

8.77 ACRES FOR SALE



MULTI-FAMILY OPPORTUNITY

ROGERS, MINNESOTA

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133RD AVE N & BROCKTON LN, ROGERS, MN

PROPERTY INFORMATION

PID #/Address: 13-120-23-44-0007 19420 133rd Ave N
13-120-23-44-0004 13420 Brockton Ln N

Total Acreage: 8.77

Zoning: High Density Residential (11-60 units/acre)

2040 Land Use: High Density Residential

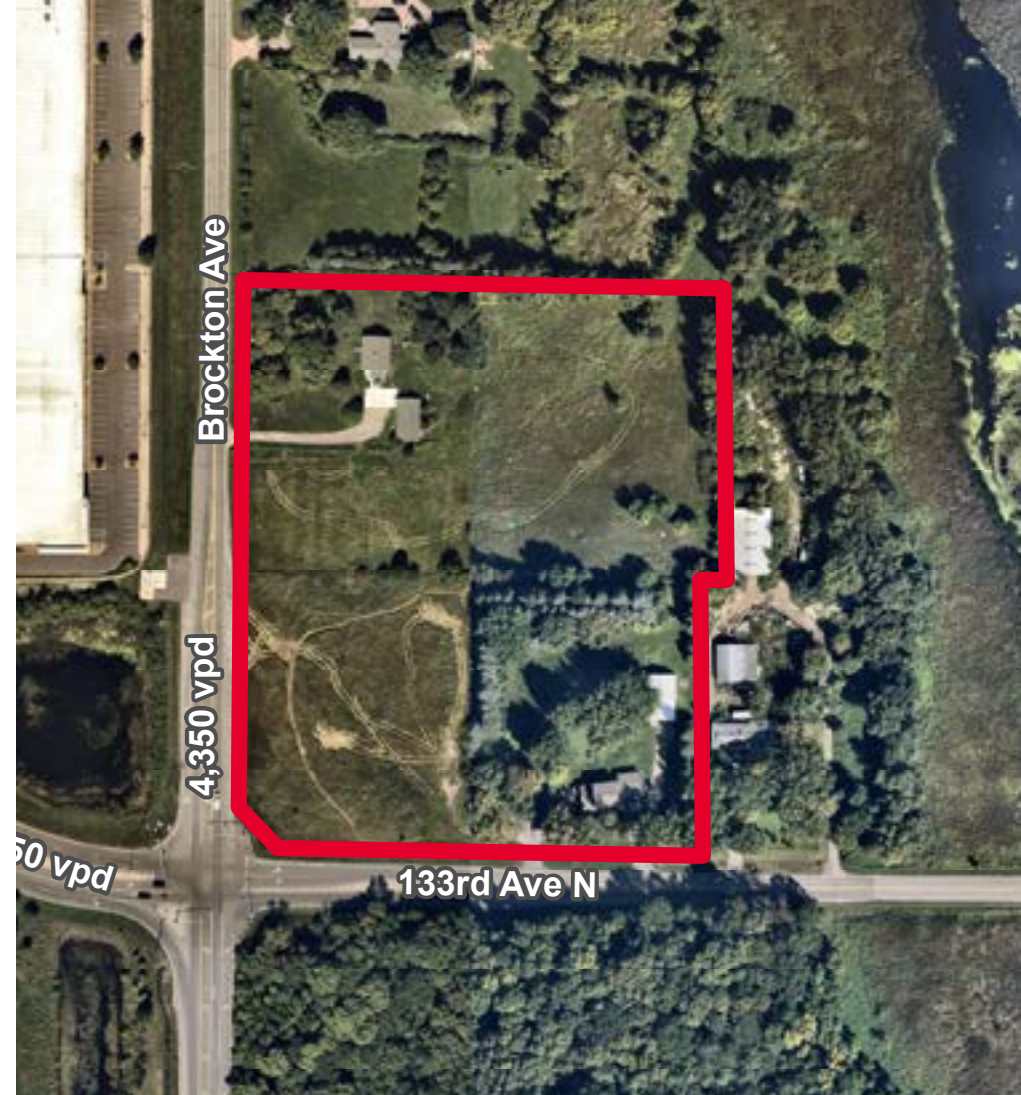
2024 Taxes: \$8,388

Property Highlights

- **Approved multi-family plan consisting of 253 units**
- Property is divisible
- Utilities to site
- New industrial development surrounding site in Dayton and Rogers

Traffic Counts

	Vehicles Per Day (VPD)
Brockton Ln N	10,297 VPD
133rd Ave N/Diamond Lake Rd	3,850 VPD



Demographics

	1 Mile	3 Miles	5 Miles
Population	1,595	16,990	47,301
Households	468	5,838	16,832
Median HH Income	\$138,684	\$154,867	\$126,201
Daytime Population	1,595	16,990	47,301

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APPROVED APARTMENT PLAN



133RD AVE N & BROCKTON LN, ROGERS, MN

PROPERTY **AERIAL**



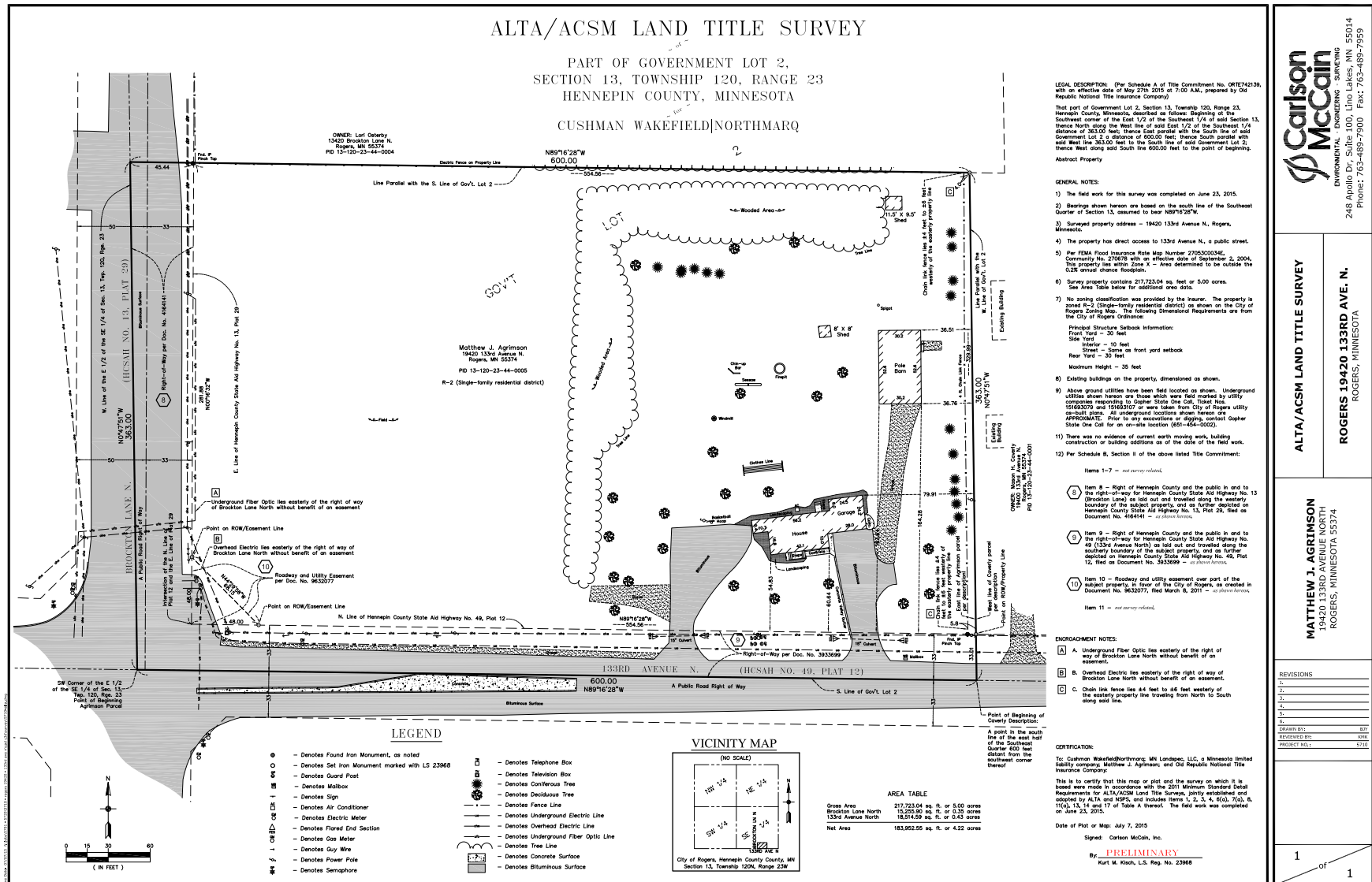
PROPERTY AERIAL

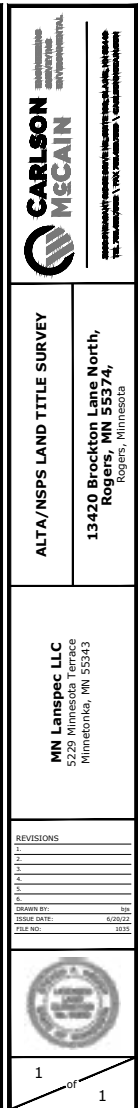




SURVEY

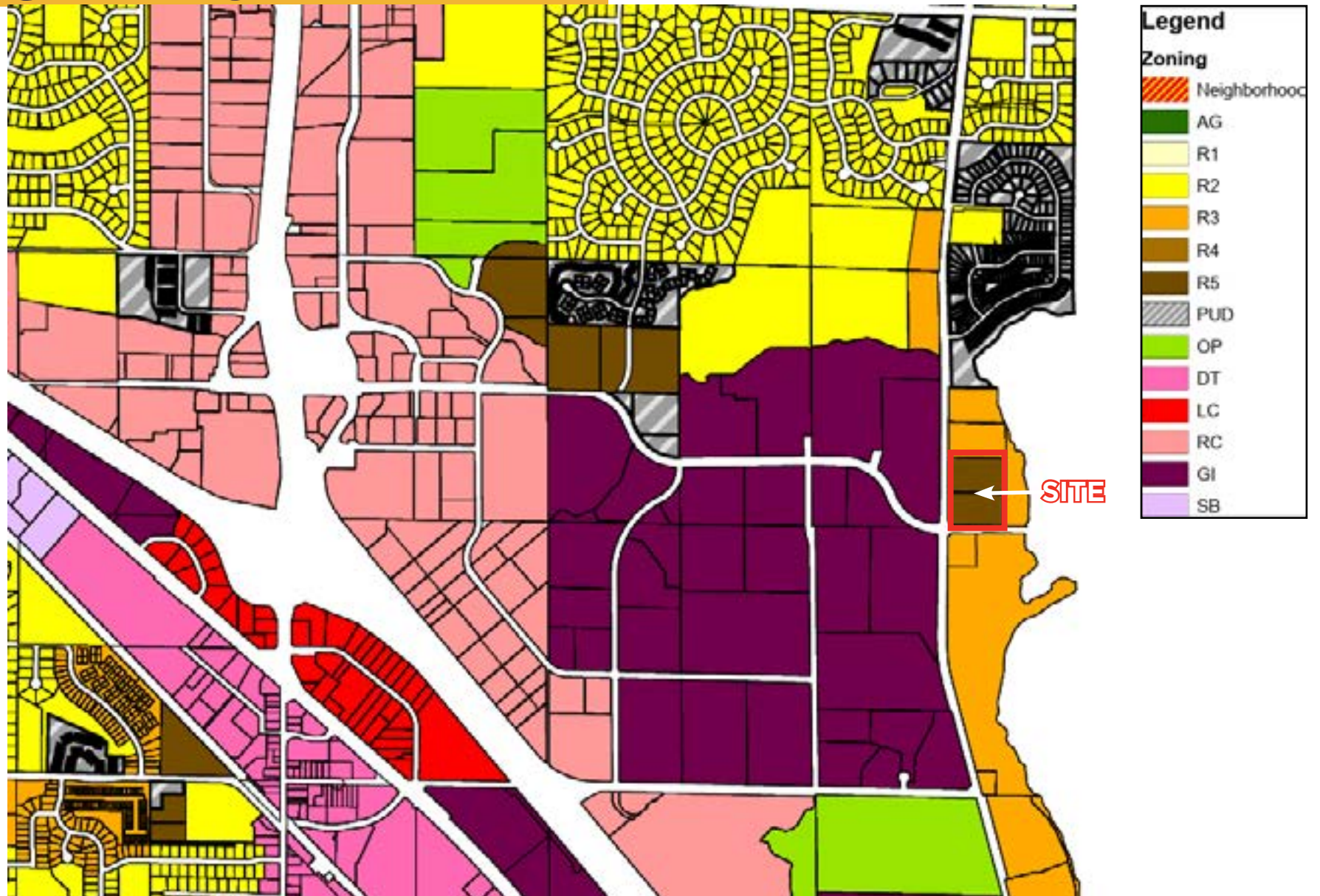
SOUTH PARCEL


[VIEW COMBINED SURVEY](#)

[CLICK ON SURVEY FOR PRINTABLE IMAGE](#)



ZONING

HIGH RESIDENTIAL





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**CUSHMAN &
WAKEFIELD**