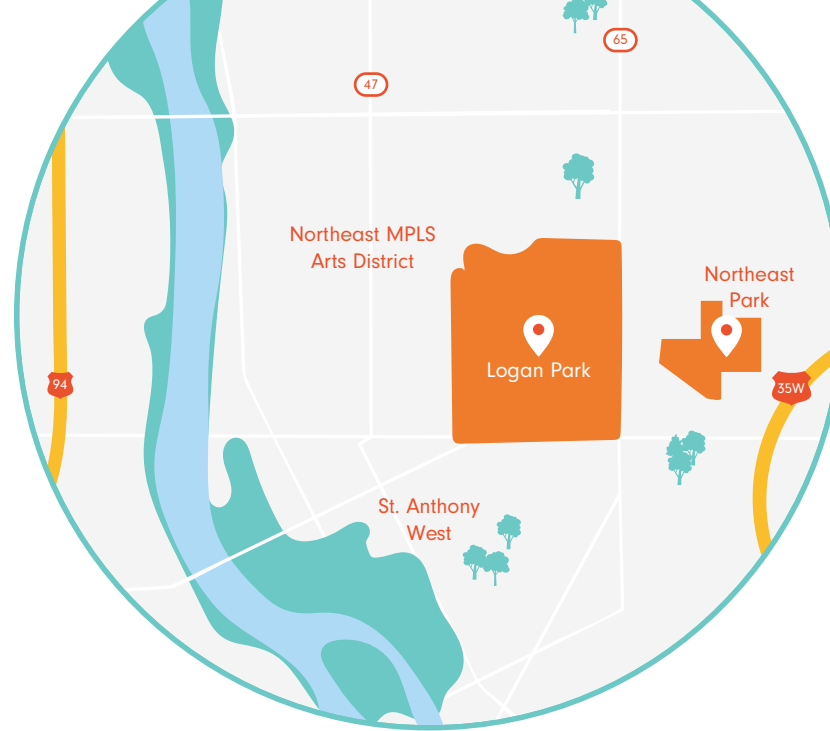
I mean, let's be real.

Who doesn't love restaurants and breweries? Like, duh.

For years some great Breweries have been popping up in Northeast Minneapolis, to the point that it's almost a cliché to point it out. While this real estate has been getting snapped up by grownup hipsters, and cool folks with young families, there's still a neighborhood or two where you can find some truly great nightlife for a truly great value – plus it's a great place to raise your kids!

LOGAN PARK & NORTHEAST PARK

Logan Park and Northeast Park park are right next to each other along Broadway Street.



This has been a neighborhood since the civil war, so most of the houses tend to be big and Victorian, but there are smaller residential houses available if you know where to look. Part of the appeal of this area is it borders on industrial space that's been repurposed for a ton of fun stuff. If you're looking for a fun night of drinks or candlelight yoga then try Tattersall Distilling, a super funky craft spirit distillery that offers tours, events, and tastings and is located on Central Avenue.

The restaurants of Logan and Northeast are too numerous to name, but we'll give you the highlights. For the more adventurous eater, Centro is a super hip Mexican eatery that offers new takes on old Mexican standards. Likewise for Maya Cuisine. If you're looking for more down-home diner food, they've got the hookup too, Ideal Diner offers giant portions in a fun throwback atmosphere. Literally, dozens of restaurants dot this area and with more opening all the time, it feels like the glow-up for Northeast is far from over. The money you'll save on a house will probably go right back into the communities' nightlife, but hey, that sounds like a win-win to us



THINGS TO LOVE: Walkability index, easy drive times, Green Line, holistic living (everything you'd need is within walking distance... grocery, restaurants, libraries, convenience stores/target, etc.).



GREENSPACE



You fancy yourself an outdoorsy kind of person, but you don't want to make a daytrip out of it every time you want to see a little nature.

Maybe you love hikes, running, or just need a little time to enjoy the beauty of the natural world in some peace and quiet. Don't worry, you don't have to move up north to connect to the untouched, beautiful nature that makes this state great. We've got two spaces that might not be on your radar, but offer that perfect mix of city life and the great outdoors.

ELM CREEK

Elm Creek is a Northern suburb of Minneapolis that offers endless options for the outdoor enthusiast.



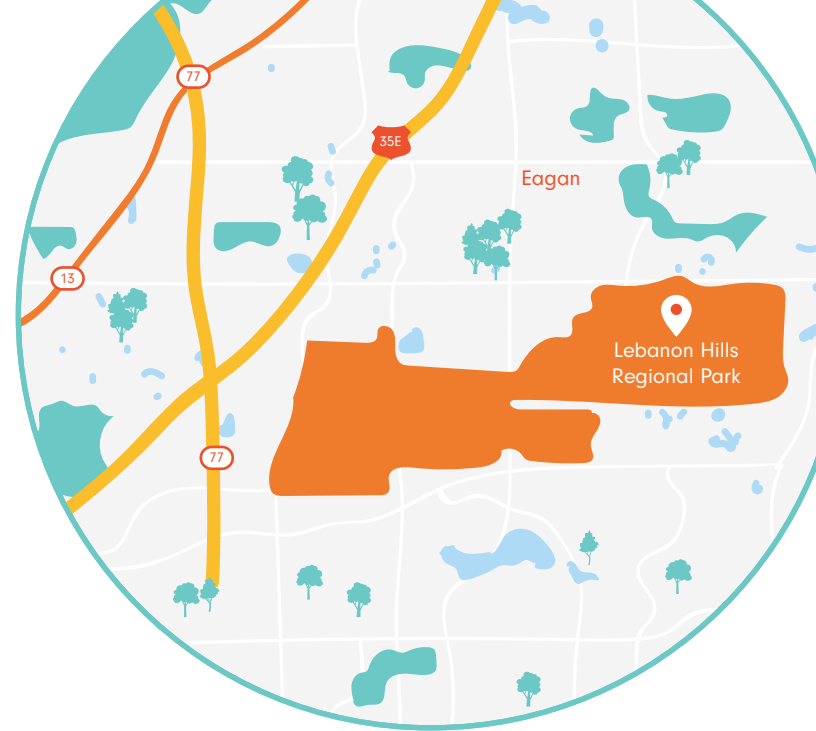
They have epic cross country skiing trails, endless bike and hiking paths, a ton of wildlife, places to swim, and of course dog parks (humans aren't the only ones who love being outside). At 4900 acres, a place adjacent to the Elm Creek Park Reserve is the perfect location if you see yourself as more of a Bear Grylls, but with just a 20-minute drive to downtown, you can still feel like Ryan Gosling on the weekends. That's what's up.



THINGS TO LOVE: Endless paths to hike and bike, swimming, and dog parks – and all of it just twenty minutes from urban fun downtown if the mood happens to strike.

LEBANON HILLS

Is your idea of fun tooling around on your mountain bike until you're covered in mud and drenched in sweat?



It's not for everyone, but for the weekend warrior bike crew, there's just something about an out of the way bike trail that just energizes you like nothing else. It's the perfect synthesis of working out, meditation, and discovery that is totally addicting. Lebanon Hills has that in spades. Not only that, it's got something like 10+ entrances to the park, all offering something a little different. Love lake access? You got it. Pavillions? Yup. A crazy dirt road which you basically need a 4x4 to get into? That's right. It's not for everyone, but if you love a little adventure in your life, then Lebanon Hills is your ticket to ride.



THINGS TO LOVE: Amazing vistas, great hiking, and easy accessibility to the finer things in life with just a short drive.



UP AND COMING



Sometimes it's best to get out in front of something before it becomes popular.

We don't mean in the hipster "I liked that band before it was cool," kind of way, more like the "I can't believe we got such a good deal" way. Sometimes the best value can be found in areas that are just starting to offer the amenities that attract people to buy. Lots of the conveniences that appear in other places on this list (coffee shops, restaurants, breweries) are represented in these areas, but at a price that's considerably cheaper.

And let's be real: that's the biggest appeal. While all signs point to the idea that these neighborhoods are having their glow-up, there's still a good enough market where the prices haven't appreciated to the point of other Minneapolis real estate hubs. So where's the next happening spot? Glad you asked.

MIDWAY

The Best Bang for Your Buck. We talked a little bit about Midway earlier, but the value really starts here the farther you are from the Green Line.



While this is definitely an up-and-comer, there are still tons of places for sale here at very reasonable price points for first-time buyers. Best known these days as the neighborhood that houses the MLS stadium for Minnesota United, there's a big-time economic revitalization that's happening all throughout Midway. Shopping centers, restaurants, and coffee places are all about to have their moment. Midway also houses The Creative Enterprise Zone. Since it's located mid-city between downtown Saint Paul and Minneapolis, it has the goal to be a recognized center of creativity and enterprise, a place where people make a living by their creative capacities.

This is an especially great deal if you're a bike commuter. Access to the Greenway is a definite big-time benefit, and it's family-friendly enough that you don't feel weird about taking your kids along for the ride. One thing: this neighborhood is already blowing up, so if you're in the market it might be better to try and find a place sooner rather than later. It's only a matter of time before it's not up and coming anymore.



THINGS TO LOVE: Supreme bike-ability, Greenway, Allianz Field, Can Can Wonderland, cheap while still retaining great value.

HARRISON

*Still Feeling Like Royalty
Located in the Near North area
of Minneapolis, Harrison has
Bassett Creek to the south and
Theodore Wirth Park to the west.*



Located in the Near North area of Minneapolis, Harrison has Bassett Creek to the south and Theodore Wirth Park to the west. If you're a music buff, you'll know that Prince famously grew up in Harrison and those vibes still resonate today. It's a fun place with plenty of funk and an oversized personality – even for its small size (sort of like the man himself). Around since the 1900s, Harrison used to be known as “Finn Town” because of its large Finnish population. Nowadays it's known more for having tons of bars, restaurants, and parks.

If you're a young professional looking for a place where you'll still get a ton of nightlife and diverse dining experiences, this is a perfect neighborhood to look at. If you're a family, you can take note of its exceptional school district and access to parks. No matter how you slice it, these real estate prices are sweet enough to make doves cry.



THINGS TO LOVE: Rich history, diverse restaurants and bar scene, parks, ghost of Prince(?), great school district.



SPACE/ACREAGE

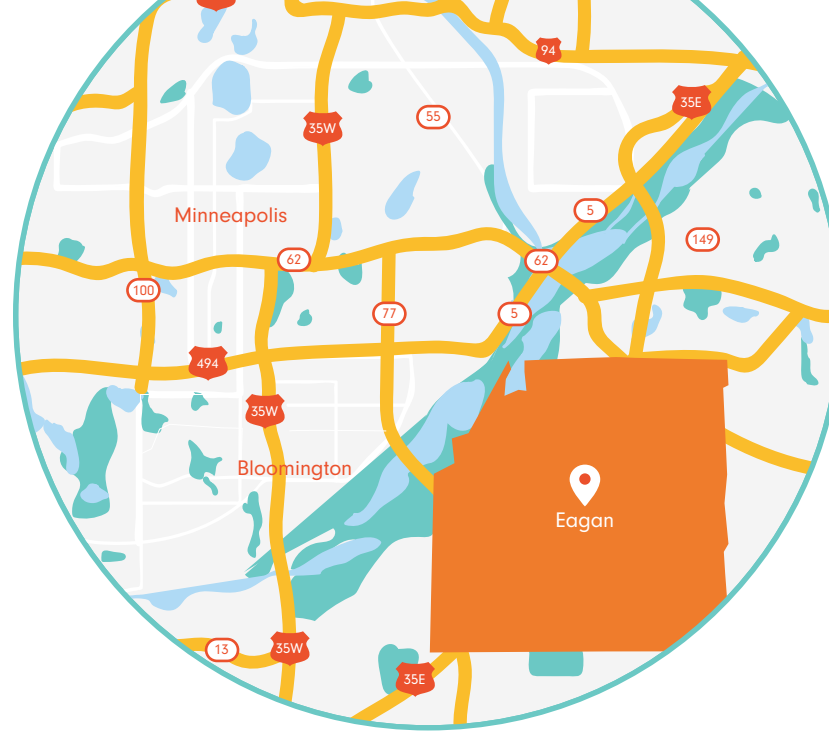


Sometimes the reason to get out of the city is that you just need a little more space. You want the room to walk around and just... live, dude. We get it.

Time to ditch the rat race and get back to the basics. We've organized these three spots all offer an increasing amount of acreage as they get farther from the city center. Find you a backyard that goes on for days.

EAGAN

Welcome to Your Family's New Life. Closest to the city, but closest to your neighbor.



Eagan offers a way to live more than fifteen feet away from your neighbor without sacrificing too much in the way of location. Sure, you might not get the 10+ acres that you'll get in Elk River... but you also won't have to plan too hard for a weekly trek to Trader Joe's or Whole Foods. That's great value without sacrificing your quality of life.

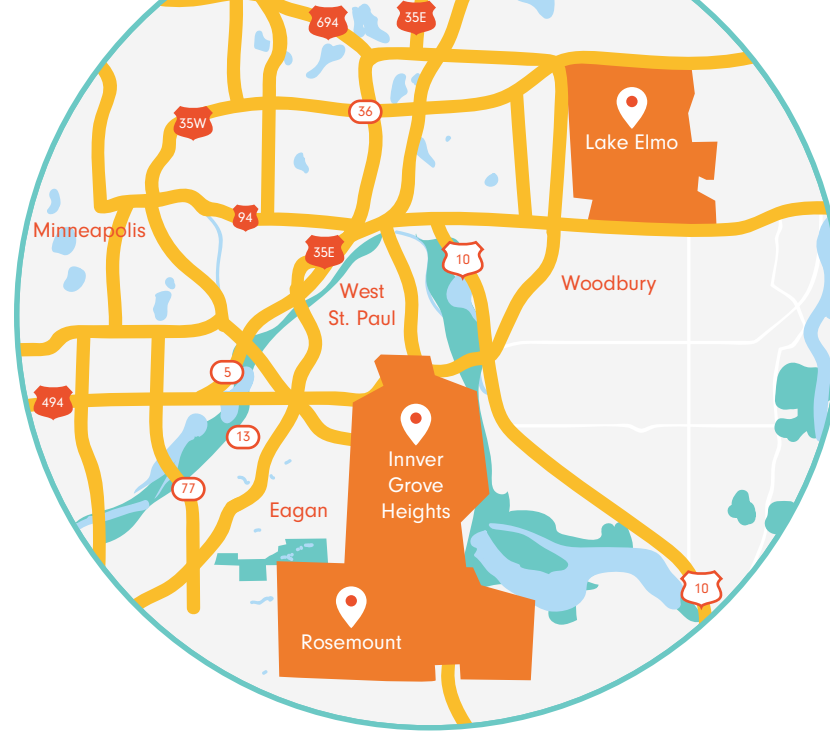
Especially good if you're starting a family or have medium size dogs that want a little space. Eagan has the basics. Sure, you're not getting big-city living, but you're close enough to the city that it's an easy drive if you get wistful and want to catch a show or play some Top Golf. It's also got great public schools, is good for families and is one of the safer neighborhoods you'll find.



THINGS TO LOVE: Big yards, great for families, safe, a suburban feel, close enough to make you feel like you're still part of the city.

INVER GROVE HEIGHTS, ROSEMOUNT, & LAKE ELMO

*Big Dogs, Big Yards, Big Porches
This is a happy medium.*



Maybe you have a couple of extremely large and active dogs, or maybe some kids that you want to have the space to roam and play around like you did as a kid. In Inner Grove Heights, Rosemont, and Lake Elmo you'll be able to find spots that give you two or more acres, but without that hour-long commute (or longer if those Minnesota Drivers decide to mess around in rush hour). For families, the Eagan public school system is one of the best in the area, getting A or A+ ratings across the board from elementary to high school.

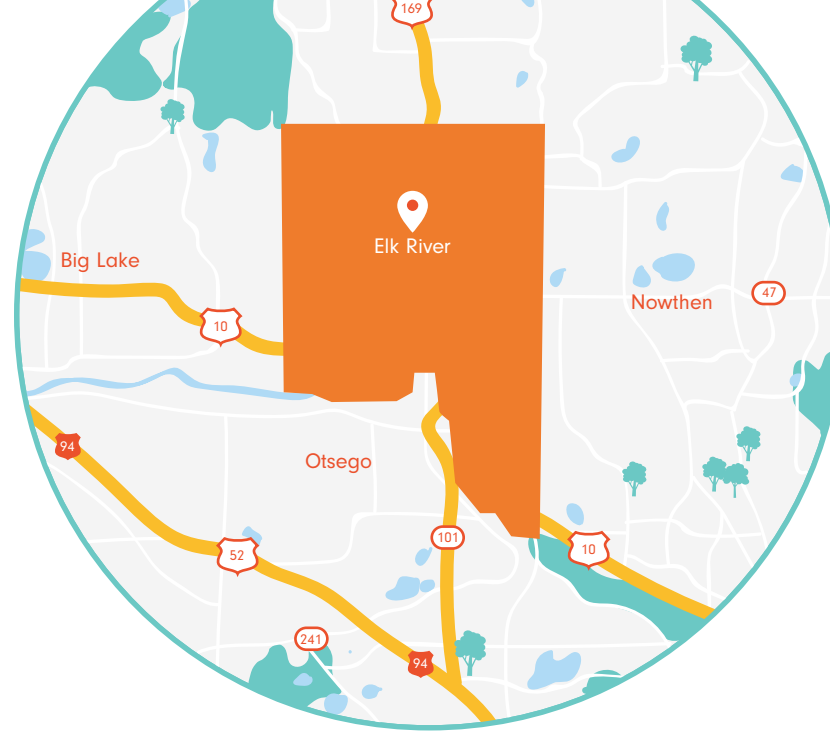
These areas offer the feeling of being out of the city, but they're all close enough to comfortably commute into town to catch a show or watch the big game. Want a big old fire pit, BBQ, or a porch that goes on forever? You'll find it here.



THINGS TO LOVE: Away from the city, very large yards, great schools, extremely suburban.

ELK RIVER

Great Outdoors and Great Commutes. Elk River is definitely going to get you the most acreage AND house for your money, but you're going to have to be ok with being at least 45 minutes from downtown Minneapolis.



Elk River does offer a ton of home options, with ample space and over two acres of land. If you're looking to homestead your own little plot and don't mind missing out on the hectic life of the city, then stop looking. We found your spot.

Elk River is true small-town living, with a population of only about 20,000. That's not to say it isn't a connected little spot. The Northstar Commuter Rail runs from Elk River all the way to downtown, making it great for a park and ride if you don't want to sit in downtown traffic after work. The city has two amazing golf courses, Pinewood and Elk River Country Club, as well as over 44 parks (totally a whopping 800 acres). If you really want to rough it, the Bailey Point Nature Preserve is a 25-acre piece of untouched shoreline at the confluence of the Mississippi and Elk rivers.



THINGS TO LOVE: So so so much room, commuter rail for downtown commutes, golfing, tons of parks.

NEED MORE HELP? WE'VE GOT THIS



Even with a guide, the search for the perfect place can feel overwhelming.

So why do other real estate companies get it wrong?
Because it was never about you, it was about them.
That's why we do things a little differently.

EXPECT MORE, EXPECT SOMETHING DIFFERENT, EXPECT A FRIEND

We were never comfortable with being self-promoting or volume-centric real estate attitudes. That sort of bravado and impersonal experience just didn't sit well with us. It's about you, about finding the place to make memories in for the rest of your life. We cherish the trust that you put in us to find the perfect match.

It's a big deal for us to invest in our clients rather than advertising on billboards or park benches. That's where the value of a good real estate agent lies, not in tacky advertising. What does that mean?

WE'RE MORE THAN A BROKERAGE

Wits Realty has a collection of diverse and experienced skill sets at our disposal to help you find exactly what you're looking for. Our group of Realtors, general contractors, and property managers can handle it all, from start to finish. Simply put, it means you're getting a whole lot more than just a brokerage. >>>

Make the experience of buying a home fun again.

Buying a home should be a cause for celebration, not a dreary sludge filled with anxiety and dread. We keep it simple so that you can get in your perfect place as soon as possible – no drama required. You're just three easy steps from finding it.

1. SCHEDULE AN INTRODUCTION

Give us a call or fill out an intro form and connect with one of our agents to schedule a meetup.

2. MEET WITH AN AGENT

Chat together over coffee or the phone with our agent so we can get an idea about your needs, desires, and timing.

3. LET US BE YOUR GUIDE

We put together a plan of action to help you buy or sell, depending on your priorities and needs.

Finding the home of your dreams starts now. Give us a call. We can't wait to meet you.



WITS CLUB

Sharing is caring. Our clients have access to exclusive vacation rentals, camping/ adventure land, moving trailers, and tool & Party supply rentals.

WITS PROPERTY MANAGEMENT:

If you're looking for an investment property, we have a full stack of services for leasing, maintenance, and financial reporting for properties all over the state. Easy-to-Use tech makes managing properties easy and gives you complete transparency for tracking the health of your investment.

WITS CONSTRUCTION

Whether you need to remodel, fix up a property so you can sell it, or need to start fresh – we can help.

MINNEAPOLIS
1330 LAGOON AVE
MINNEAPOLIS, MN 55408

HANOVER
11238 RIVER RD NE
HANOVER, MN 55341

ADMINISTRATIVE
1910 6TH LN NW
ELK RIVER, MN 55330

CALL OR TEXT:
612-656-9487

EMAIL:
INFO@WITSREALTY.COM