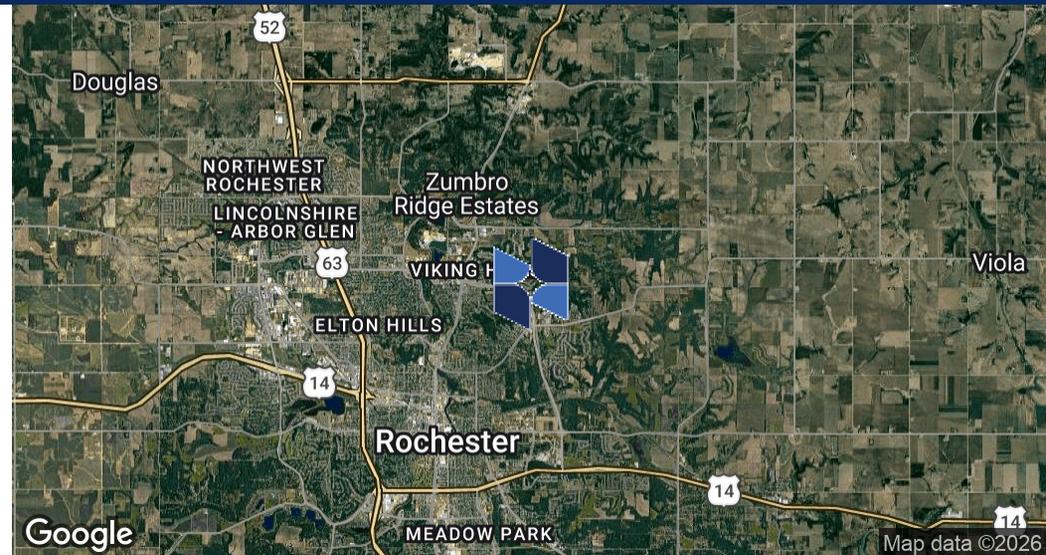


Development Land For Sale



PROPERTY HIGHLIGHTS

- 1.11 Acres | MX-S Zoning – Allows retail, office, medical, restaurant, and mixed-use residential.
- Prime NE Rochester Location – Frontage on Wheelock Drive NE with quick access to Hwy 63 & U.S. 52.
- Established Residential Trade Area – Surrounded by mature single-family and multifamily neighborhoods.
- Near Century High School – Strong daily traffic and community anchor.
- Utilities Available – City water, sewer, and public street access.
- Rare Infill Development Opportunity – Limited commercially zoned land serving Northeast Rochester.

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	1.11 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	21,195	43,060	52,824
Total Population	48,304	100,387	127,485
Average HH Income	\$103,646	\$115,382	\$123,540

Property Description



PROPERTY DESCRIPTION

This 1.11-acre MX-S zoned site offers a rare infill development opportunity in Northeast Rochester along Wheelock Drive NE, with convenient access to Highway 63 and U.S. Highway 52. Surrounded by established residential neighborhoods and located near Century High School, the property benefits from strong household density and consistent daily traffic. Flexible mixed-use zoning allows for neighborhood retail, office, medical, restaurant, or residential development, making it well-positioned to serve Rochester's growing northeast submarket.

LOCATION DESCRIPTION

The property is positioned along Wheelock Drive NE, at the intersection with E Circle Drive (14,000vpd) and iViola Road NE (9,600vpd), and adjacent to one of Northeast Rochester's primary residential corridors. The site benefits from strong connectivity to Highway 63 (North Broadway Avenue) and U.S. Highway 52 as well as several key arterial roads, providing convenient access to downtown Rochester and the greater regional market.

Located near Century High School (one of the regions high rated schools), the area is characterized by established single-family neighborhoods, multifamily housing, neighborhood churches, and service-oriented retail along the North Broadway corridor — creating a stable and built-in residential customer base. Wheelock Drive is home to Caribou Coffee, McDonalds, Kwik Trip and Century Heights apartments.

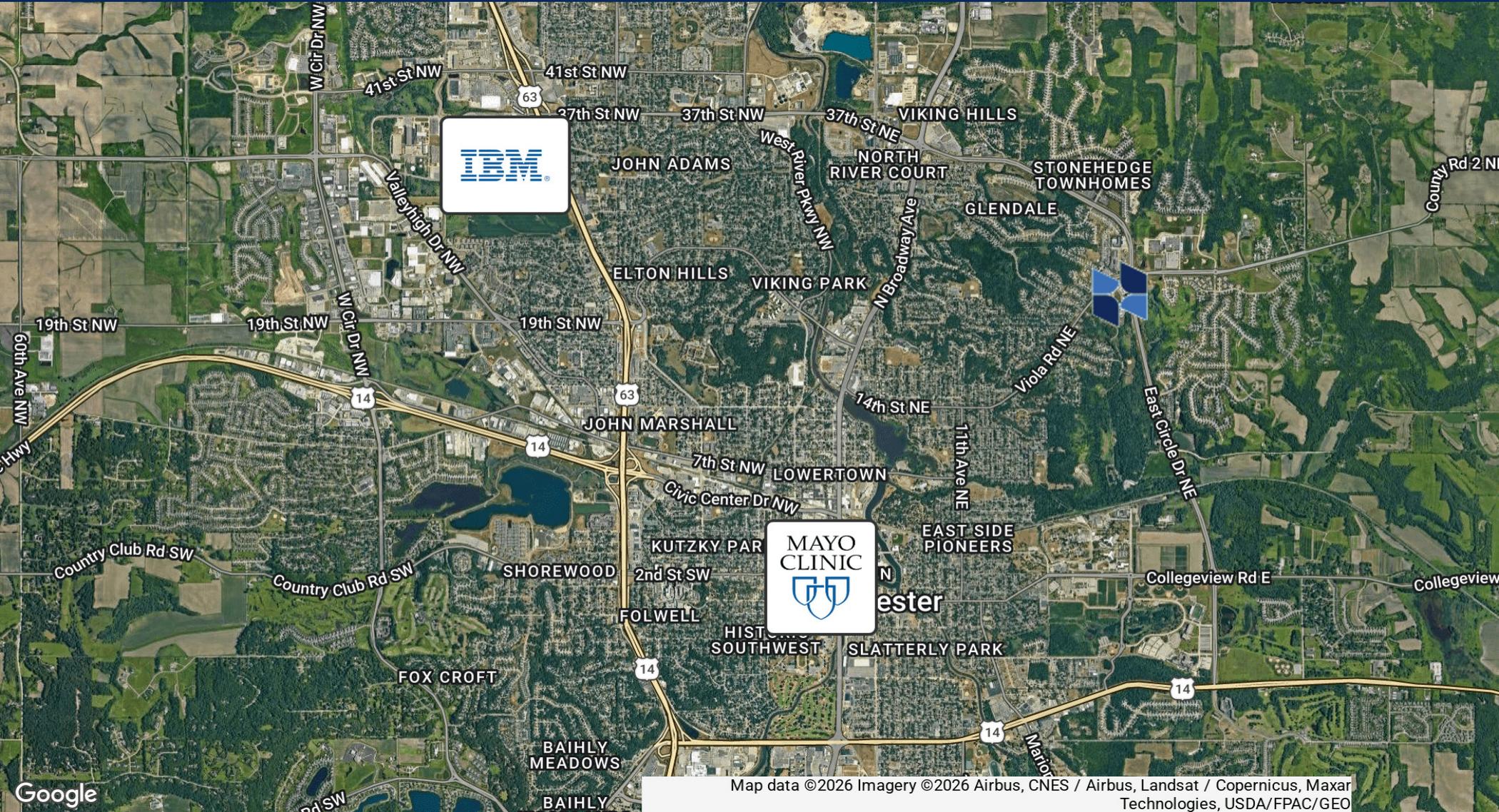
Rochester's continued growth is anchored by Mayo Clinic which is underway with its \$5 billion "Bold. Forward. Unbound." expansion initiative, reinforcing long-term employment growth and increasing demand for neighborhood-serving commercial, medical and mixed-use development.

Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

Regional Map



Google

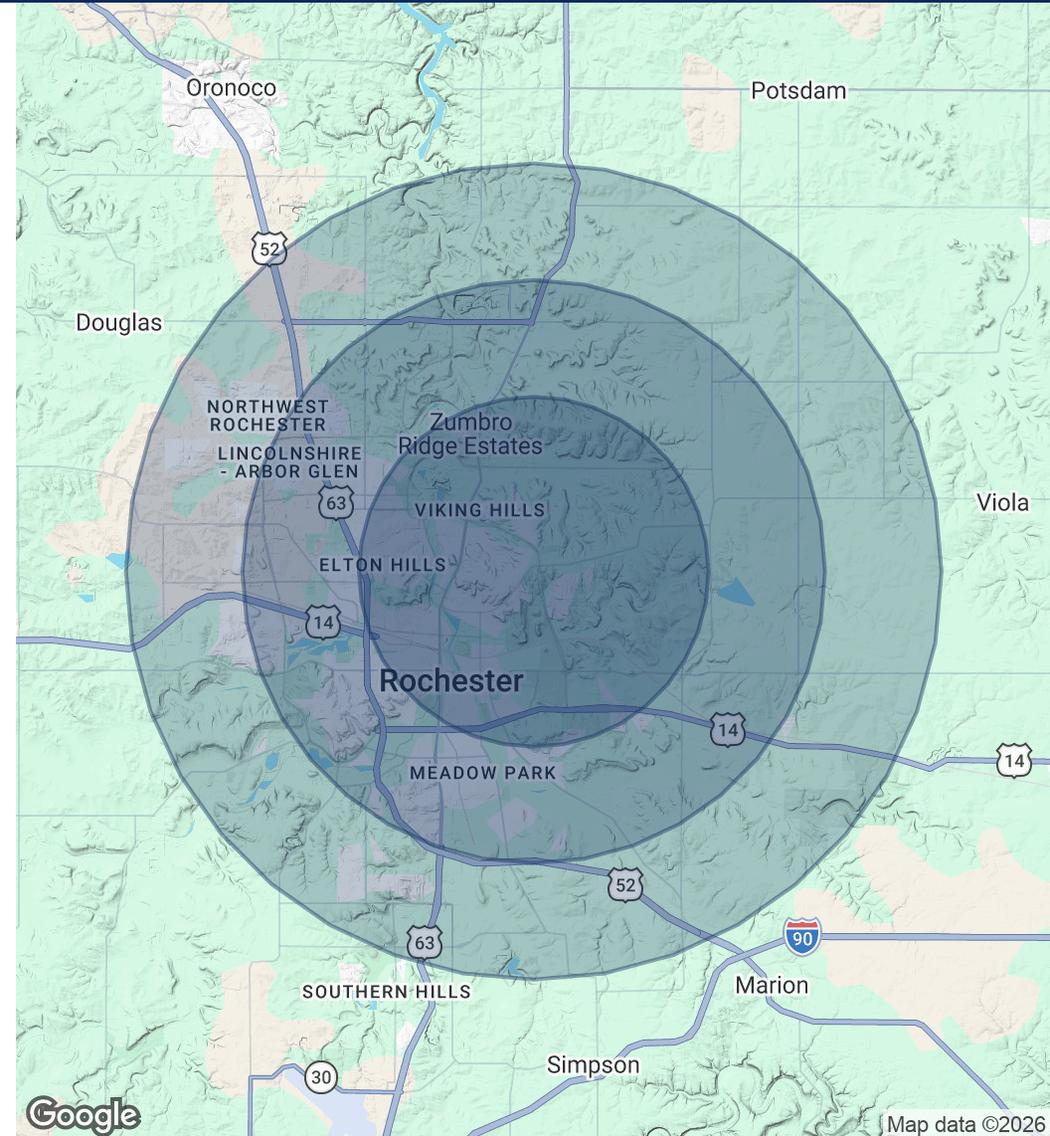
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Demographics Map & Report

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	48,304	100,387	127,485
Average Age	38.9	38.9	38.6
Average Age (Male)	36.8	37.2	37.4
Average Age (Female)	40.2	40.4	39.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	21,195	43,060	52,824
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$103,646	\$115,382	\$123,540
Average House Value	\$288,764	\$315,908	\$340,613

2023 American Community Survey (ACS)



Meet the Team



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