

LAND FOR SALE - SFR OR MEDIUM-DENSITY RESIDENTIAL

HENRY LAND A

Xxxxx Brockton Lane, Rogers, MN 55369



SALE PRICE: \$1,575,000

PRICE PER ACRE: \$148,866

LOT SIZE: 10.58 Acres

APN #:

ZONING: Residential - Guided Medium Density

CROSS STREETS: Brockton & Koch

PROPERTY OVERVIEW

10.58 acres of residential land on Brockton in Rogers, MN.

PROPERTY FEATURES

- Exempt from Park Dedication Fees - \$3,500/unit in 2020
- SFR residential land for development
- Guided Medium Density 6-11 units / acre
- Adjacent to 45 acre Henry's Woods park
- Walking trails
- Close to Rogers retail and employment core
- Easy access off Brockton /81 and I94
- Municipal Water and Sewer available

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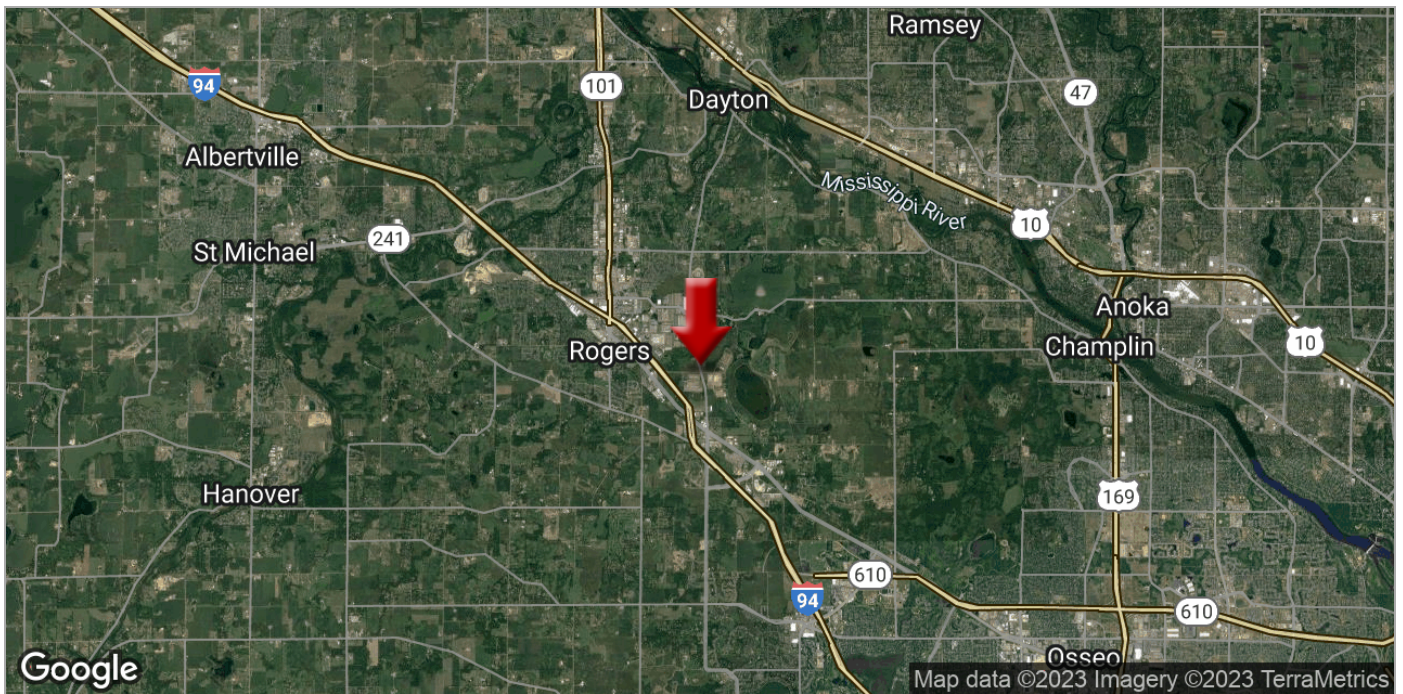
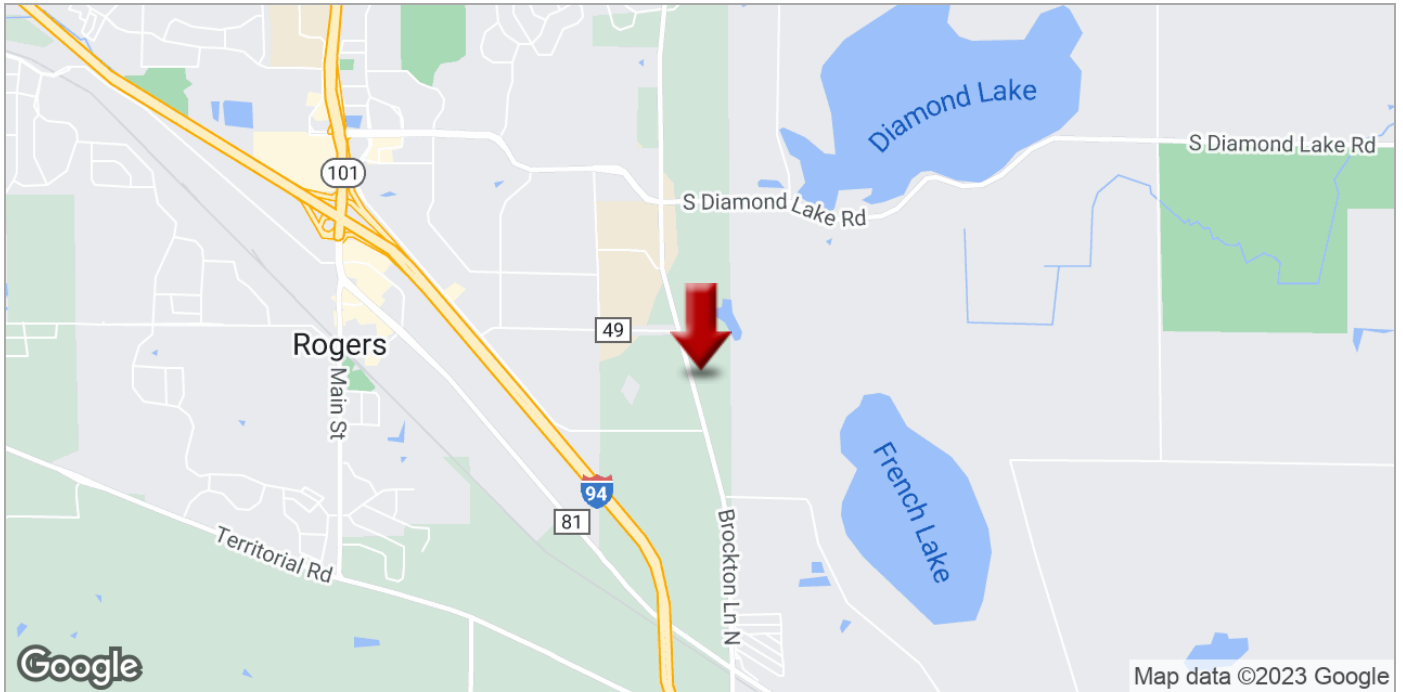
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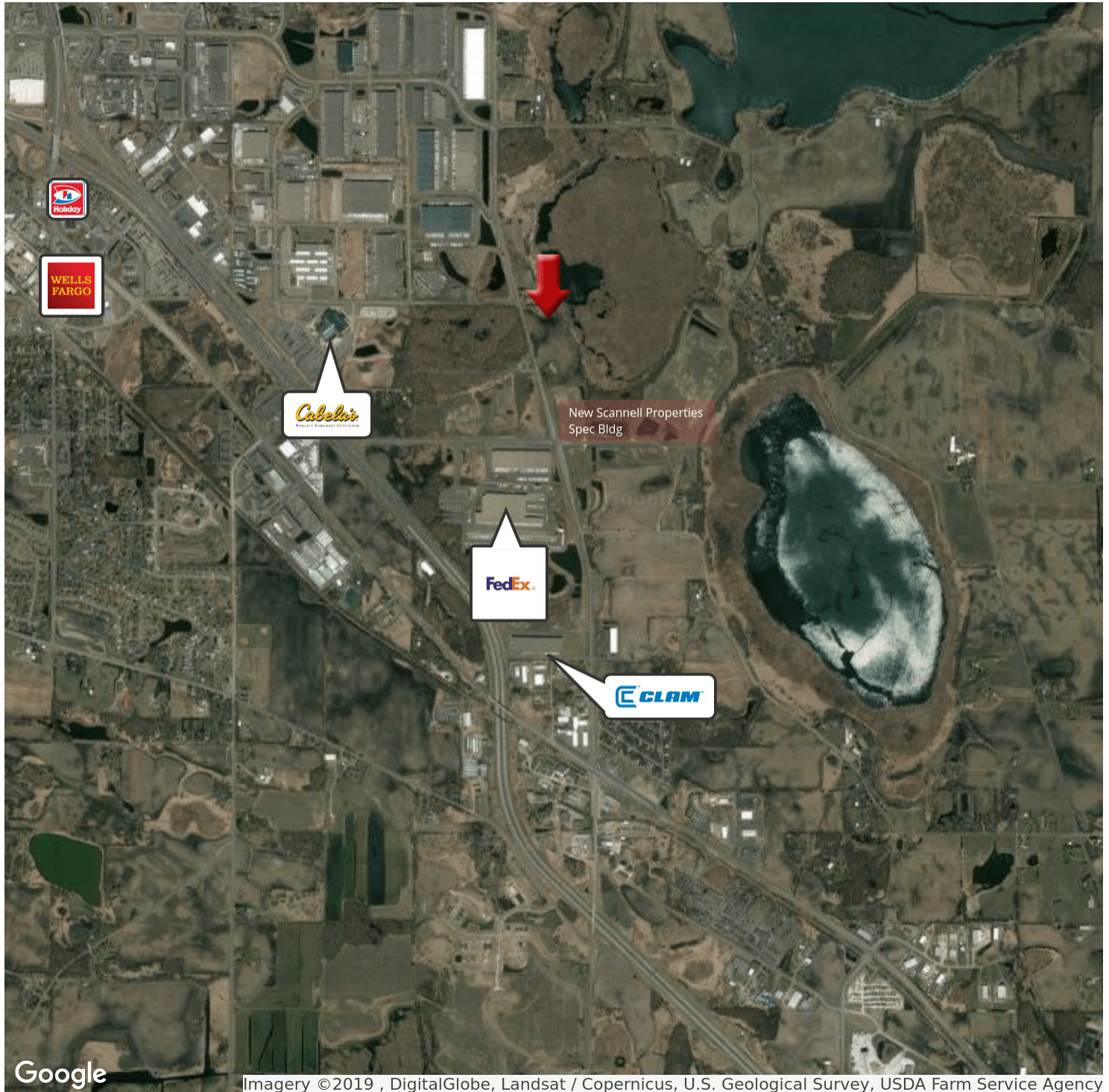
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R3 - RESIDENTIAL MED DENSITY 6-11 UNITS/AC FOR SALE

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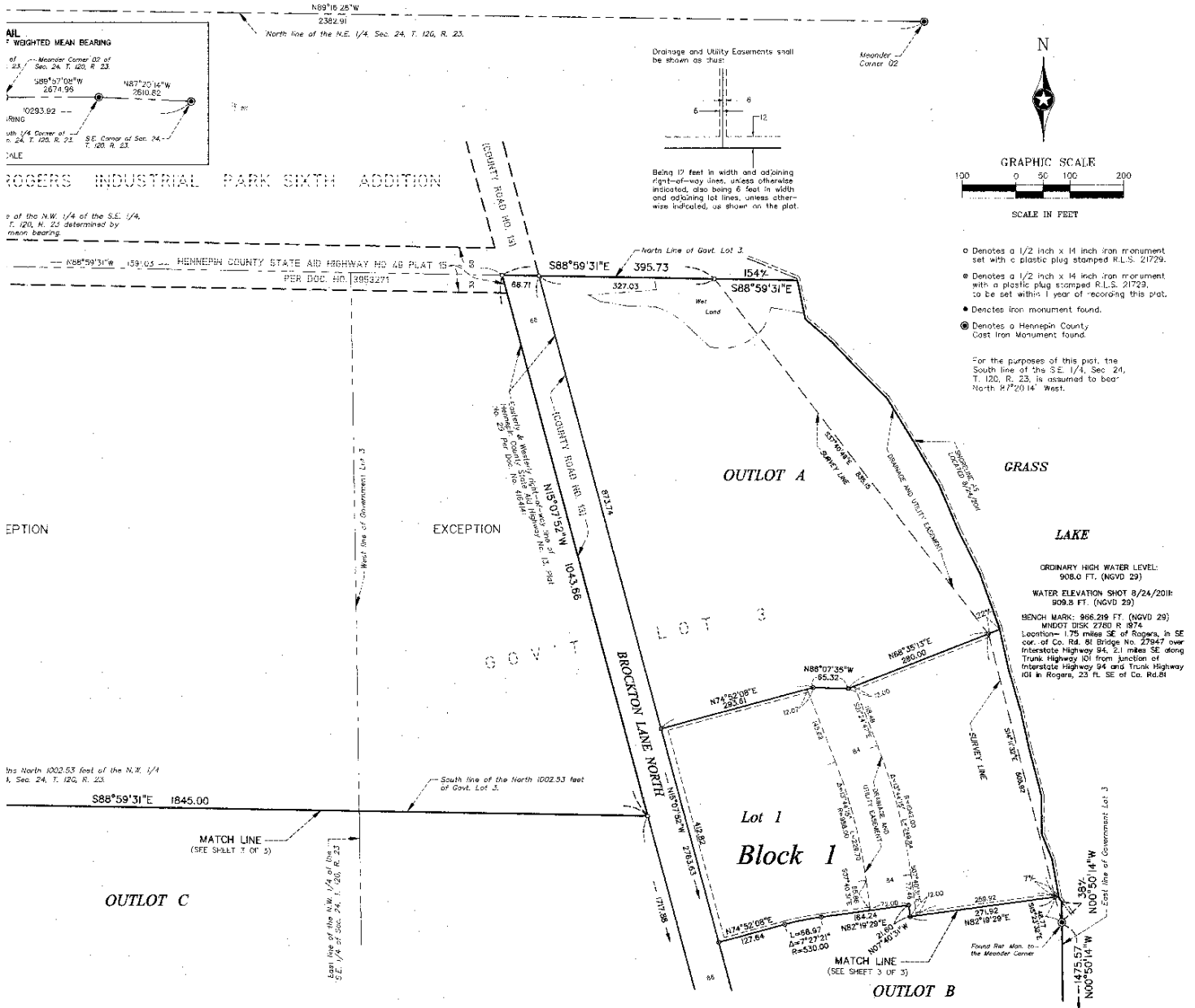
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HENRY HOMESTEAD

C.R. DOC. NO.



Oliver Surveying & Engineering, Inc.

SHEET 2 OF 3 SHEETS

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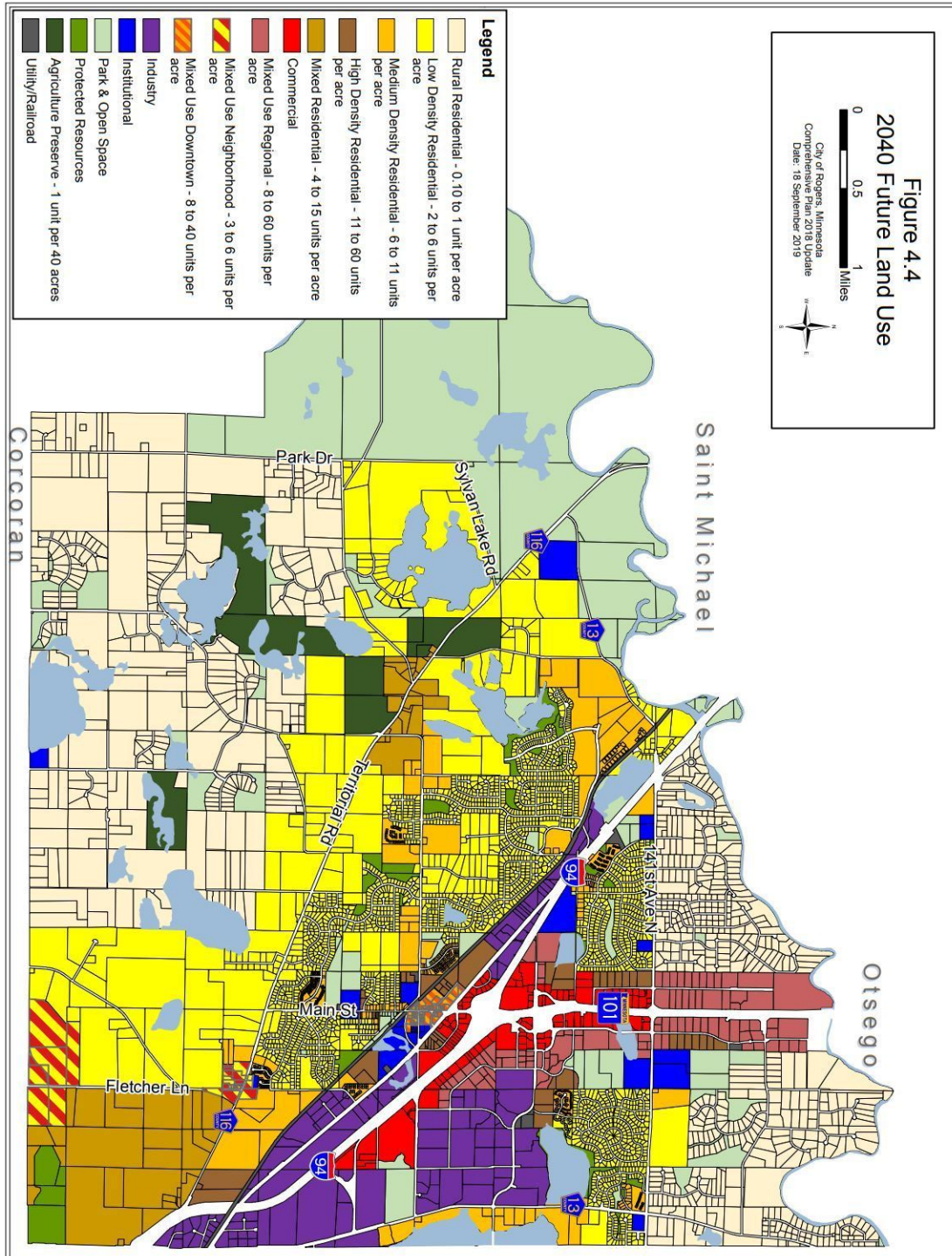
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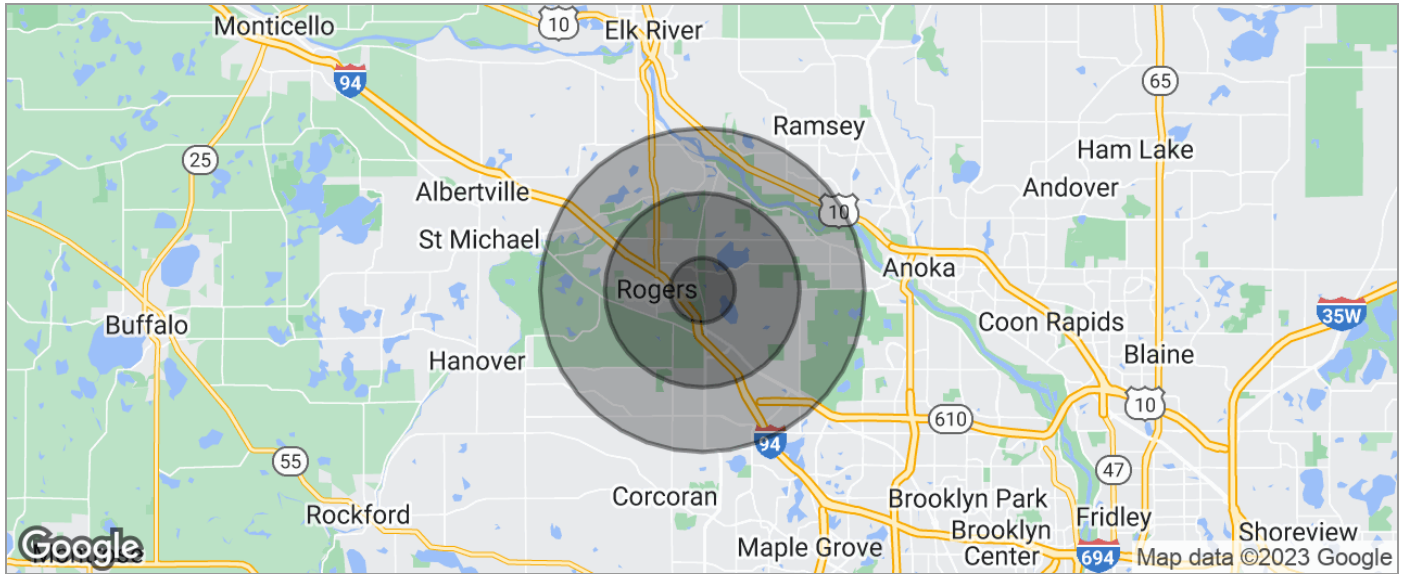
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	944	8,947	34,501
MEDIAN AGE	35.1	35.4	35.6
MEDIAN AGE (MALE)	34.9	35.3	35.9
MEDIAN AGE (FEMALE)	35.1	35.3	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	312	3,024	12,176
# OF PERSONS PER HH	3.0	3.0	2.8
AVERAGE HH INCOME	\$101,084	\$101,154	\$99,638
AVERAGE HOUSE VALUE		\$334,539	\$303,897
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.1%	93.0%	91.0%
% BLACK	1.0%	1.5%	2.8%
% ASIAN	2.3%	2.9%	3.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.3%	0.6%	0.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.4%	4.0%	3.2%

* Demographic data derived from 2020 ACS - US Census

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