

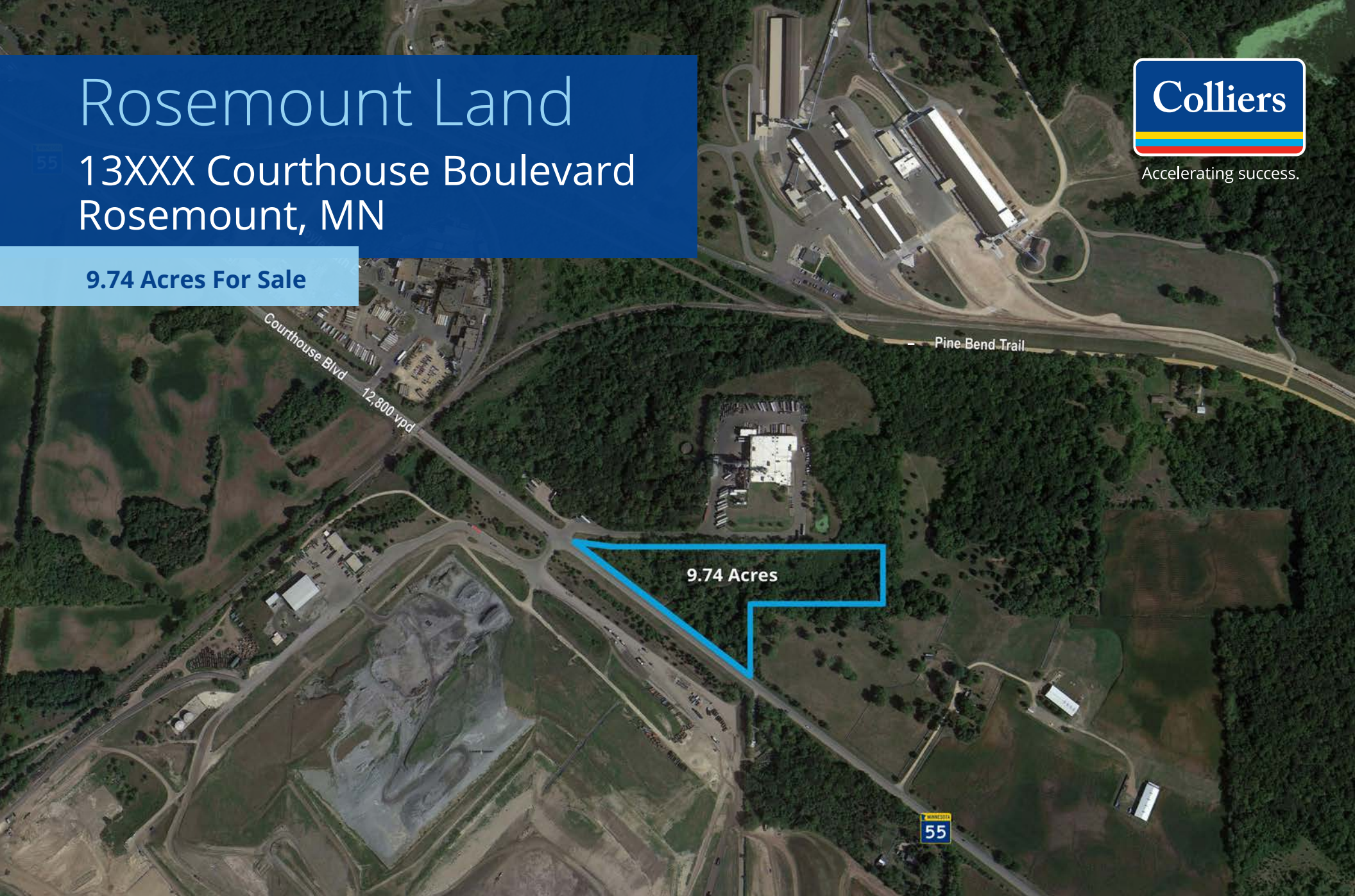
Rosemount Land

13XXX Courthouse Boulevard
Rosemount, MN

9.74 Acres For Sale



Accelerating success.



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Property Profile

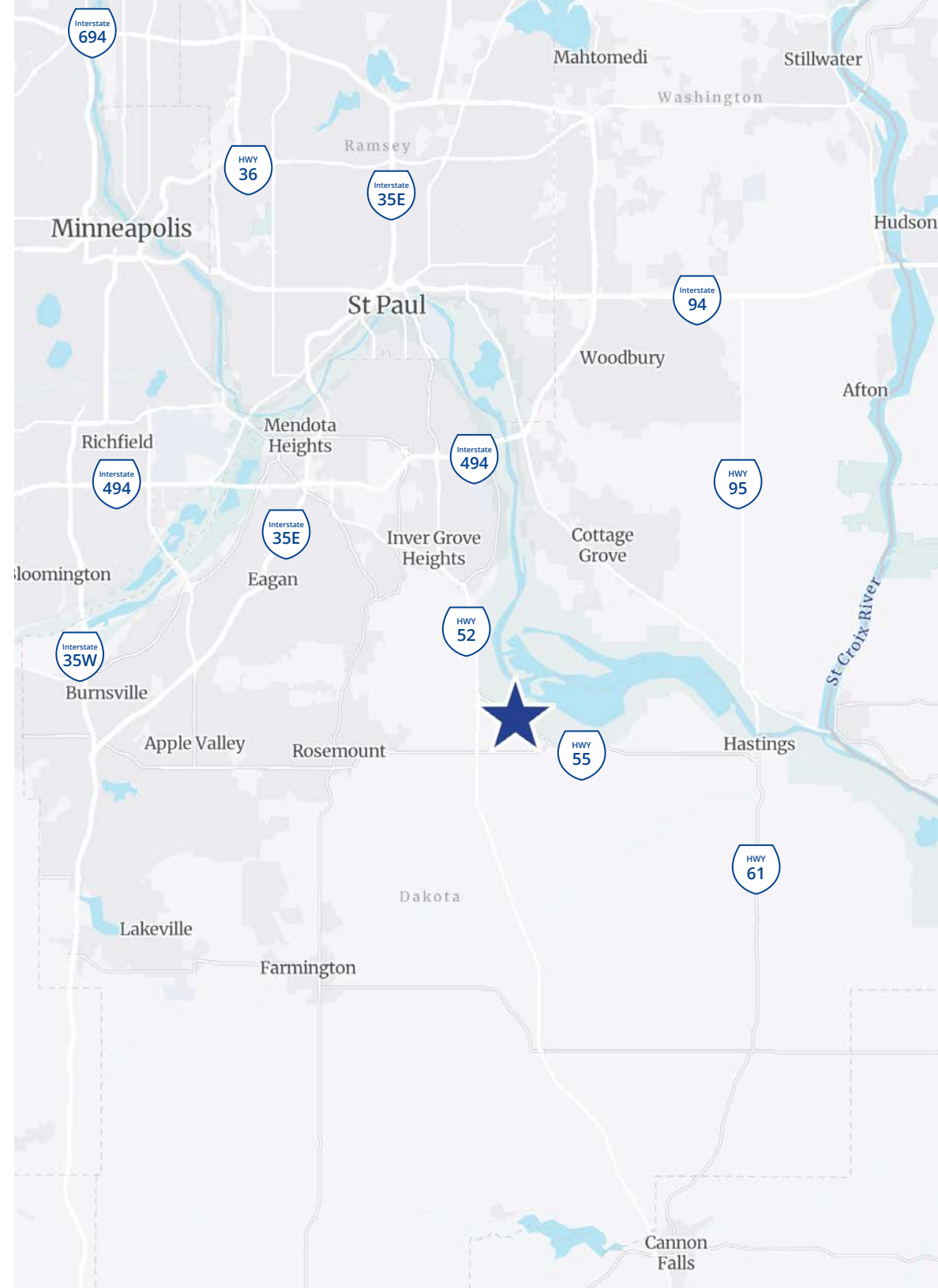
- Solid industrial land parcel available
- Superb visibility to Highway 55 (12,800 vpd)
- Flexible zoning to allow for a variety of uses

Property Overview

| | |
|------------|---|
| Location | 13XXX Courthouse Boulevard Rosemount, MN 55068 |
| PID # | 34.23501.01.020 |
| Acres | 34.23501.01.020: 9.74 Acres |
| Zoning | GI - General Industrial |
| 2024 Taxes | 34.23501.01.020: \$15,226.00 |
| Sale Price | Negotiable |

Demographics

| Radius | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| Population | 42 | 837 | 15,460 |
| Median HH Income | \$155,825 | \$121,231 | \$121,903 |
| Average HH Income | \$188,410 | \$157,586 | \$157,662 |
| Daytime Population | 749 | 2,201 | 5,422 |



Property Profile

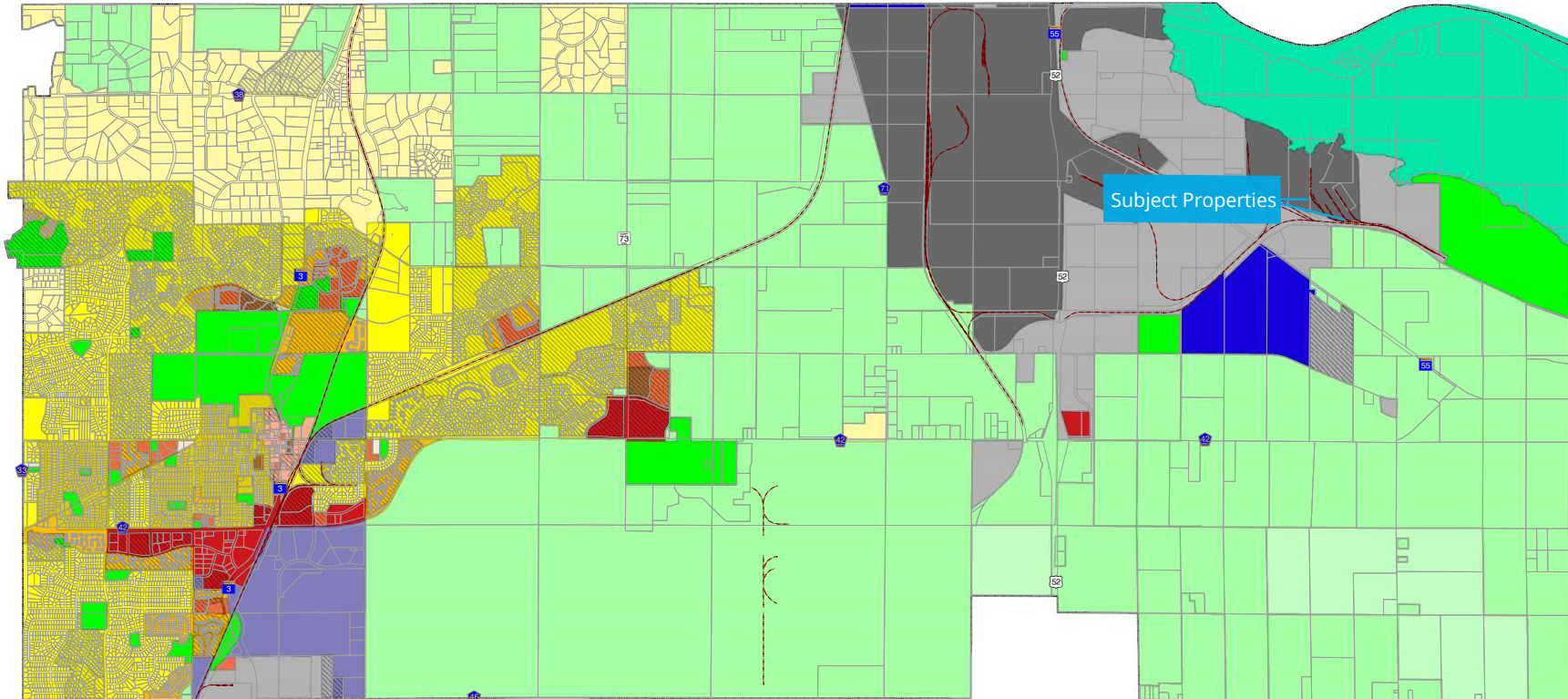
Zoning Map



| | | | | | | |
|---------------|-----------------------------------|---------------------------------|-----------------------|-----------------------------|---------------------------|---|
| Zoning | Residential: | Commercial: | Industrial: | Other: | AG - Agricultural | PUD |
| | RR - Rural Residential | C1 - Convenience Commercial | BP - Business Park | AGP - Agricultural Preserve | PI - Public/Institutional | Mississippi River Critical Area & MNRRRA Corridor |
| | R1 - Low Density Residential | DT - Downtown District | IP - Industrial Park | GI - General Industrial | FP - Flood Plain | Railroad |
| | R1A - Low Density Residential | C3 - Highway Service Commercial | HI - Heavy Industrial | W - Water | WM - Waste Management | |
| | R2 - Moderate Density Residential | C4 - General Commercial | | ROW - Right-of-Way | | |
| | R3 - Medium Density Residential | | | | | |

The Zoning Designations on this Map should be interpreted in light of the accompanying text and policies contained in the complete Rosemount Zoning Ordinance. Zoning Designations subject to change as part of the City's ongoing planning process.

Data Sources:
Dakota County Land Surveyors and Office of Geographic Information Systems
City of Rosemount Community Development and Engineering/Public Works Departments



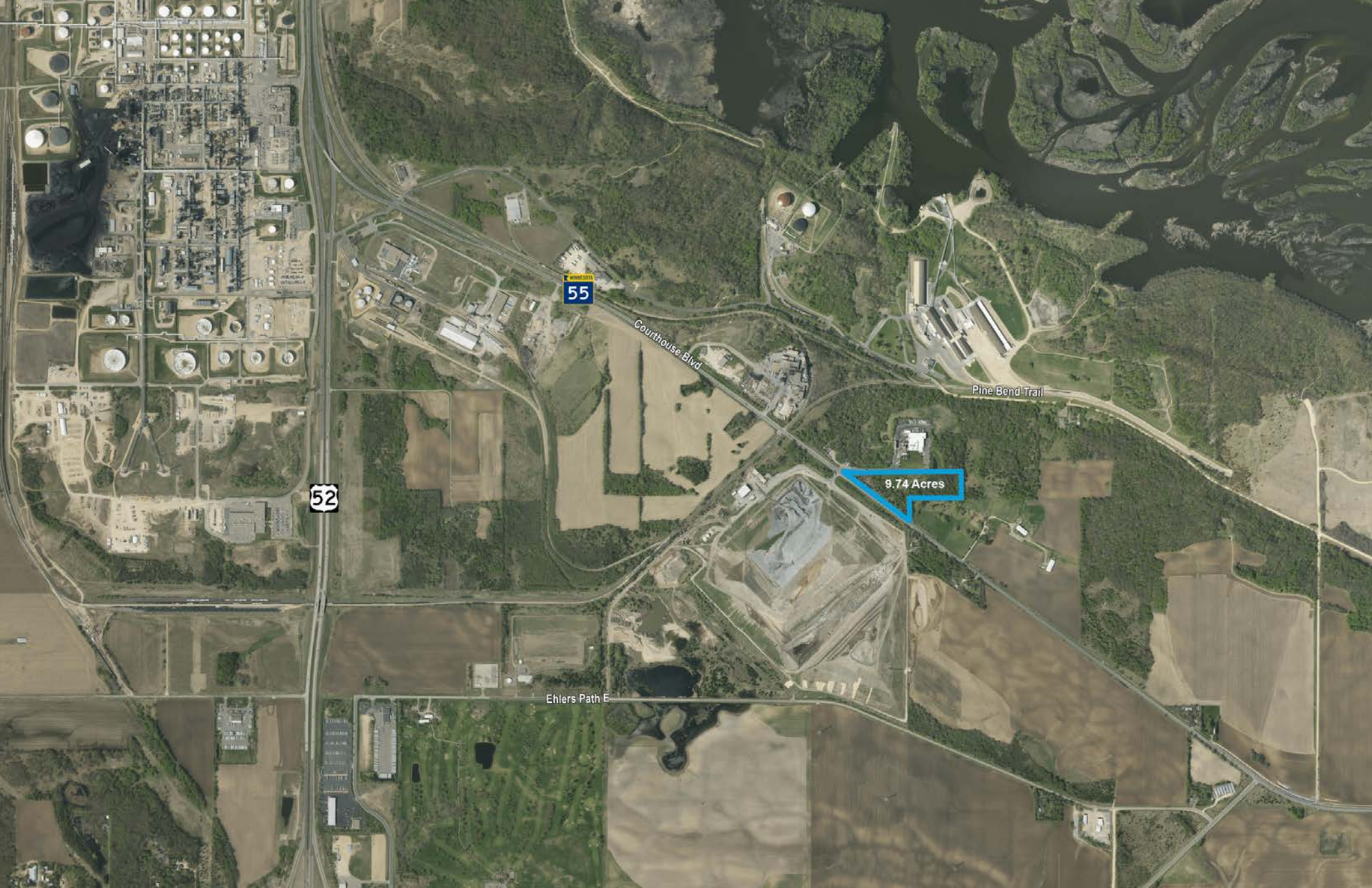
Subject Properties



[CLICK FOR PRINTABLE IMAGE OF ZONING MAP](#)



[CLICK FOR ZONING CODE](#)



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