



LAND FOR SALE

HADLEY HILLS DRIVE NE
ROCHESTER, MN 55906

PRICE

\$5,530,377

TYPE

LAND

SIZE

15.87 ACRES

FEATURES

- Adjacent to a brand-new Lennar Homes development consisting of 57 lots with construction underway
- Zoned R-3 allowing for high density development opportunities
- Access to city utilities and infrastructure
- Neighbors to Hadley Creek Golf Course.

FOR MORE INFORMATION
VISIT OUR WEBSITE



Chad Behnken | Principal

✉ chad@coregrp.com

☎ 507.251.7667 (M)



— PHOTOS



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AERIAL



+/- 5.9 miles from Mayo Clinic Campus - MN #1 Employer

+/- 4.2 miles from Mayo Family Clinic NE - MN #1 Employer

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ROCHESTER, MN
3RD LARGEST
CITY IN MINNESOTA

The city of Rochester has a population of 124,213. It is the seat of Olmsted County, Minnesota's third-largest city, and the largest city located outside of the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area. Rochester, Minnesota is a high-momentum growth market fueled by Mayo Clinic's global presence, the multi-billion-dollar DMC initiative, and a rapidly expanding workforce. With more than \$6 billion in planned Mayo Clinic expansion and infrastructure investment, the city is experiencing sustained demand for modern commercial space, housing, and mixed-use environments. Rochester offers long-term stability, consistent population growth, and a development climate shaped by innovation, mobility improvements, and world-class healthcare.

Recent housing data shows Rochester will require 5,000 additional rental units by 2035- reinforcing the city's strong demand for new residential development.



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— LOCATION DESCRIPTION

Ideally positioned along 48th Street NE, this property offers excellent access to North Broadway, nearby residential neighborhoods, Foster-Arend Park, Hadley Creek Golf Course and a growing mix of retail, dining and entertainment amenities, including Purple Goat, Chip Shots and Bowlocity. Located just minutes from Mayo Clinic and Downtown Rochester, the area is experiencing continued residential and commercial growth, making this an attractive location for future development and long-term investment.

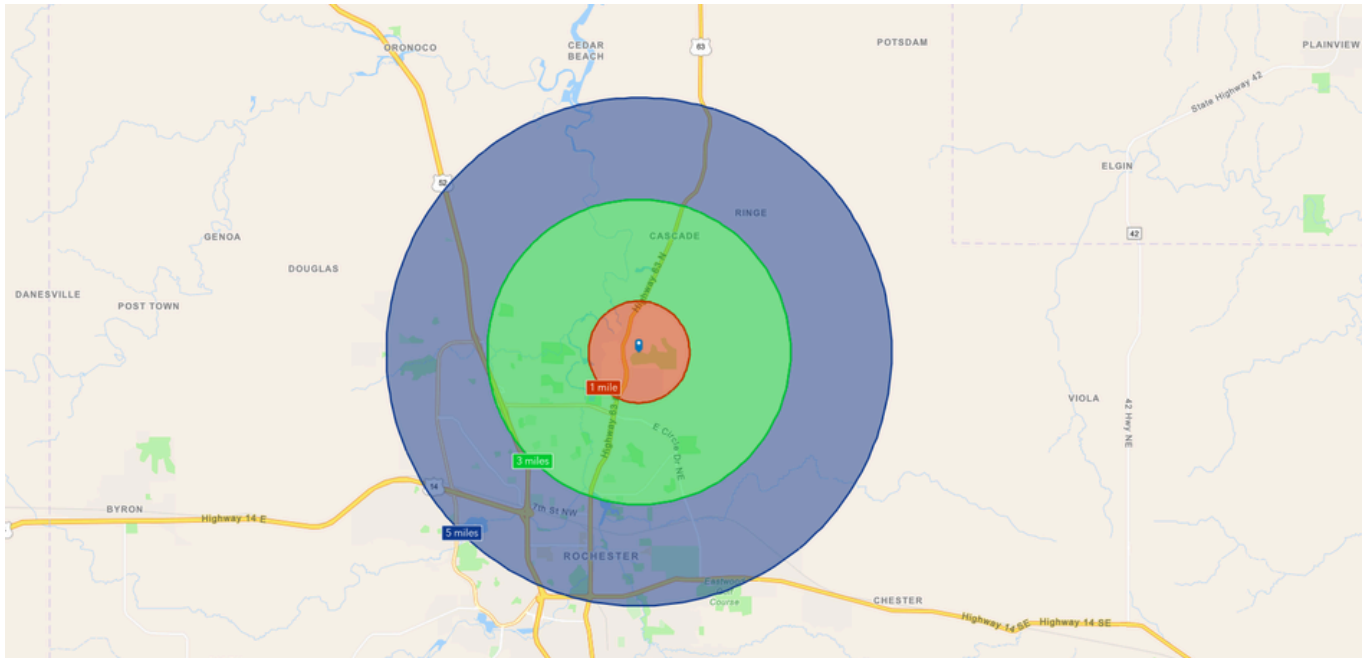
The Hadley Valley area northeast of 48th Street NE and Hadley Valley Road is currently proposed for significant residential expansion, with preliminary plans calling for approximately 177 single-family homes and 28 fourplex lots.

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— DEMOGRAPHICS



Demographics data provided by ESRI

0-1 MILES



POPULATION
1,758



HOUSEHOLDS
748



**MEDIAN HOUSEHOLD
INCOME**
\$132,509

1-3 MILES



POPULATION
36,403



HOUSEHOLDS
15,132



**MEDIAN HOUSEHOLD
INCOME**
\$101,084

3-5 MILES



POPULATION
53,062



HOUSEHOLDS
23,776



**MEDIAN HOUSEHOLD
INCOME**
\$82,043

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