

Master Commercial & Mixed-Use Development Site

TBD 11th Ave SE
Rochester, MN 55904



STARTING AT

\$87,120 per Acre



**±104
contiguous
acres**



**4
contiguous
parcels**



**R-1 Zoning /
Designated
Commercial
Future Use**

- **40+ Commercial Acres:** Designated for Commercial & Business Development under the City's Future Land Use plan.
- **Near-Term Urban Expansion:** Strategically positioned in Rochester's targeted growth trajectory directly outside city limits.
- **High-Visibility Frontage:** Direct exposure along Co. Rd. 1 / 11th Ave SE with fast access to major commercial & tech hubs.
- **Flexible Subdivisions:** Ideal configuration for commercial outlots, retail centers, or multi-phase mixed-use development.



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