

PRICE REDUCTION

LAND > FOR SALE

Rochester Residential Land

Colliers
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SWQ OF HWY 52 & HWY 63, ROCHESTER, MN 55902



PROPERTY DETAILS

- > Approximately 94.24 Acres
- > Zoned R-1X - Mixed Single Family Development
- > Easy access to Hwy 52 and Hwy 63
- > Utilities available
- > Minutes from downtown Rochester and Mayo Clinic
- > Adjacent to strong single family neighborhood
- > Located in close proximity to many schools, parks and trails
- > Near retail amenities: Target, Mills Fleet Farm, Lowe's, Dick's and more
- > Great bluffs setting with views



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Site Information

- › **Location** SWQ of Hwy 52 & Hwy 63, Rochester, MN 55902
- › **Description** Approximately 94.24 Acres
- › **Zoning** R-1X - Mixed Single Family Development
- › **Property IDs** 64.23.13.078179, 64.23.24.047006, & 64.23.23.026032

REAL ESTATE TAXES (2014):

\$35,628.00

SALE PRICE:

\$5,500,000

\$3,500,000

\$2,500,000

TRAFFIC COUNTS:

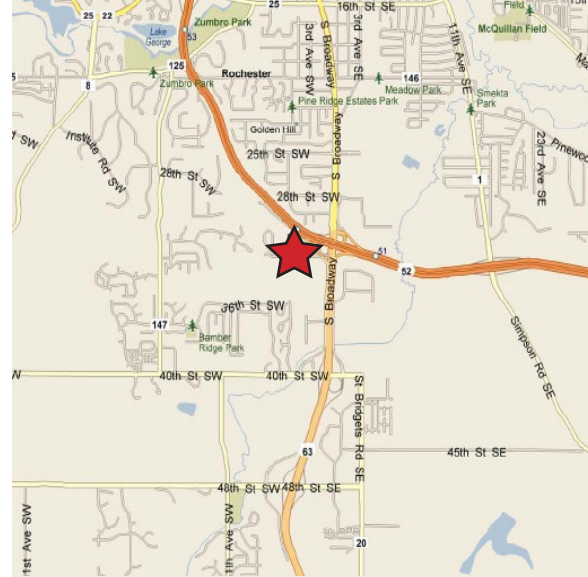
- › Hwy 52: 39,000 vpd
- › Hwy 63: 44,700 vpd

** Source: Minnesota Department of Transportation 2011 Study Averages are per day total cars*

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	3,657	28,172	67,672
Median HH Income	\$84,023	\$65,231	\$57,020
Average HH Income	\$99,235	\$90,700	\$82,848

** Source: U.S. Bureau of the Census, Census 2010 file. Esri forecasts for 2013*

Example Site Plan



Contact Us

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