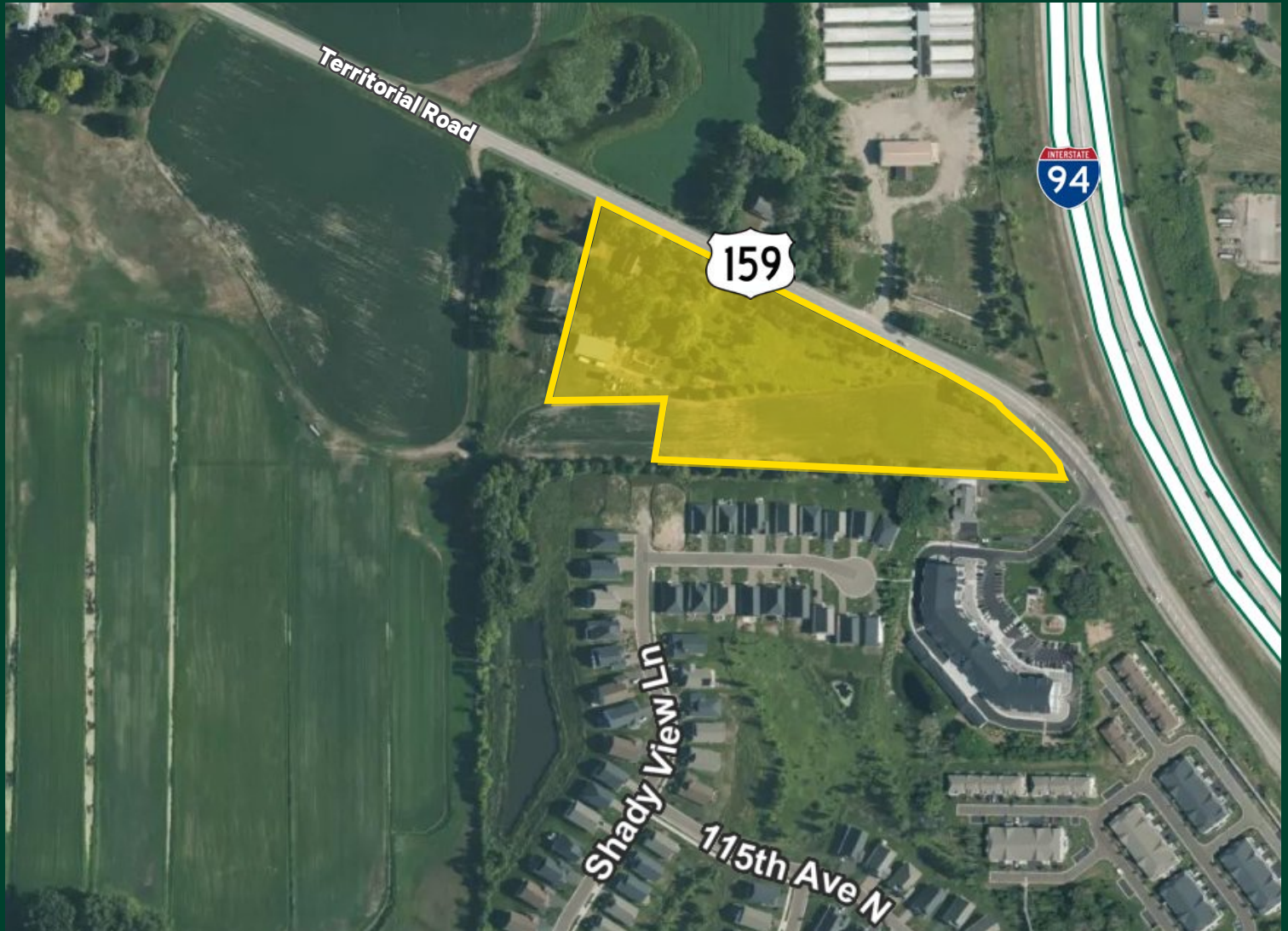


Residential 7 acres

±7.23 Acres - Additional Land Available

19915 Territorial Road
Rogers, MN 55311





Property Highlights

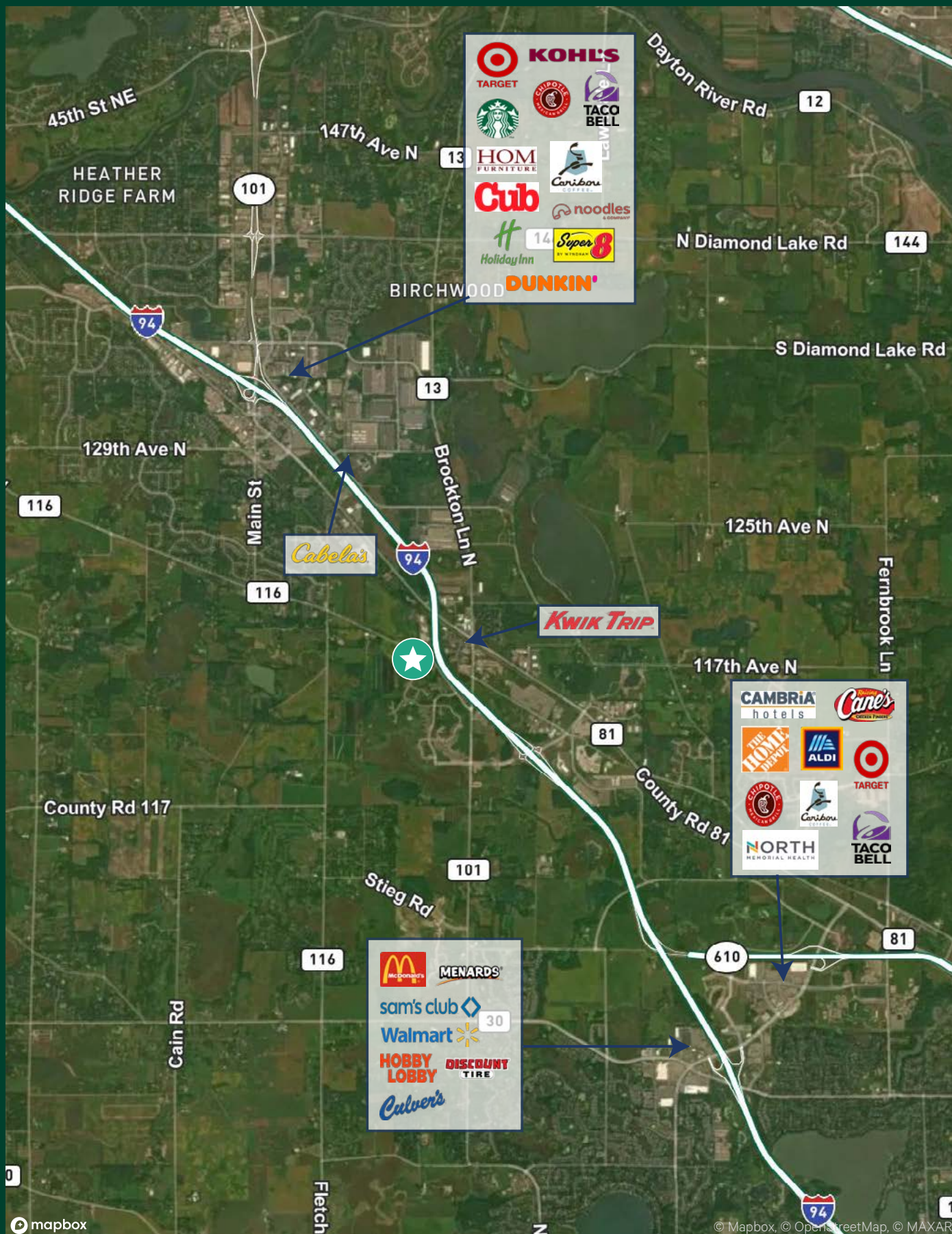
- Prime development site in Rogers
- Quick access to I-94
- Potential to acquire adjacent land
- Development land in Rogers for variety of density types
- Zoned Mixed Density Residential - R4
- Future Land Use - Mixed Residential (4 to 15 units per acre)
- Elk River School District (ISD 728)

Traffic Counts

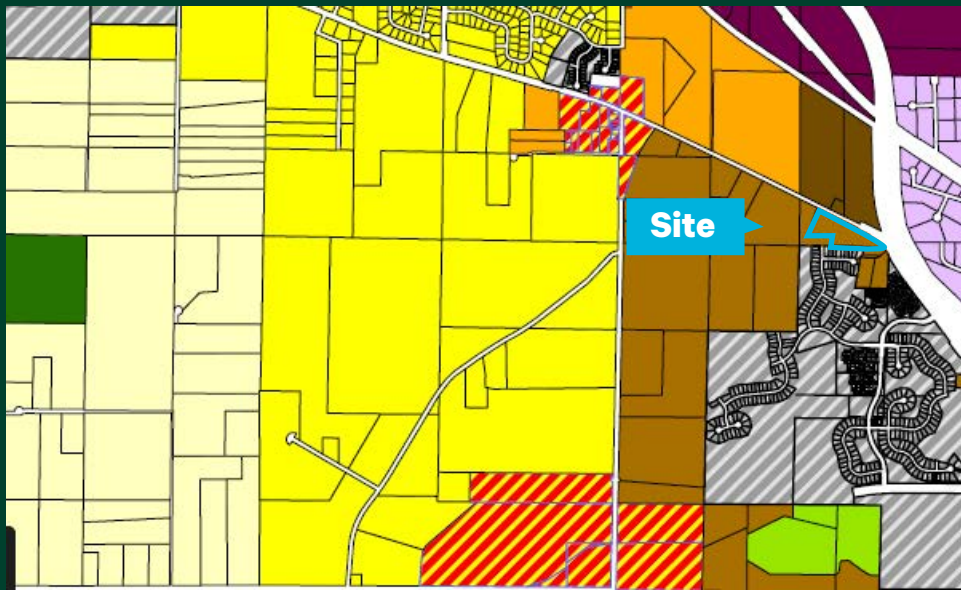
Territorial Road	3,387 VPD
I-94	93,830 VPD

Address	PID	Acres	Zoned	Future Land Use	2023 Taxes
19915 Territorial Road Rogers, MN 55311	25-1-20-23-43-0009	±7.23	Mixed Density Residential	Mixed Residential	\$5,660.98

Area Map



Zoning



Legend	
Zoning	
AG	Green
R1	Light Yellow
R2	Yellow
R3	Orange
R4	Brown
R5	Dark Brown
PUD	Grey with diagonal lines
OP	Light Green
ND	Red and white diagonal lines
DT	Pink
LC	Red
RC	Light Pink
GI	Purple
SB	Light Purple

Mixed Density Residential - R4

The purpose of the R4 Mixed Density Residential District is to provide a diverse range of housing types, including multiple-family dwellings, that cater to housing preferences during different lifecycle stages. This includes such housing types as smaller single-family dwellings, twin homes, stacked townhomes, lofts and flats, and apartments. This district aims to locate that mix of housing options in areas connected to local transportation networks and with convenient access to local shops and services, parks, trails and schools. The R4 district creates development flexibility by making available opportunities to increase density within the urbanized area.

Future Land Use



Medium Density Residential - 6 to 11 units per acre

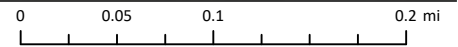
Mixed Residential The Mixed Residential land use category is a new category for the 2040 land use plan. The intent of this district is to provide for a diverse range of housing types and styles, allowing for a combination of development from the other three residential land use categories. The use of a Planned Unit Development (PUD) within this land use designation allows for the developer and City to work together to achieve a diverse development that includes a range of residential uses with a density of 4 to 15 units per acre.

Wetland Map



Circular 39 Classification

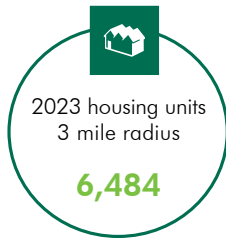
- | | | |
|--------------------------------------|-------------------------------------|--|
| 1 - Seasonally Flooded Basin or Flat | 6 - Shrub Swamp | Public Waters Basins |
| 2 - Wet Meadow | 7 - Wooded Swamp | Public Water Watercourse |
| 3 - Shallow Marsh | 8 - Bog | Public Ditch/Altered Natural Watercourse |
| 4 - Deep Marsh | Municipal and Industrial Activities | |
| 5 - Shallow Open Water | Riverine Systems | |



Date Printed: 05/15/2024

This map is for general reference only. Neither the state of Minnesota nor the Minnesota Department of Natural Resources make any representations or warranties with respect to the use of or reliance on the data. There are no guarantees as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose.

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	2,105	17,062	45,942
2028 Population - Five Year Projection	2,213	19,024	50,461
2020 Population - Census	1,460	14,134	40,217
2010 Population - Census	949	11,325	34,710
2020-2023 Annual Population Growth Rate	11.92%	5.96%	4.18%
2023-2028 Annual Population Growth Rate	1.01%	2.20%	1.89%
HOUSEHOLDS			
2023 Households - Current Year Estimate	745	6,128	16,331
2028 Households - Five Year Projection	780	6,778	17,898
2010 Households - Census	343	4,092	12,388
2020 Households - Census	522 95.3%	5,084 96.8%	14,342 96.9%
2020-2023 Compound Annual Household Growth Rate	11.57%	5.92%	4.08%
2023-2028 Annual Household Growth Rate	0.92%	2.04%	1.85%
2023 Average Household Size	2.82	2.77	2.80
HOUSEHOLD INCOME			
2023 Average Household Income	\$194,930	\$166,322	\$158,637
2028 Average Household Income	\$222,355	\$190,888	\$181,252
2023 Median Household Income	\$160,565	\$134,619	\$125,682
2028 Median Household Income	\$180,021	\$154,958	\$146,249
2023 Per Capita Income	\$73,098	\$59,481	\$56,222
2028 Per Capita Income	\$82,879	\$67,741	\$64,074
HOUSING UNITS			
2023 Housing Units	775	6,484	17,190
2023 Vacant Housing Units	30 3.9%	356 5.5%	859 5.0%
2023 Occupied Housing Units	745 96.1%	6,128 94.5%	16,331 95.0%
2023 Owner Occupied Housing Units	599 77.3%	5,194 80.1%	14,273 83.0%
2023 Renter Occupied Housing Units	146 18.8%	934 14.4%	2,058 12.0%
EDUCATION			
2023 Population 25 and Over	1,418	11,261	30,893
HS and Associates Degrees	477 33.6%	4,716 41.9%	13,884 44.9%
Bachelor's Degree or Higher	846 59.7%	6,134 54.5%	16,105 52.1%
PLACE OF WORK			
2023 Businesses	83	608	1,227
2023 Employees	1,309	9,333	19,101

1915 Territorial Road
Rogers, MN 55311

For Sale



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