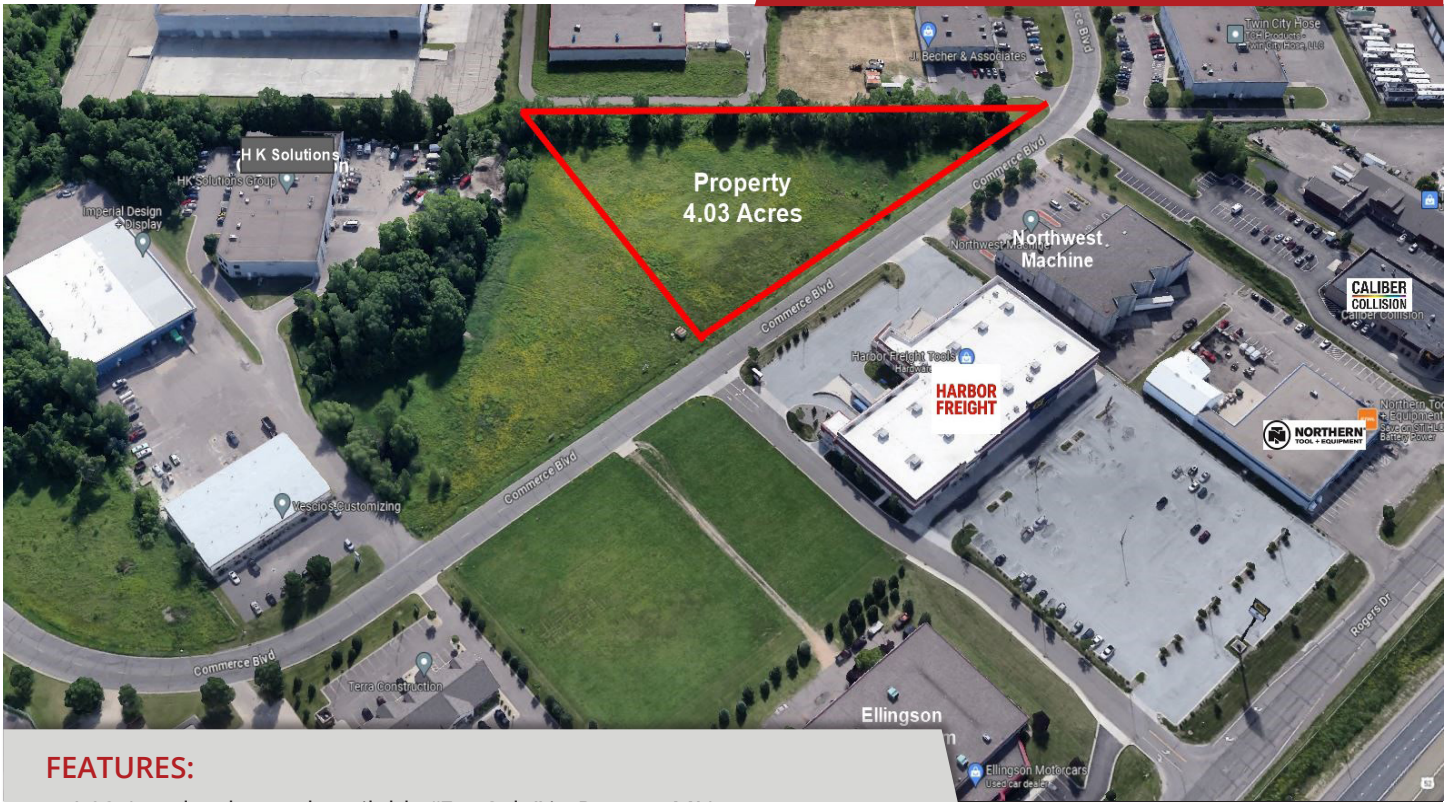


**FOR SALE**  
**4.03 ACRES AVAILABLE**



**FEATURES:**

- 4.03 Acre land parcel available "For Sale" in Rogers, MN.
- Located on Commerce Blvd. near many other businesses and retail.
- Zoned - RC (Regional Employment Center).
- City utilities are stubbed into site.

**Sale Price**  
**\$878,365**



**FACTS:**

- ▲ \$11,194.62 - 2026 Property Taxes
- ▲ Zoning - RC
- ▲ PID #23-120-23-11-0022

Overview . . . . . 1  
 Aerial Maps . . . . . 2  
 Site Plans / County Info . . . . . 3  
 Survey . . . . . 4  
 City Information . . . . . 5



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**Contact**

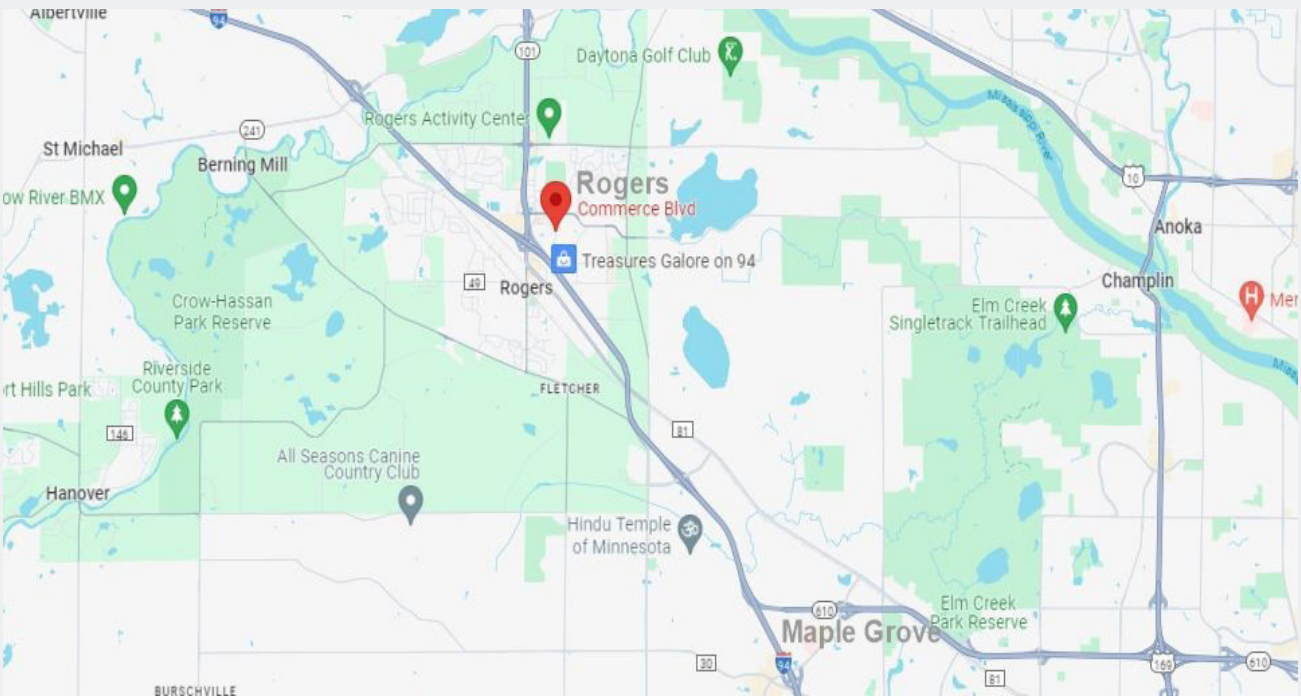
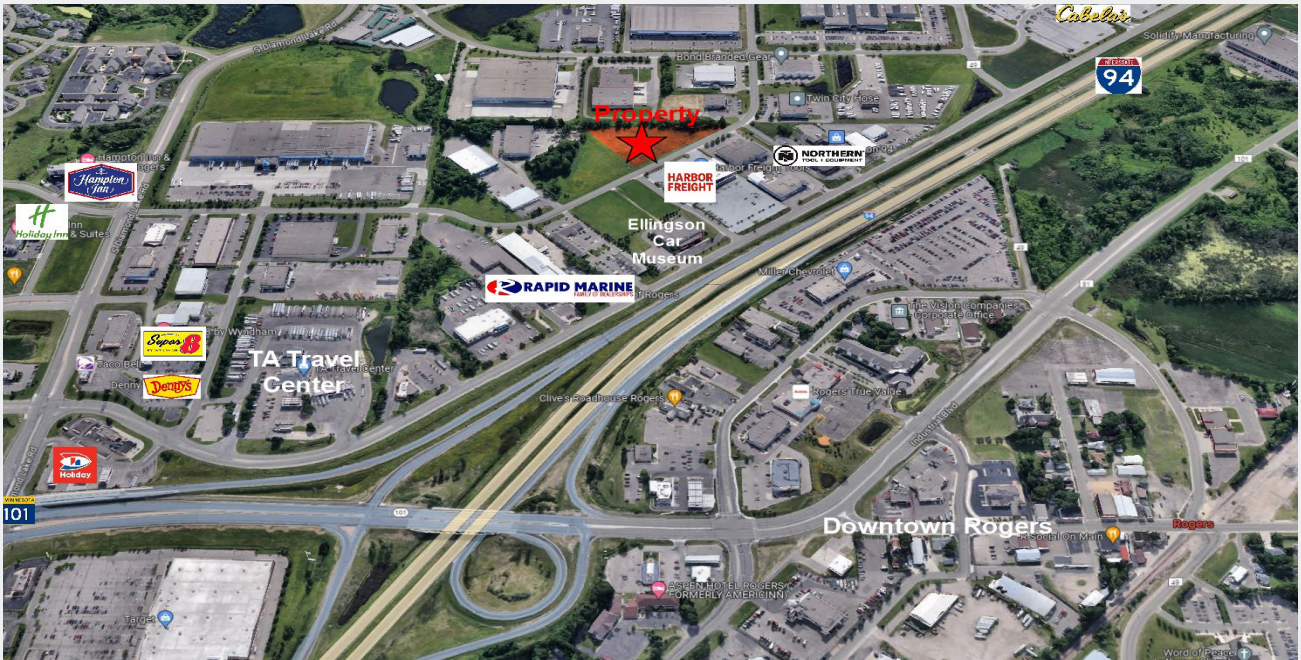
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Maple Grove, MN 55369

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**AERIAL & MAP**

**FOR SALE**  
**4.03 ACRES AVAILABLE**



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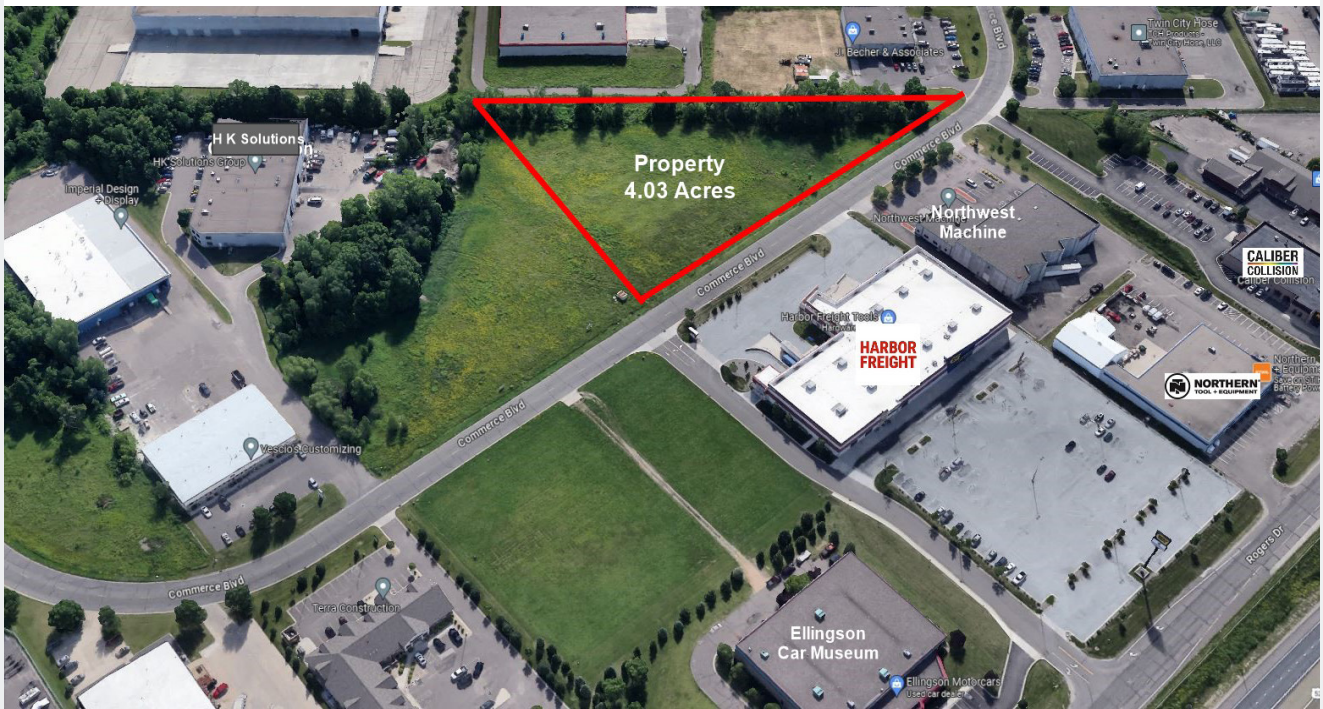
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**SITE PLAN**

**FOR SALE**  
**4.03 ACRES AVAILABLE**



**Hennepin County Property Map**

Date: 2/8/2024



1 inch = 400 feet

PARCEL ID: 2312023110022

Comments:

**Contact**

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Fax: 763.424.7980

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# COMMERCIAL LAND

XXXX Commerce Blvd.  
Rogers, MN 55374

## CITY INFORMATION

**FOR SALE**  
**4.03 ACRES AVAILABLE**

<b>POPULATION (5 MILE RADIUS)</b>	2010 Population - 10,433 2023 Population - 15,080 2028 Population Projection - 16,039
<b>AVERAGE HOUSEHOLD INCOME</b>	2023 - \$127,020
<b>CITY OF ROGERS</b>	<p><b>R</b>ogers is on the rise as a thriving and growing regional hub that takes advantage of its unique location at the edge of the Twin Cities metropolitan region, within the Interstate 94 growth corridor between the Twin Cities and St. Cloud, and on the main routes to northern Minnesota recreational lake destinations. Rogers is the main commercial, industrial and travel hub in northwestern Hennepin County. In step with continuing regional growth and expansion of the regional roadway and transit systems, Rogers is committed to growing as a regional center for industries, retail businesses and jobs. As a local community, Rogers is a well-balanced, full service city that meets citizens desires for living, work-ing, shopping and playing. The community takes great pride in its small town atmosphere of strong neighborhoods, local schools, community churches and organizations, excellent public services, and a traditional downtown. To ensure that Rogers has a unique community identity long into the future, Rogers keeps its eye on preserving its small town character and enhancing its original downtown area. To balance the community's local and regional functions, the community will diligently plan for improving transportation accessibility within Rogers. Rogers views its continuing growth and change as opportunities to create an even better local community for citizens.</p> <p>As the city grows, particularly with the annexation of Hassan Township, Rogers values and is focused on maintaining its identity as a city at the urban/rural edge of the Twin Cities metro area. The city is virtually surrounded by natural areas, including the Crow River, Fox Creek and Rush Creek, lakes to the east and west, two regional park reserves, and the rural countryside. Through strategic planning of growth areas and the parks, open space and trail system, the city is committed to preserving the unique sense of place and livability of the community.</p>

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