



Price	\$1,900,000
Property Tax	\$6,642.00
Zoning	Residential (R-2 and R-3)
Size	22.81 Acres

Byron Residential Development Land XXX 4th Street NE Byron, MN, 55920



- **Flexible Residential Zoning:** Approximately 14.45 acres zoned R-2 with an additional 8.36 acres rezoned to R-3, allowing for a blended development with both moderate- and higher-density housing options.
- **Mixed-Density Development Opportunity:** The combination of R-2 and R-3 zoning supports a thoughtful mix of housing types, aligning well with Byron's growing need for diverse residential products.
- **Strong Housing Demand:** Byron continues to experience increasing demand for housing, driven by steady population growth and limited available inventory.
- **Prime Infill Location:** 22.81 acres situated between established single-family and multi-family neighborhoods, with access to existing utilities and infrastructure.
- **Proximity to Rochester & Mayo Clinic:** Conveniently located near Rochester and the long-term economic growth tied to the Mayo Clinic's Bold Forward Unbound initiative.
- **Development-Ready Site:** A largely undeveloped parcel offering a blank canvas for developers to design a project that complements and supports Byron's continued growth.

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Unlock the potential of 22.81 acres of prime residential land in the heart of Byron, Minnesota, now offering a compelling mixed-density development opportunity. Positioned between established single-family and multi-family neighborhoods, this property is uniquely suited for a thoughtful, market-driven residential project. The site features dual zoning, with approximately 14.45 acres zoned R-2 and 8.36 acres recently rezoned to R-3, allowing for a higher-density residential development. This flexible zoning creates an excellent opportunity for a blended community that can incorporate a mix of housing types to meet Byron's growing demand. Byron continues to experience strong residential demand due to its proximity to Rochester and the long-term economic impact of the Mayo Clinic's Bold Forward Unbound initiative. This is a rare opportunity to develop a well-located, scalable residential project in a community actively seeking new housing options.

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