



Colliers



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

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



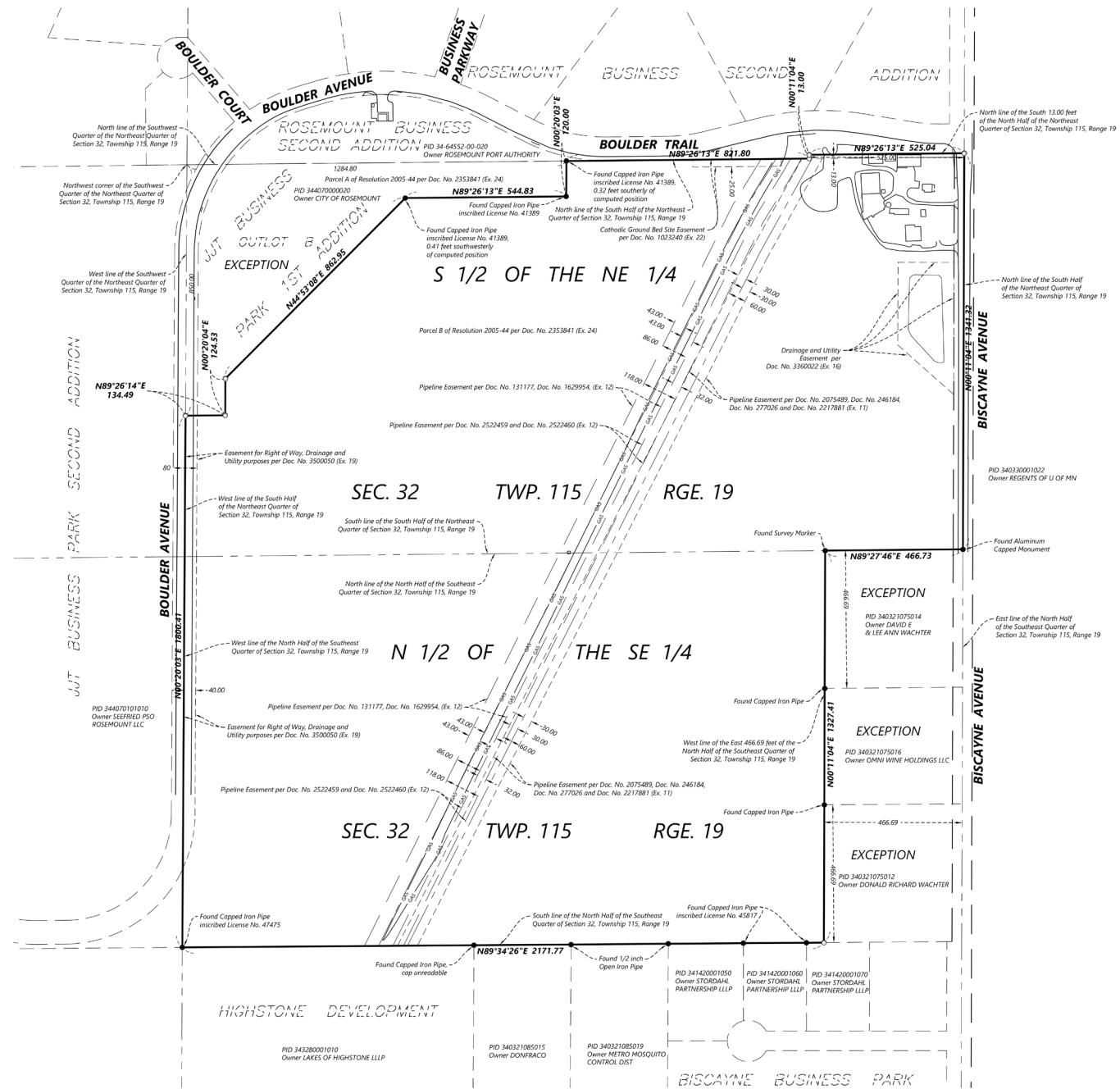
CLICK FOR DEVELOPMENT ACTIVITY



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.

Site Plan

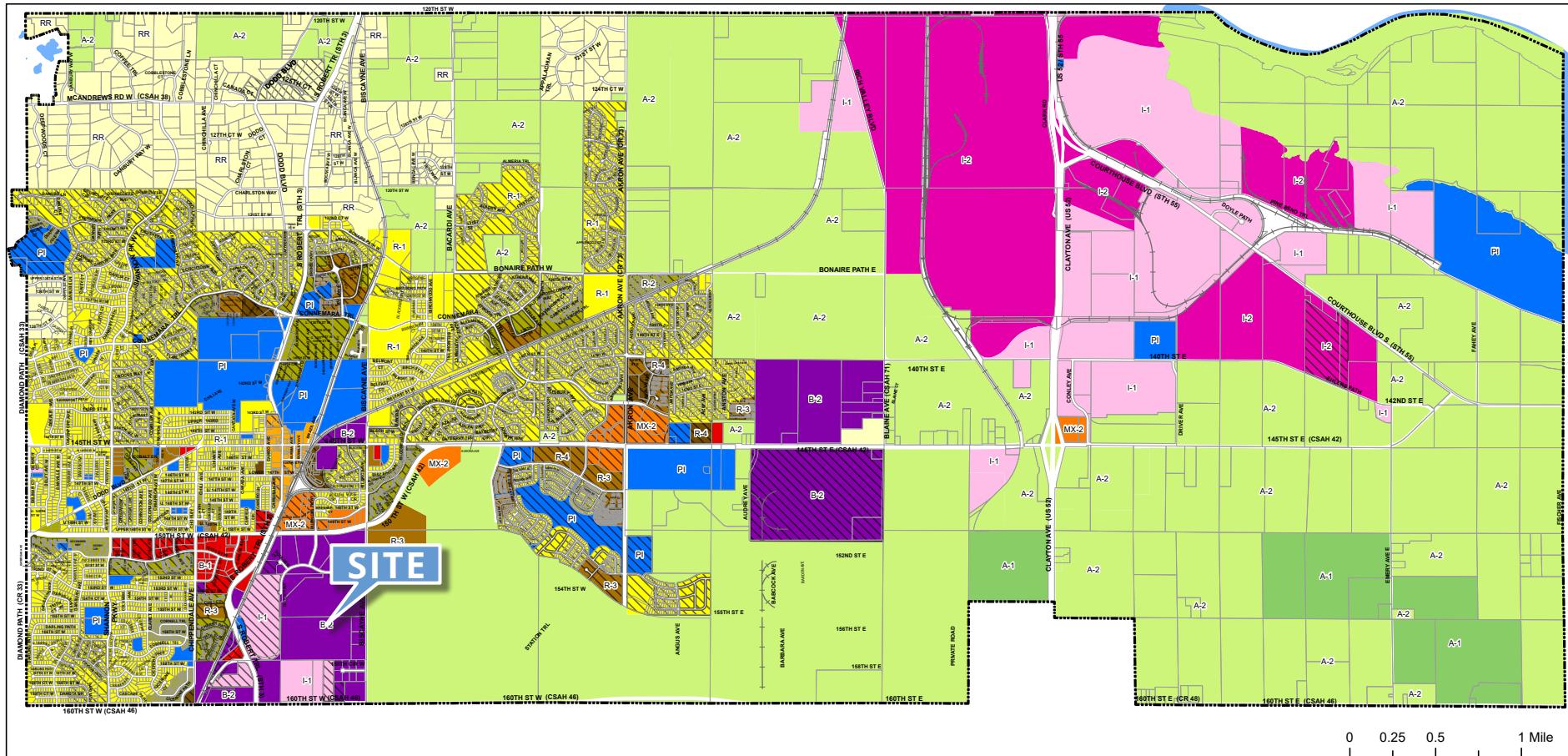


Zoning

B-2: EMPLOYMENT DISTRICT



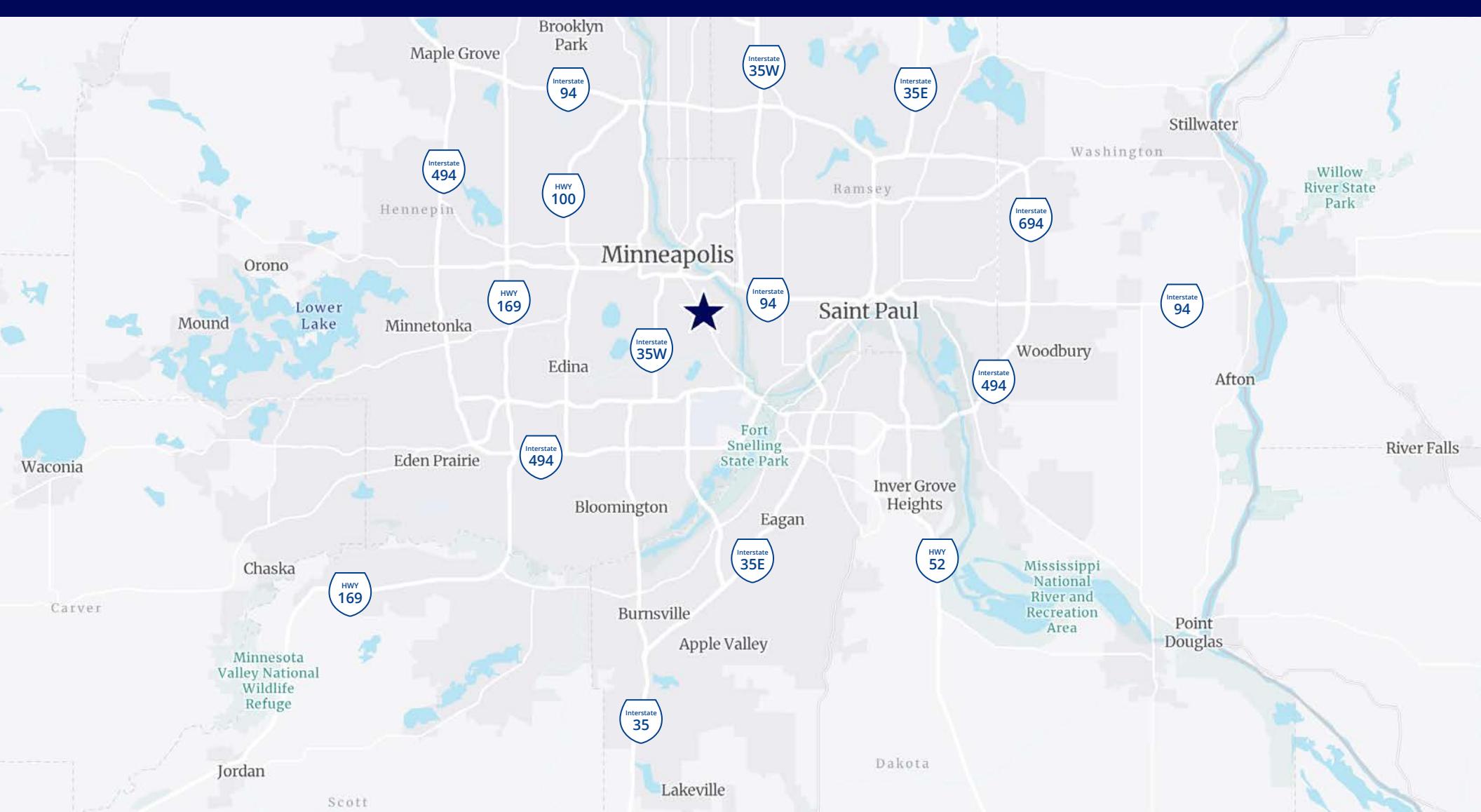
CLICK FOR ZONING CODE



Zoning

A-1 - Agricultural Preserve District	MX-1 - Downtown Mixed Use District	R-3 - Medium Density Residential District
A-2 - Agricultural District	MX-2 - Highway Mixed Use District	R-4 - High Density Residential District
B-1 - General Business District	PI - Public and Institutional District	Right-of-Way
B-2 - Employment District	RR - Rural Residential District	
I-1 - General Industrial District	R-1 - Low Density Traditional Residential District	
I-2 - Heavy Industrial District	R-2 - Low to Medium Density Residential District	Planned Unit Development (PUD)





Demographics (5 mile radius)



2024
Population

108,939



2024 Average
Household Income
\$154,911

PROXIMITY BY CAR



MSP Airport
12 Minutes

Des Moines CBD
3 Hr 41 Minutes

Minneapolis CBD
10 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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