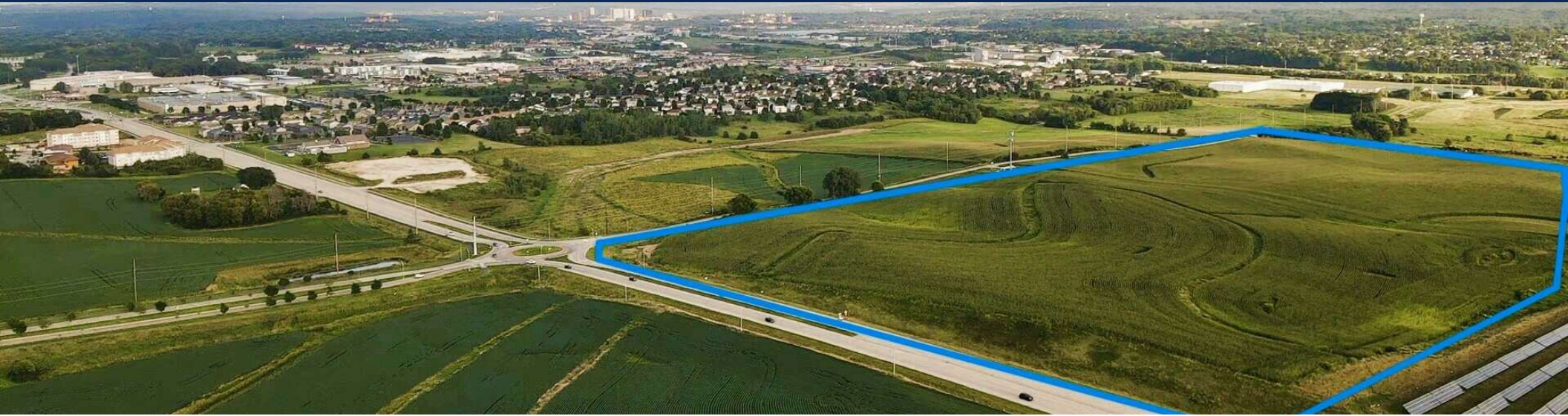


Land For Sale

Prairie Ridge Master Development

50th Avenue NW and Valleyhigh Dr, Rochester, MN 55901



PROPERTY DESCRIPTION

Prairie Ridge is an 80 acre master development with a thoughtful mix of apartment/multifamily sites, a build-to-rent townhome site and for sale residential housing totaling ~1,000 residential units entitled and ready for development, located in the heart of Rochester's primary growth path. Zoned R-3 and with an approved EAW, Prairie Ridge presents a development ready opportunity for multiple multifamily projects across various asset classes. Mass grading is set to commence Fall 2024.

HIGHLIGHTS

- Zoned R-3 for maximum density multi-family, with adjacent mix of R-2 and For Sale Product
- Strong rental market and growth outlook
- \$5 billion expansion of Mayo Clinic underway less than 5 miles from site
- Directly adjacent to amenities and transportation
- Limited supply of utility connected and entitled land in market

LOCATION DESCRIPTION

Rochester is an exceptionally stable market anchored by the #1 hospital in the world, the Mayo Clinic. Mayo employs over 42,000 at the Rochester Campus and brings in well over 1 million visitors annually. Mayo's steady & strong growth over the past several decades has made Rochester an institutional quality real estate investment marketplace. And the future is also bright, with Mayo recently commencing construction on a \$5 Billion expansion to its Rochester campus known as Bold. Forward. Unbound!, a plan to build the hospital of the future.

Prairie Ridge is a premier multi-family site in NW Rochester adjacent to W Circle Drive commercial corridor and minutes from the Mayo Clinic. The site is located along Valleyhigh Drive NW at 50th Avenue, between W Circle Drive and the new 60th Avenue which connects to HWY 14 W. Key area retailers and employers include, Costco, Mayo Clinic, HyVee, Cub Foods, Starbucks, McDonalds, Five West, Tap House, IBM, Western Digital, and multiple banks, daycares, service and convenience retailers.

CONTACT US

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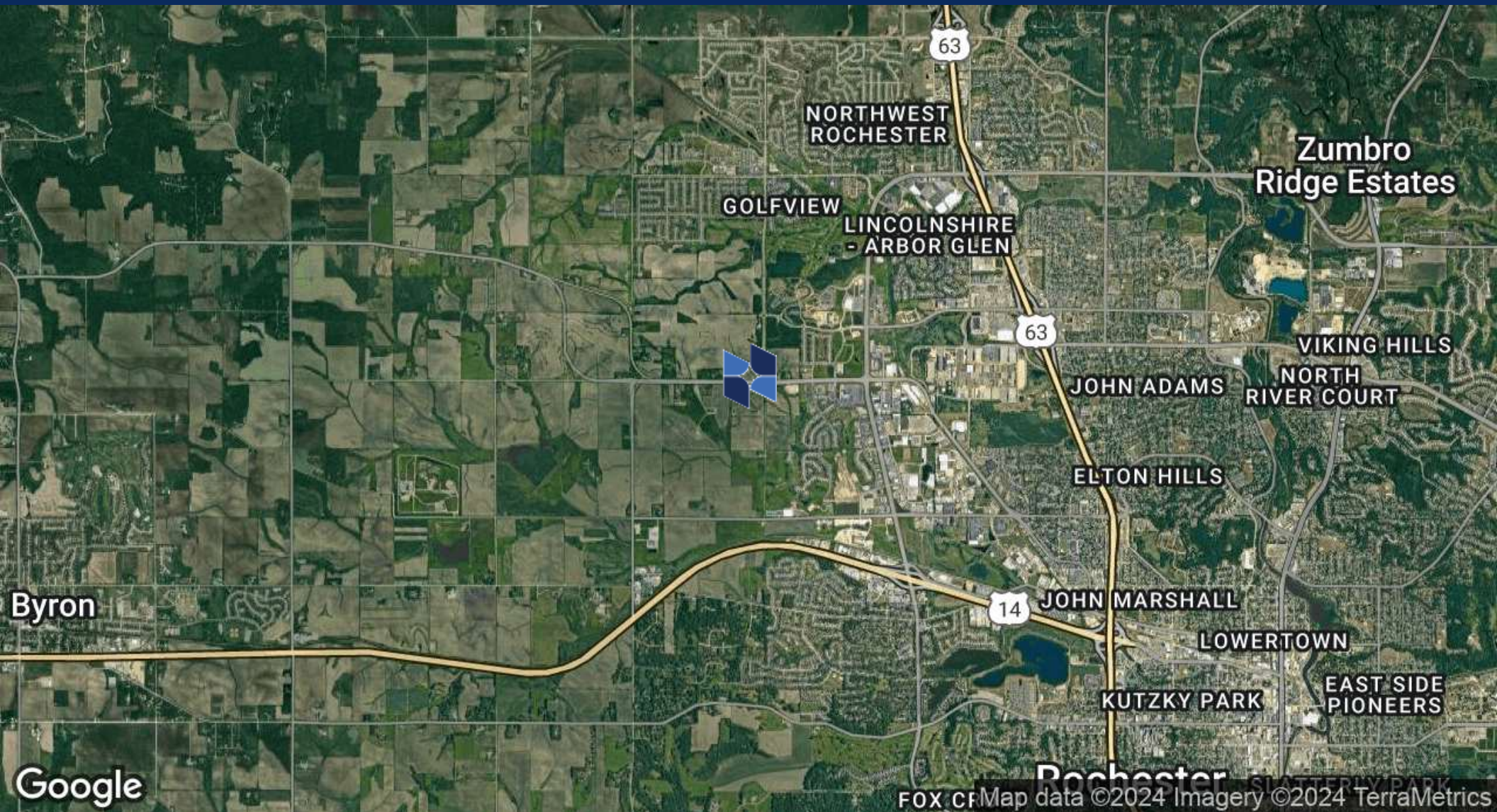
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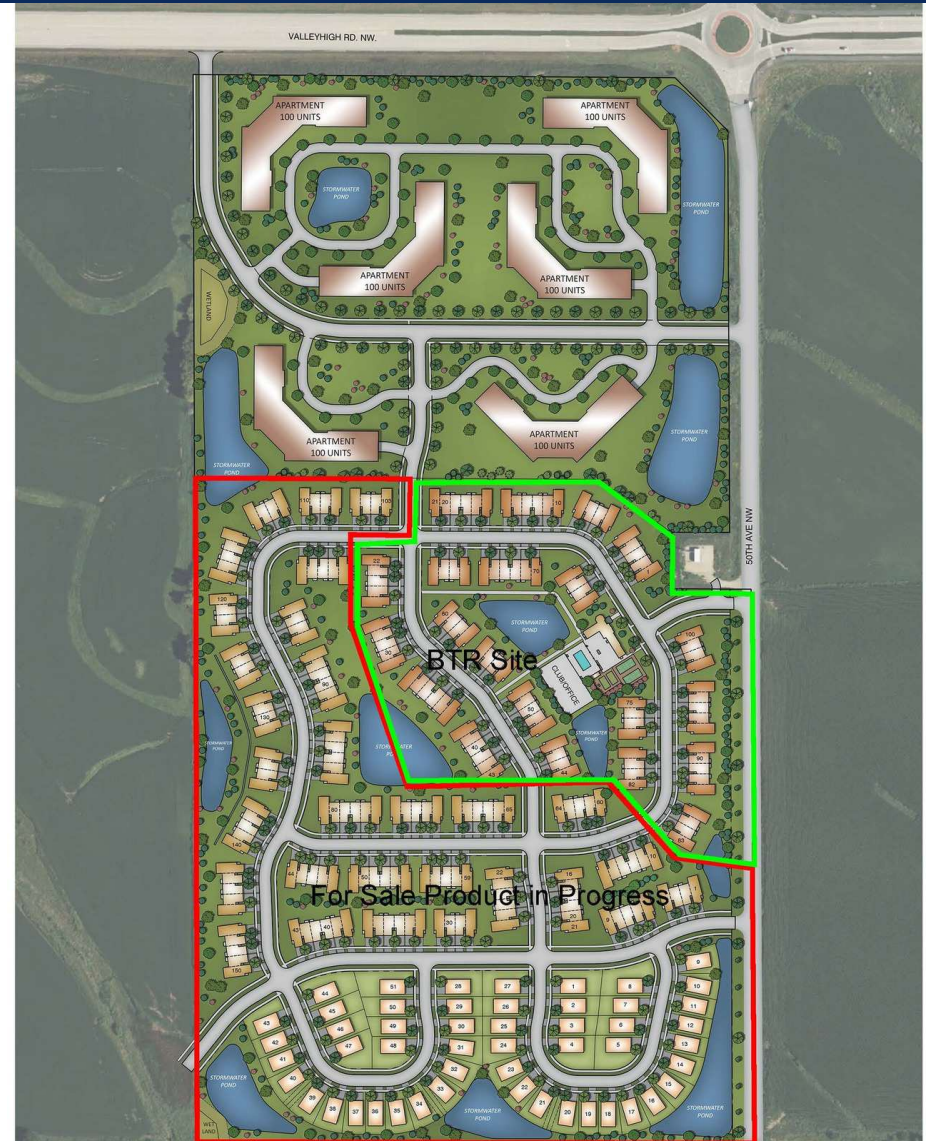
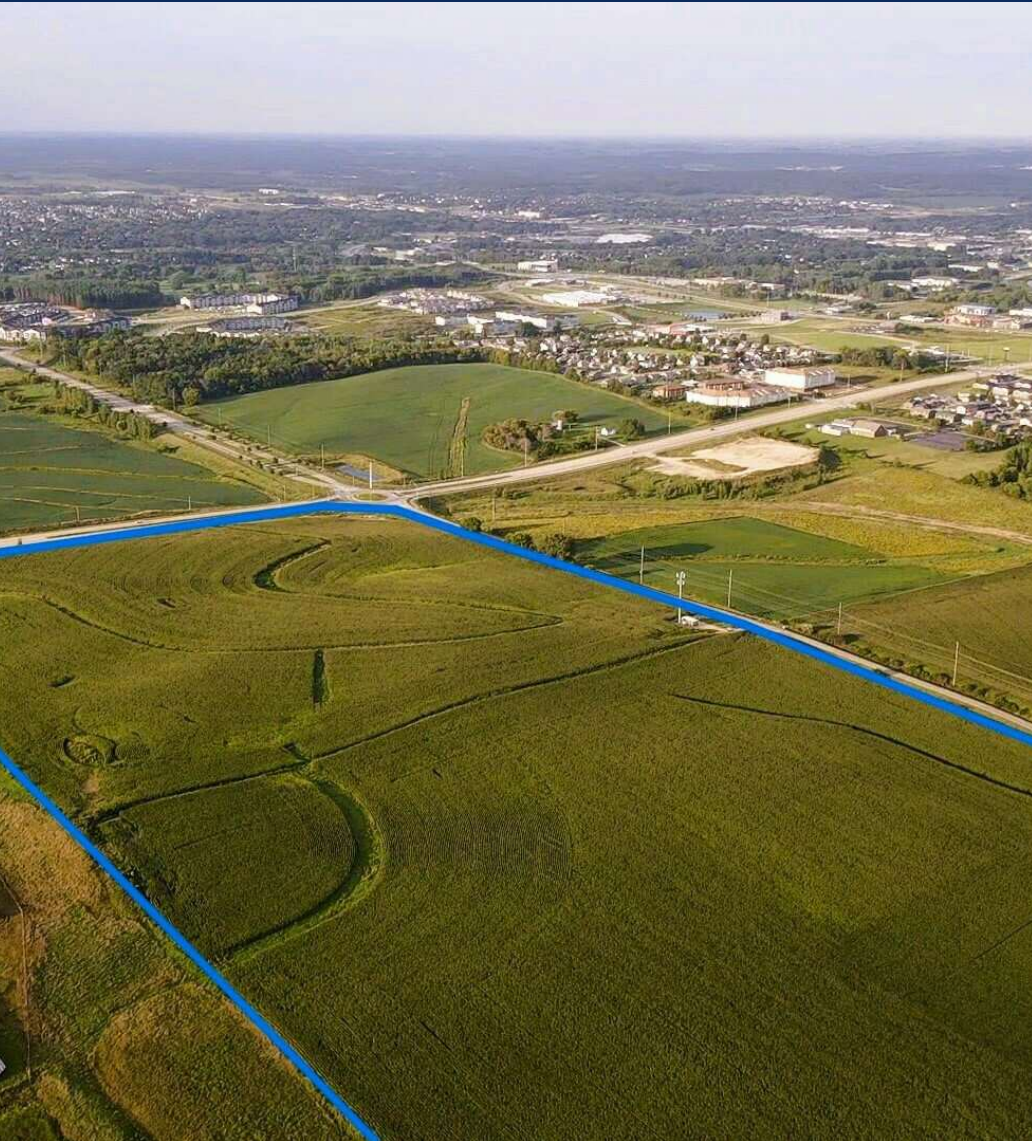
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R-3 Lot Configurations



Land For Sale

Prairie Ridge Master Development

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OF LOTS 4 | TOTAL LOT SIZE 4.48 - 15.45 ACRES | TOTAL LOT PRICE - | BEST USE MULTI-FAMILY, BI

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available				Multifamily	15.45 Acres	N/A	R-3
Available				Multifamily	4.48 Acres	N/A	R-3
Available				Multifamily	5.87 Acres	N/A	R-3
Available				Multifamily	13.78 Acres	N/A	R-2



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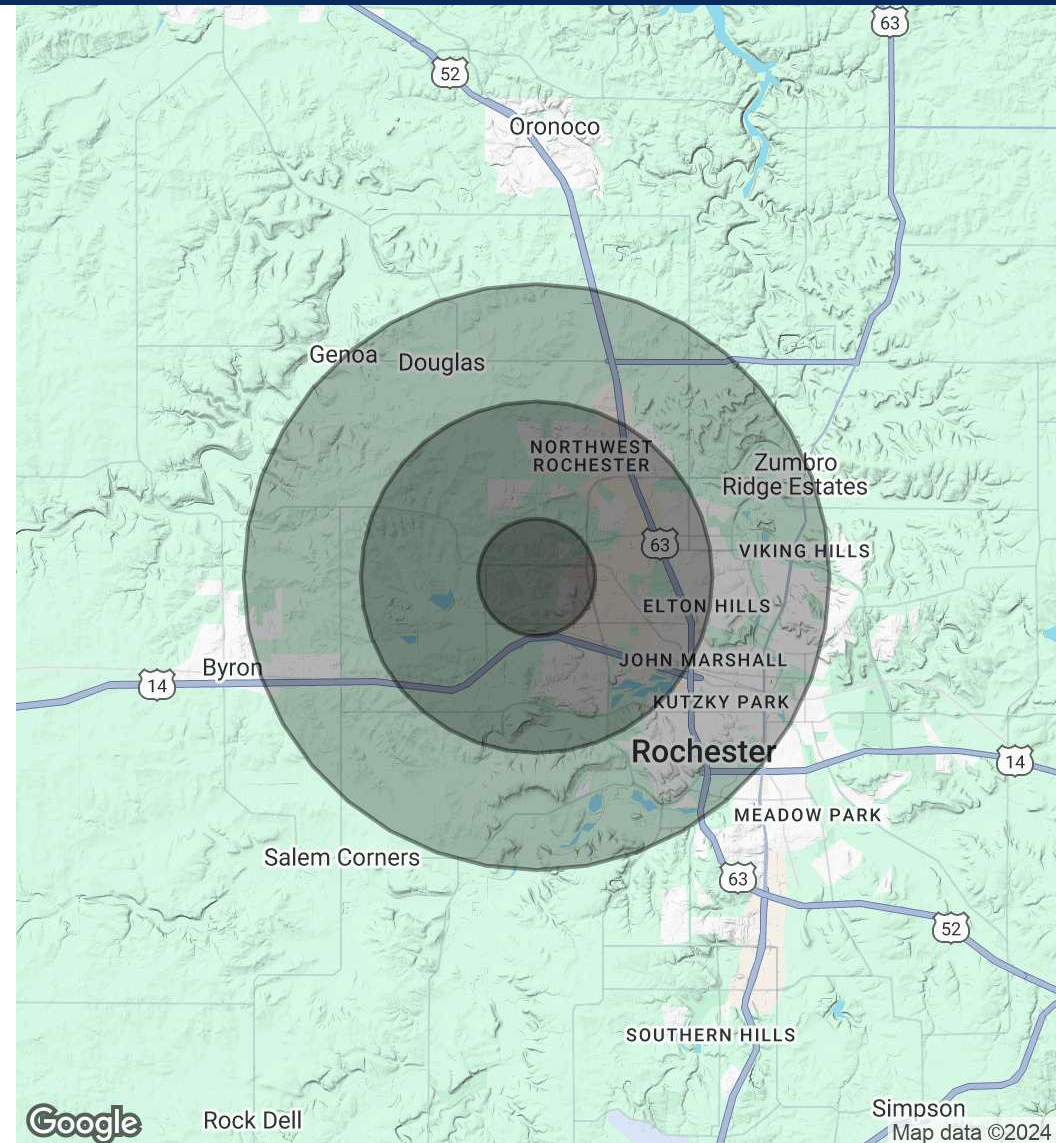
Prairie Ridge Master Development

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,761	43,439	89,129
Average Age	38	38	40
Average Age (Male)	36	36	38
Average Age (Female)	40	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,120	17,017	36,976
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$115,049	\$117,154	\$126,431
Average House Value	\$407,826	\$344,218	\$379,359

Demographics data derived from AlphaMap



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North Rock
REAL ESTATE

Land For Sale

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50th Avenue NW and Valleyhigh Dr, Rochester, MN 55901



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