

Elk River

Otsego

HWY 10  
10 minutes

Ramsey

St. Michael

**SITE**

15.07 Acres

I-94  
5 minutes

Rogers

Anoka

I-494: 14 minutes

Brooklyn Park

Maple Grove

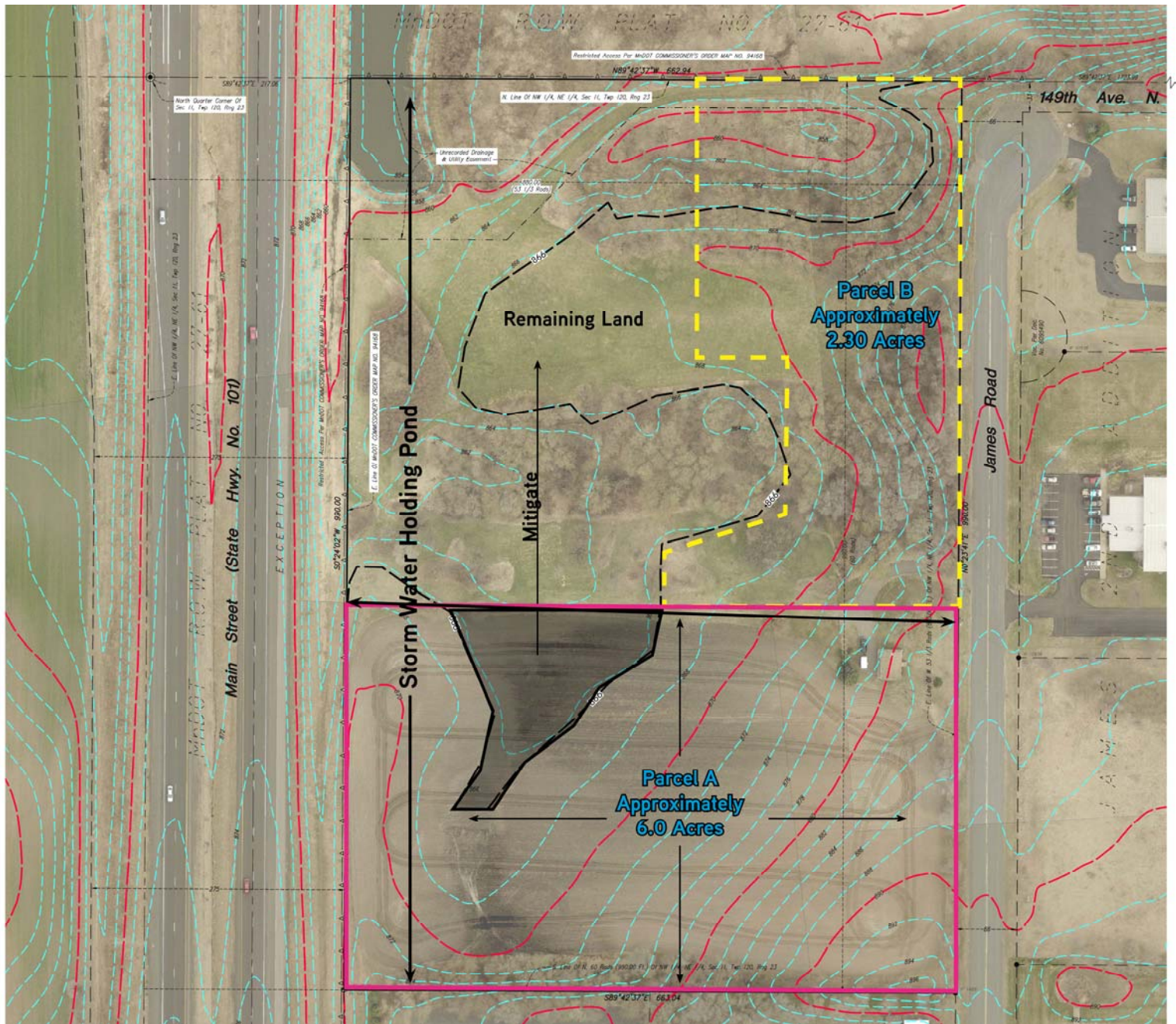
## LAND FOR SALE

14795 | JAMES ROAD  
ROGERS, MN

### CONTACT US

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### Parcel Details

Total Land Parcel	15.07 Acres
Land below 8.66 contour - (flood plain area)	<u>5.03 Acres</u>
Subtotal	10.04 Acres
Misc. Land	<u>1.7 Acres</u>
<b>Approximate Usable Land</b>	<b>8.30 Acres</b>

Parcel A

Parcel B

- > Land has been used primarily for agriculture
- > The rest of the land is trees, wetlands, and land in the Flood Plain Area
- > To increase size of useable land, some land mitigation will be necessary
- > There is currently a house on the land being rented out for \$900.00/month (can be cancelled)
- > Locks Civil Engineers did a boundary survey and land contours, which include the flood zone survey (completed 12/14/16).

### Property Overview

Property Address	14795 James Road, Rogers, MN
Lot Size	15.07 Acres
Type	Raw Land
Zoning	Business Campus
RE Tax	\$15,922.60

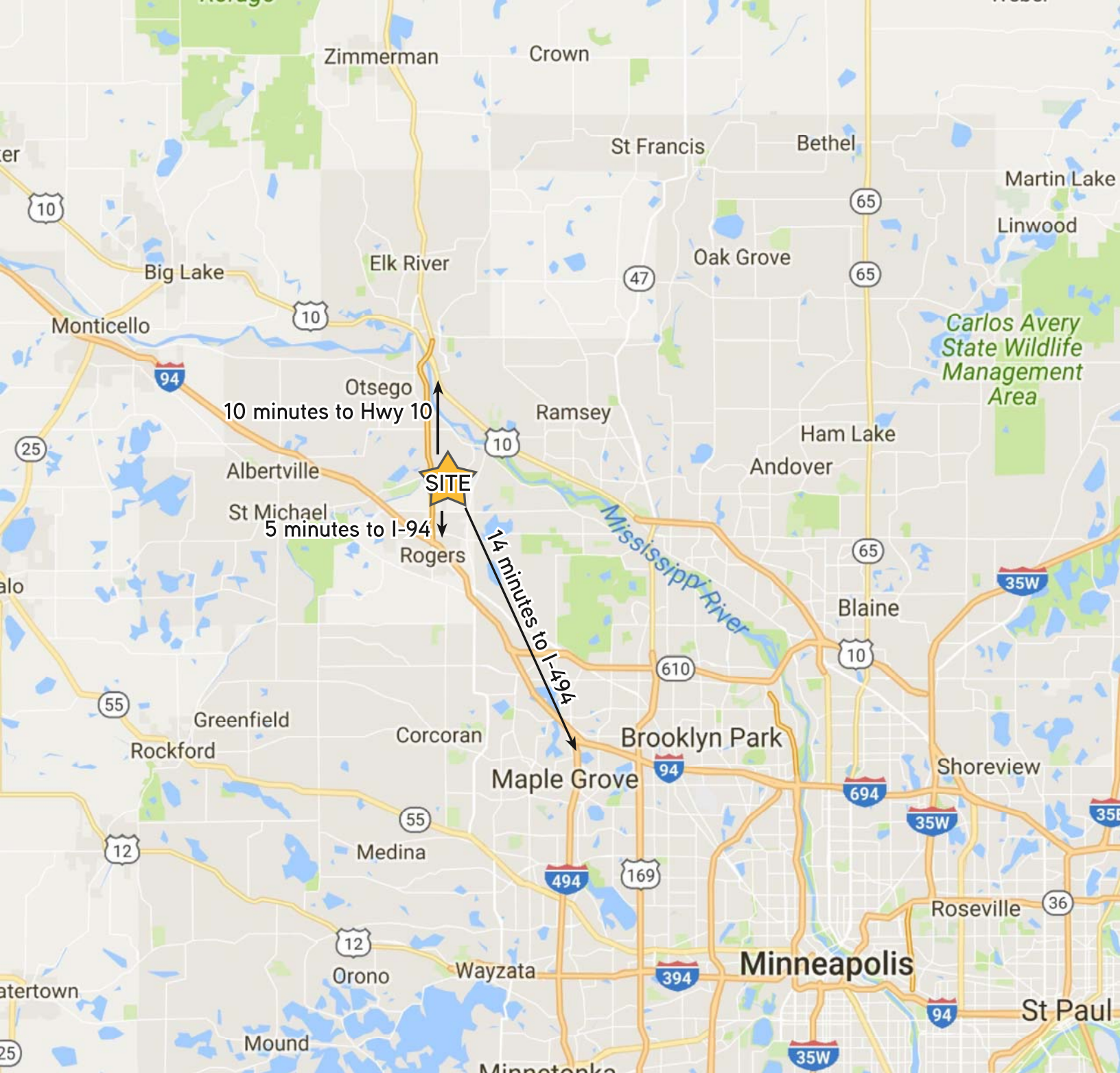
### Key Highlights

- > High visibility along Highway 101
- > Close to I-94 entrance road
- > Close to Highway 10, Otsego, and Elk River
- > Great spot for owner/user
- > Convenient location near schools and other distribution warehouses in Rogers industrial parks
- > Sewer and water on site
- > Restaurants and shopping nearby

### Total Parcel Sale Price

**\$1,725,000.00**

(approximately 8.30 acres of buildable land)



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