



## Master Development Site

TBD 11th Ave SE, Rochester, MN 55904



Sale Price	\$87,120 per Acre
Total Site	±104 contiguous acres
Parcels	4 Contiguous Lots
Zoning	R-1 Mixed-Use / Class 4B4 Residential

- Contiguous Acres: Massive 4-parcel assemblage offering rare scale for a master-planned community.
- Strategic Mixed-Use Zoning: Includes a flexible R-1 "Mixed" anchor parcel, ideal for a neighborhood gateway or amenities.
- Residential Development Ready: Over 90 acres of pristine, unimproved land designated for future housing expansion.
- Prime SE Location: Perfectly situated near Willow Creek Middle School with quick access to major transit and tech hubs.



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A Master-Planned Legacy Opportunity Spanning ±104 contiguous acres, this massive land portfolio represents the future of Southeast Rochester residential living. This rare assemblage combines the strategic advantage of an R-1 Mixed Single-Family anchor parcel with over 90 acres of Class 4B(4) Unimproved Residential land.

The portfolio is uniquely positioned to offer a "Live-Work-Play" ecosystem. The R-1 Mixed-Use parcel serves as the logical community hub or gateway, while the expansive unimproved acreage allows for multiple phases of residential development. Located within walking distance of Willow Creek Middle School and minutes from downtown Rochester's medical and tech hubs, this site is primed for a developer to define the next generation of the city's housing stock. Secure the entire 4-parcel footprint to control the landscape of one of the region's most promising growth corridors.

Development Potential: Excellent opportunity for commercial use. There is an option to split the southwest section of the property specifically for commercial development, subject to local zoning and approval.

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