



Colliers

0.16 Acres

70.26 Acres

66.02 Acres

160th St W

Boulder Ave

Biscayne Ave W

MINNESOTA
3

COUNTY
42

S Robert Trl

136.44 Acres For Sale

15247 Biscayne Ave
Rosemount, MN

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136.44 Acres
available in the
Heart of Rosemount



Across the street from
master planned residential
and business community,
UMore Park



Adjacent to a
new 417,000 SF
Home Depot
Distribution Center



One of the largest
undeveloped Business
Parks in the
Southeast Submarket



Business friendly city

Rosemount Land - 136.44 Acres | For Sale

Property Profile

Property Overview

Location	15247 Biscayne Avenue Rosemount, MN 55068
PID #	34.03210.75.015 - 66.02 Acres 34.03210.15.020 - 70.26 Acres 34.03210.09.010 - 00.16 Acres
Land Size	136.44 Acres (5,943,326 SF)
Zoning	B-2: Employment District
2025 Tax & CAM	\$5,656

Sale Price Negotiable



City of Rosemount



CLICK FOR DEVELOPMENT ACTIVITY



Rosemount is a rapidly growing and thriving community! With a 50% population increase over the last decade and projections of another 90% growth by 2030, it's clear that the area is expanding quickly. This growth likely reflects a demand for housing, businesses, and infrastructure.

The availability of land for new construction could provide great opportunities for both residential and commercial development.

This is a detailed plat map of Section 32, Township 115, Range 19. The map shows the intersection of Boulder Avenue and Biscayne Avenue. The map is divided into four quadrants: NE 1/4, SE 1/4, SW 1/4, and NW 1/4. Key features include:

- Section 32, Township 115, Range 19:** The main area of the map.
- Boulder Avenue:** Running north-south on the left side.
- Biscayne Avenue:** Running north-south on the right side.
- Boulder Trail:** Running east-west across the top.
- Biscayne Business Park:** Located at the bottom of the map.
- NE 1/4, SE 1/4, SW 1/4, NW 1/4:** The four quadrants of the section.
- Property Lines and Easements:** Numerous lines and easements are shown, with bearings and distances.
- Survey Markers:** Various markers are indicated, including "Found Capped Iron Pipe" and "Found Aluminum Capped Monument".
- Owner Information:** Several parcels are identified with owner names and addresses, such as "ROSEMOUNT BUSINESS SECOND ADDITION" and "HIGHSTONE DEVELOPMENT".
- Document References:** Numerous references to specific documents and licenses are included, such as "PID 34-64532-00-00" and "PID 34-6532-00-00".

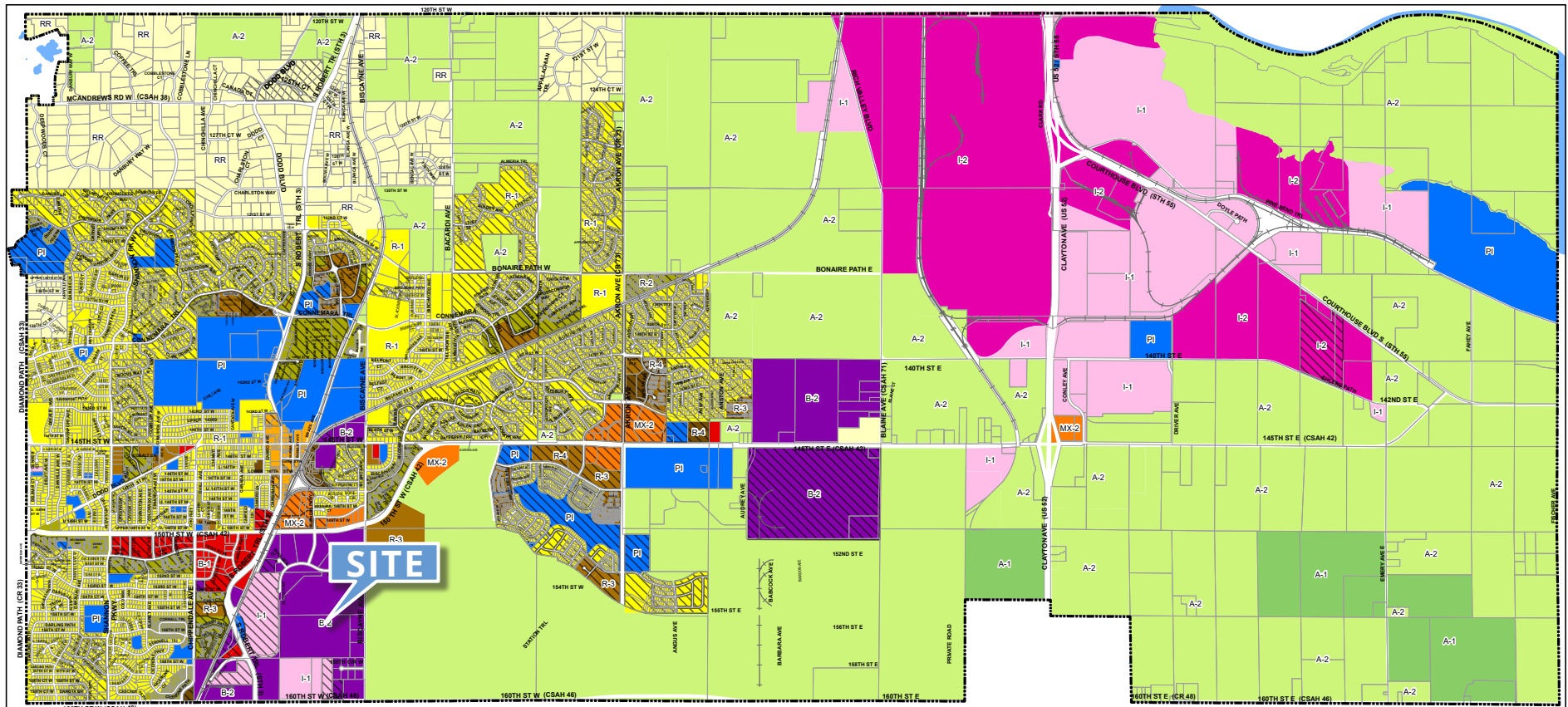
The map is titled "S 1/2 OF THE NE 1/4" and "N 1/2 OF THE SE 1/4".

Zoning

B-2: EMPLOYMENT DISTRICT



CLICK FOR ZONING CODE



0 0.25 0.5 1 Mile

Zoning

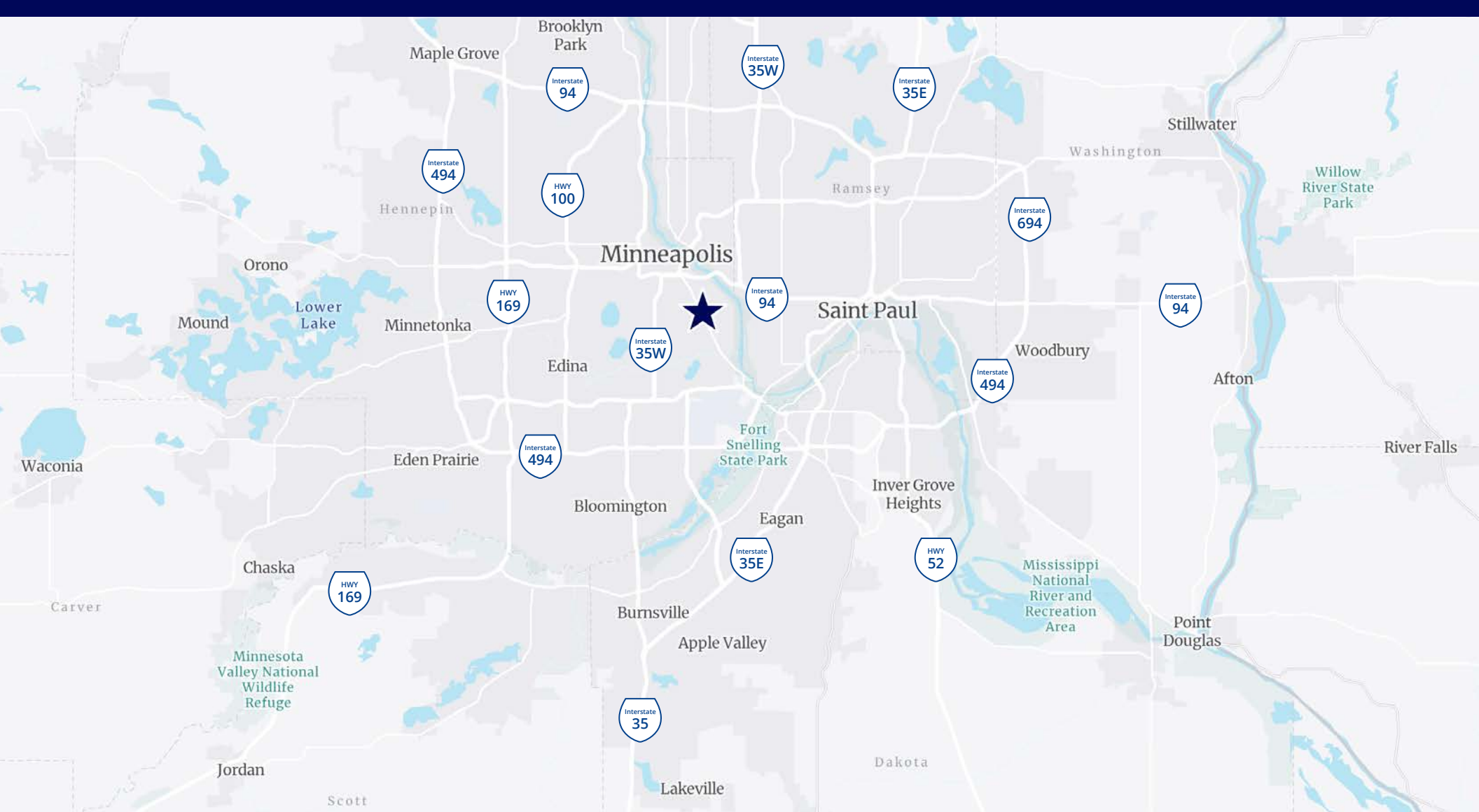


- A-1 - Agricultural Preserve District
- A-2 - Agricultural District
- B-1 - General Business District
- B-2 - Employment District
- I-1 - General Industrial District
- I-2 - Heavy Industrial District
- MX-1 - Downtown Mixed Use District
- MX-2 - Highway Mixed Use District
- PI - Public and Institutional District
- RR - Rural Residential District
- R-1 - Low Density Traditional Residential District
- R-2 - Low to Medium Density Residential District
- R-3 - Medium Density Residential District
- R-4 - High Density Residential District

- Right-of-Way
- Planned Unit Development (PUD)



11/20/2024



Demographics (5 mile radius)



2024
Population

108,939



2024 Average
Household Income

\$154,911

PROXIMITY BY CAR



MSP Airport

12 Minutes

Minneapolis CBD

10 Minutes

St. Paul CBD

17 Minutes

Rochester

1 Hr 23 Minutes

Des Moines CBD

3 Hr 41 Minutes

Chicago CBD

6 Hr 16 Minutes

Sioux Falls

3 Hr 56 Minutes

Kansas City CBD

6 Hr 29 Minutes

150th St W

16,194 vpd

Highway 3

11,773 vpd

Biscayne Ave

3,324 vpd



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