

An aerial photograph of a park area with a winding river. The river flows from the background towards the foreground, reflecting the sky. The banks are lined with lush green trees and grass. In the background, a city skyline is visible under a clear sky. The text 'TK HWY 52 LAND DEVELOPMENT ROCHESTER, MN' is overlaid in white at the bottom of the image.

# TK HWY 52 LAND DEVELOPMENT ROCHESTER, MN





# LOCAL INFORMATION/DATA





## ROCHESTER, MN **3RD** LARGEST CITY IN MINNESOTA

Located on the Zumbro River's south fork, the city of Rochester has a population of 124,213. It is the seat of Olmsted County, Minnesota's third-largest city, and the largest city located outside of the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area

### **GROWING ECONOMY**

Mayo Clinic forms the core of Rochester's economy. The clinic's many facilities, along with hotels, restaurants and retail stores, comprise nearly all of the city's downtown. Excluding the state government, Mayo Clinic is the largest employer in Minnesota. Other care providers, including the Rochester Federal Medical Center, are significant employers. IBM's Rochester campus is one of the company's most important manufacturing centers. Seven employees at the Rochester IBM campus created IBM Employees Credit Union, which is now Think Mutual Bank, a chain of banks in the Rochester and Twin Cities metropolitan areas. The economy of Rochester is also influenced by the agricultural nature of the region. Seneca Foods has a processing plant in Rochester, and Kerry Flavours and Ingredients maintains a production plant in Rochester that specializes in fermented ingredients, found in breads, meats, and other processed foods.



# ELITE EDUCATION



**HOME TO** 18,100 STUDENTS



**SEVENTH LARGEST** SCHOOL DISTRICT IN THE STATE



**SEVERAL** HIGHER EDUCATION OPTIONS:

- **UMR** - STUDENT ENROLLMENT 632
- **RCTC** - STUDENT ENROLLMENT 5,115
- **ST. MARY'S** - STUDENT ENROLLMENT 4,701
- **WINONA ST.** - STUDENT ENROLLMENT 6,165

# HOUSING BOOM



**33,061 OWNER OCCUPIED** HOMES IN 2024



**19,268 RENTER OCCUPIED UNITS**



**\$287,093** - MEDIAN HOME SALES PRICE IN 2022



**\$321,830** - MEDIAN HOME SALES PRICE IN 2024





# MAJOR AREA EMPLOYERS



MAYO CLINIC  
42,000 EMPLOYEES



ROCHESTER PUBLIC SCHOOLS  
2,872 EMPLOYEES



IBM  
2,800 EMPLOYEES



OLMSTED MEDICAL CENTER  
1,371 EMPLOYEES



CITY OF ROCHESTER  
1,166 EMPLOYEES



NO.3 'TOP 100 BEST PLACES TO LIVE' 2022, [LIVABILITY.COM](https://www.livability.com)

NO.1 'MOST LIVABLE MID-SIZED CITY' 2020, [SMARTASSET](https://www.smartasset.com)

NO.1 'HOSPITAL IN THE NATION' 2021-2023, [U.S. NEWS & WORLD REPORT](https://www.usnews.com)

NO.3 'MOST INNOVATIVE CITY IN THE US' 2019, [BUSINESS INSIDER](https://www.businessinsider.com)





# DEMOGRAPHICS

2024 POPULATION

**126,118**

2029 PROJECTED  
POPULATION

**129,872**

2024 AVERAGE HOME PRICE

**\$328,314**

2024 HOUSEHOLDS

**52,329**

2024 AVERAGE  
HOUSEHOLD INCOME

**\$120,313**

2029 PROJECTED  
HOUSEHOLDS

**54,693**





## TRAVEL TO ROCHESTER



FROM MINNEAPOLIS - ST. PAUL INTL AIRPORT

1 HR 13 MIN | 80.2 MILES



FROM MINNEAPOLIS AND ST. PAUL

1 HR 22 MIN | 90.3 MILES



FROM ROCHESTER INTL AIRPORT AND I-90

15 MIN | 13.6 MILES



FROM OWATONNA

40 MIN | 42.1 MILES

TRAFFIC COUNTS:  
55TH STREET 18,200

TRAFFIC COUNTS:  
37TH STREET 20,400

TRAFFIC COUNTS:  
HWY 52 52,227

TRAFFIC COUNTS:  
41ST STREET 21,008

Rochester is served by three U.S highways (U.S 14, U.S 52, and U.S 63), and the southern edge of Rochester is skirted by Interstate Highway 90 and State Highway 30. Olmsted County Highway 22 is also a main highway in the city because it circles most of Rochester. A combination of skyways and subterranean walkways, subways, link most downtown buildings. Public bus transit is run by Rochester Public Transit. It's operations are carried out by First Transit. A proposed Twin Cities-Rochester rail link has been the subject of a series of studies since the late 1980s. Rochester previously had service to Chicago to the southeast and to Rapid City, South Dakota to the west until the Chicago and North Western Railway's Rochester 400 streamliner ended service in 1963.





# HOME TO **MAYO CLINIC & DMC**

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# MAYO CLINIC AWARDS

## MAYO CLINIC AWARDED

**DIVERSITY INC TOP HOSPITAL AND HEALTH SYSTEM**  
124,213

## MAYO CLINIC RANKED

**BEST CHILDREN'S HOSPITAL**  
2022-2023 US NEWS

## MAYO CLINIC AWARDED

**NURSING MAGNET STATUS**  
Status recipient since 1997

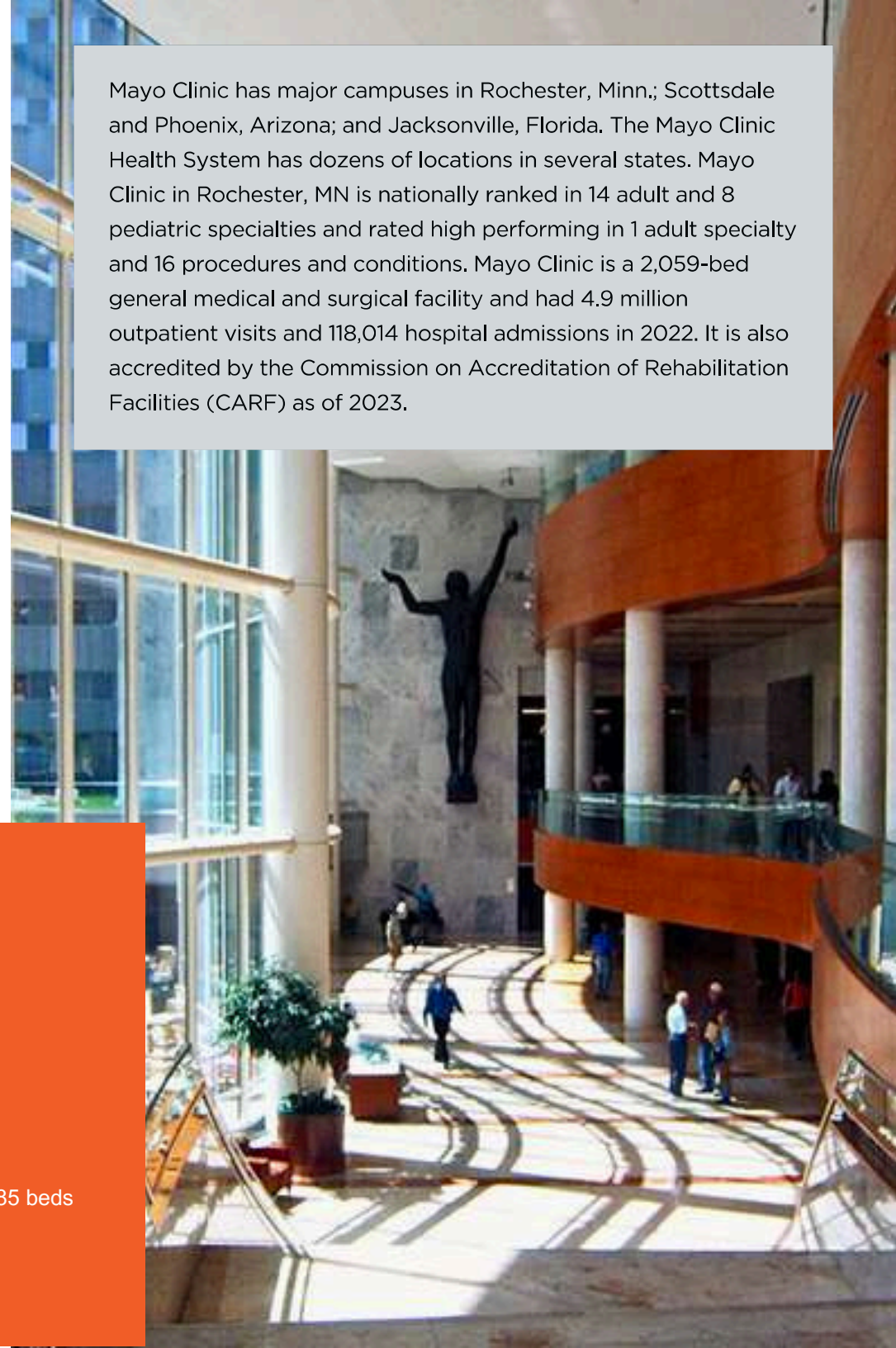
## MAYO CLINIC RANKED

**NO.1 IN MORE SPECIALTIES THAN ANY OTHER HOSPITAL**  
2017-2018

Mayo Clinic has major campuses in Rochester, Minn.; Scottsdale and Phoenix, Arizona; and Jacksonville, Florida. The Mayo Clinic Health System has dozens of locations in several states. Mayo Clinic in Rochester, MN is nationally ranked in 14 adult and 8 pediatric specialties and rated high performing in 1 adult specialty and 16 procedures and conditions. Mayo Clinic is a 2,059-bed general medical and surgical facility and had 4.9 million outpatient visits and 118,014 hospital admissions in 2022. It is also accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) as of 2023.

# MAYO CLINIC HOSPITAL CAMPUSES

- Mayo Clinic Hospital, Methodist Campus - 794 beds
- Mayo Clinic Hospital, Saint Marys Campus - 1,265 beds
- Mayo Eugenio Litta Children's Hospital (part of the Saint Marys Campus) - 85 beds







## MAYO CLINIC TOP HOSPITAL IN THE NATION

1

Diabetes & Endocrinology  
Gastroenterology (GI) & GI  
Surgery & Pulmonology & Lung  
Surgery Urology

2

Cardiology & Heart  
Surgery Obstetrics &  
Gynecology  
Orthopedics

3

Cancer

4

Geriatrics

5

Rheumatology

6

Ear, Nose and Throat  
Neurology & Neurosurgery  
Rehabilitation

7

Psychiatry

Rochester, MN is its own special place. It spawned the world-renowned Mayo Clinic, home to those leading the way in life science discoveries and healthcare innovations. It's the place people go to get better. Where developers are building an epicenter fueled by economic boom and dramatic growth. Where entrepreneurs come to find their place and discover the next big thing.



## WHAT IS DMC?

Destination Medical Center (DMC) is a unique 20-year economic development initiative. With the expansion of Mayo Clinic and DMC, Rochester is a global destination for health, wellness, and so much more.

## DMC IS A WIN-WIN FOR ROCHESTER'S FUTURE

### PRIVATE INVESTMENT

**\$5+ BILLION**

In projected private investment by Mayo Clinic and other private entities over the next 20 years

### CITY OF ROCHESTER TAX REVENUE

**\$270 MILLION**

In additional tax revenues over a 20-year period

### NEW JOBS

**2,000-2,700**

New jobs from construction on average annually.

### OLMSTED COUNTY TAX REVENUE

**\$218 MILLION**

In additional tax revenues over a 20-year period

### NEW JOBS

**MORE THAN 30,000**

New jobs in Minnesota generated by overall DMC growth

### STATE OF MINNESOTA TAX REVENUE

**\$1.9 - \$2.2 BILLION**

In additional tax revenues over a 20-year period





# LISTING INFORMATION

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# RARE ROCHESTER OPPORTUNITY

## LISTING INFORMATION

[Click here to enter Deal Room](#)



**\$5,900,000**

KIA SITE  
18,156 SF BUILDING  
3.98 ACRES



**\$2,350,000**

LEASING SITE  
5,790 SF BUILDING  
1.35 ACRES





# ZONING | MX-G

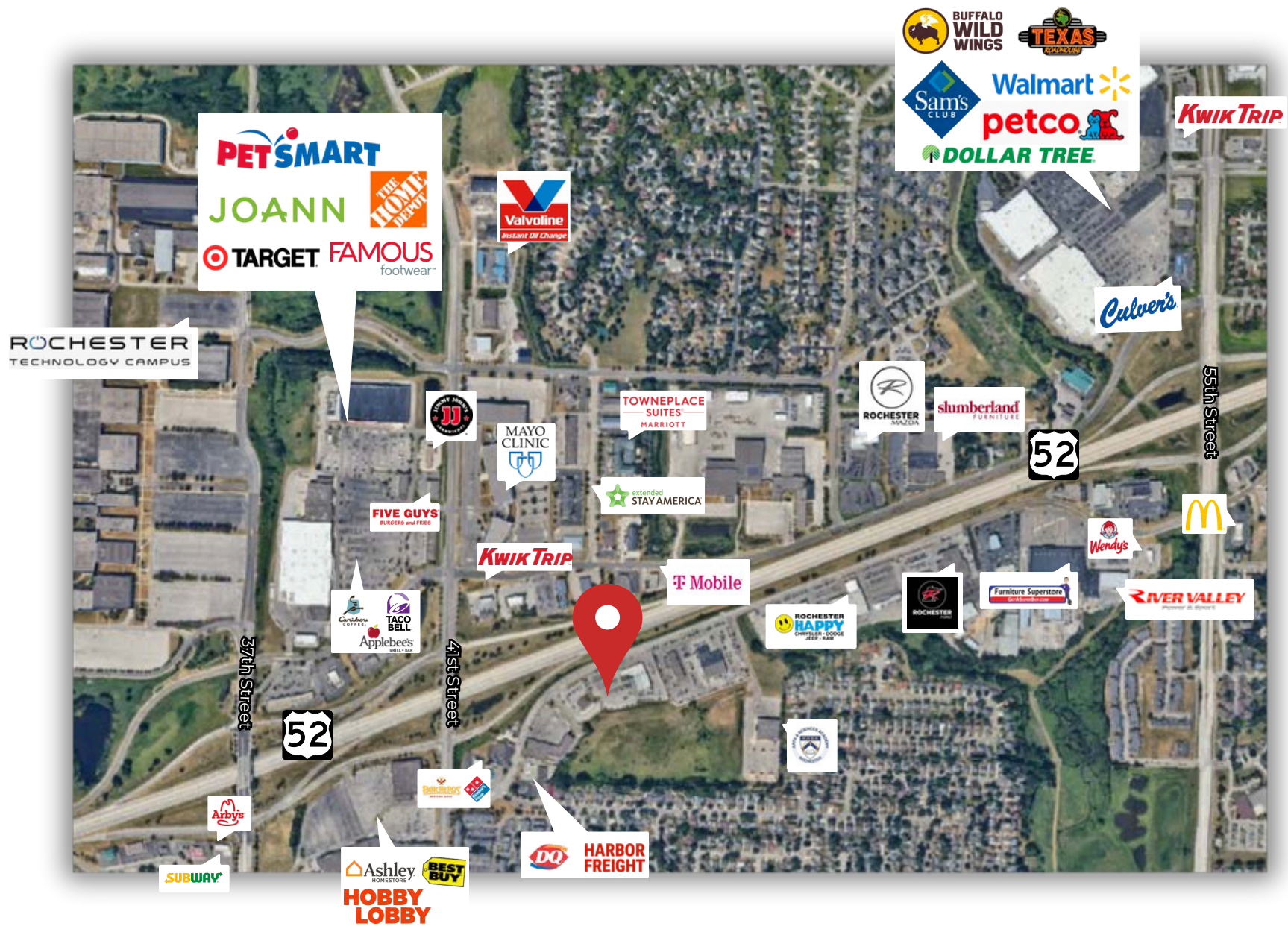
## SAMPLES OF MX-G ZONING APPROVED USES

MULTIFAMILY DWELLING	HOTEL OR MOTEL
NURSING HOME	FINANCIAL INSTITUTION
COLLEGE OR UNIVERSITY	RETAIL NEIGHBORHOOD; SMALL, MEDIUM, LARGE
DAYCARE FACILITY	AUTOMOTIVE CENTER
MEDICAL FACILITY	AUTOMOTIVE REPAIR SERVICES
SCHOOL	FUELING STATION
RECREATIONAL VEHICLE PARKING	MOTOR VEHICLE SALES, LEASING, OR STORAGE
INDOOR ENTERTAINMENT OR RECREATION	REPAIR AND MAINTENANCE SHOP
BAR OR TAVERN	BILLBOARD
FAST FOOD RESTAURANT	STANDARD RESTAURANT

\*\*LINK TO FULL LIST OF APPROVED USES [Rochester UDC \(rochestermn.gov\)](https://rochester.mn.gov/rochester-udc).

OVER 700 FEET OF DIRECT HWY 52 FRONTAGE





## TRAFFIC COUNTS

55th Street - 18,200 CPD  
HWY 52 - 52,227 CPD

37th Street - 20,400 CPD  
41st Street - 21,008 CPD

## WITHIN A 1 MILE RADIUS

**11,019**  
Total Population

**4,373**  
Households













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