

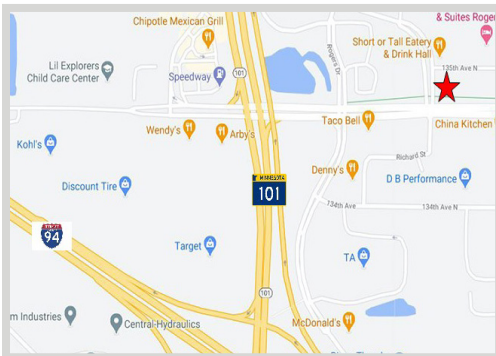
**FOR SALE** - (+/-) 0.75 Acre Outlot



**FEATURES:**

- ( +/- ) 0.75 Acre Undeveloped Outlot FOR SALE in Rogers, MN.
- Convenient Location right off I-94 and Hwy 101 with high traffic counts!
- Zoned "RC - Regional Employment Center" with build to suit options available.
- Located near many hotels, restaurants, gas stations, and other local businesses.
- Great visibility from Hwy 101 (Bypass Lane) and South Diamond Lake Road.

Sale Price  
**\$392,040**



**FACTS:**

- ▲ (+/- ) 0.75 Acres
- ▲ Soon to be Replatted
- ▲ Property Taxes - TBD
- ▲ Traffic Volumes-  
Hwy 101 - 44,000 v/d  
South Diamond Lake Rd - 10,300 v/d

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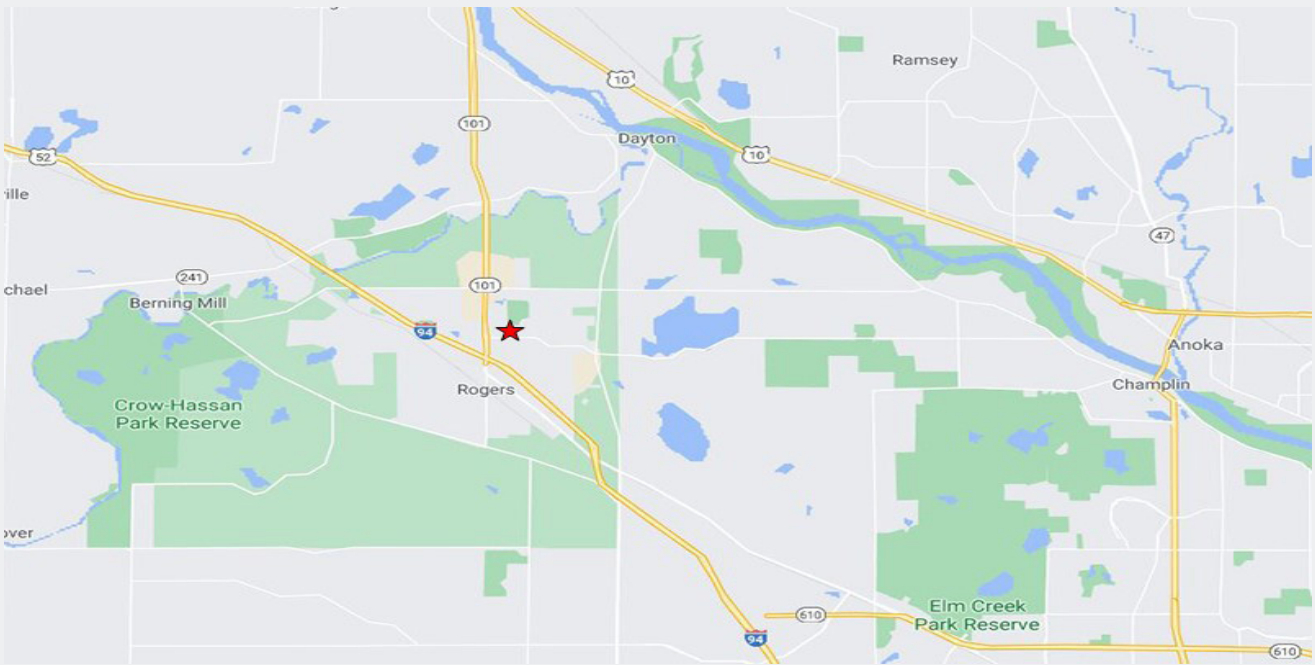
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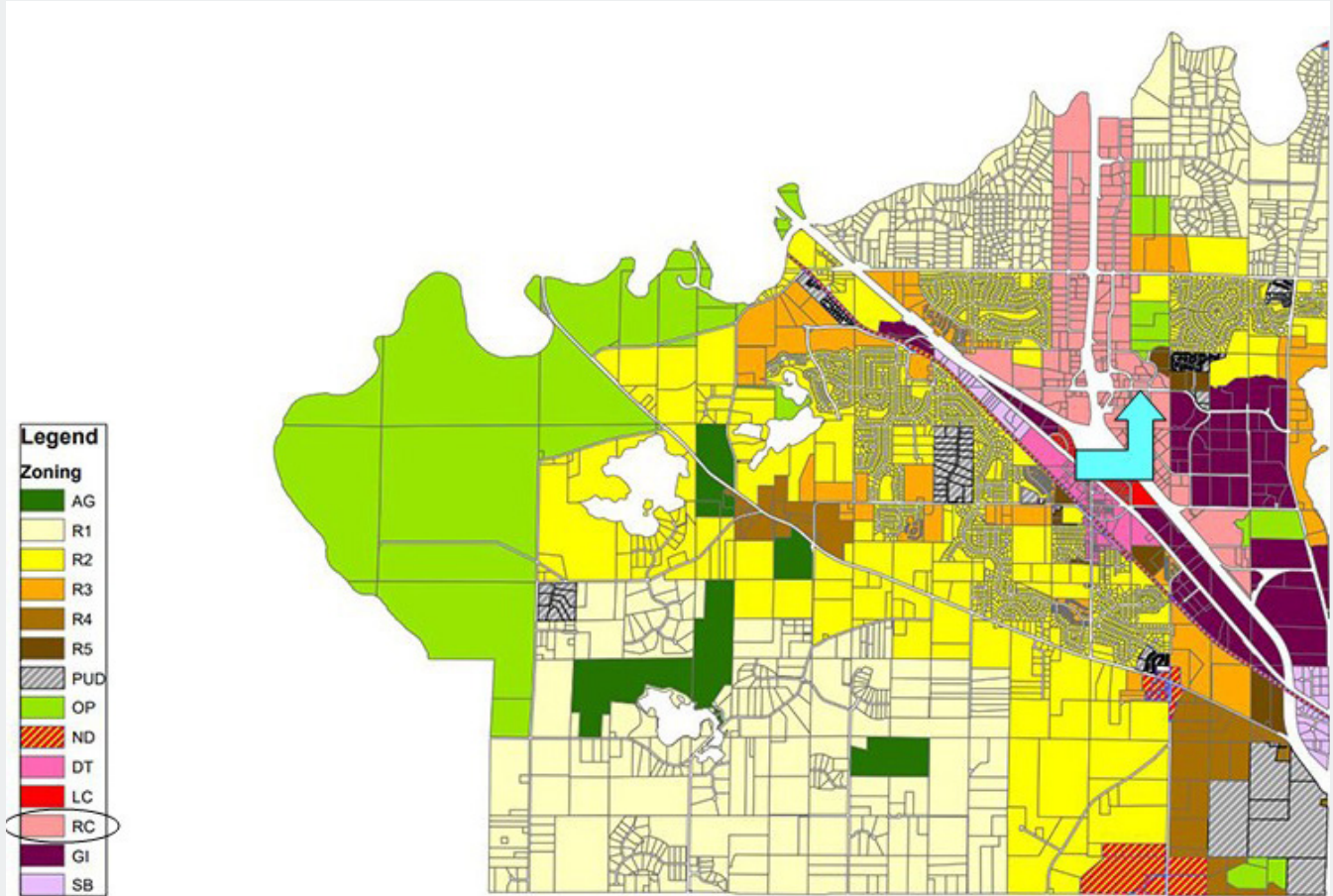
**Aerial & Map**

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**Zoning Map**


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## Demographics

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### Demographic Summary Report

Lot 3				
S Diamond Lake Rd @ Richard St, Rogers, MN 55374				
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>			
Class: -	% Leased: <b>0%</b>			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2025 Projection	4,157	18,383	35,886	
2020 Estimate	3,917	17,206	33,745	
2010 Census	3,104	13,087	27,249	
Growth 2020 - 2025	6.13%	6.84%	6.34%	
Growth 2010 - 2020	26.19%	31.47%	23.84%	
<b>2020 Population by Hispanic Origin</b>	69	439	1,028	
<b>2020 Population</b>	3,917	17,206	33,745	
White	3,524 89.97%	15,800 91.83%	30,928 91.65%	
Black	130 3.32%	412 2.39%	951 2.82%	
Am. Indian & Alaskan	9 0.23%	41 0.24%	126 0.37%	
Asian	173 4.42%	601 3.49%	1,067 3.16%	
Hawaiian & Pacific Island	1 0.03%	3 0.02%	19 0.06%	
Other	80 2.04%	350 2.03%	655 1.94%	
U.S. Armed Forces	0	1	10	
<b>Households</b>				
2025 Projection	1,512	6,567	12,799	
2020 Estimate	1,412	6,102	11,977	
2010 Census	1,043	4,369	9,324	
Growth 2020 - 2025	7.08%	7.62%	6.86%	
Growth 2010 - 2020	35.38%	39.67%	28.45%	
Owner Occupied	1,108 78.47%	5,154 84.46%	10,507 87.73%	
Renter Occupied	304 21.53%	947 15.52%	1,471 12.28%	
<b>2020 Households by HH Income</b>	1,412	6,102	11,979	
Income: <\$25,000	70 4.96%	338 5.54%	757 6.32%	
Income: \$25,000 - \$50,000	135 9.56%	512 8.39%	1,274 10.64%	
Income: \$50,000 - \$75,000	193 13.67%	676 11.08%	1,690 14.11%	
Income: \$75,000 - \$100,000	143 10.13%	553 9.06%	1,353 11.29%	
Income: \$100,000 - \$125,000	142 10.06%	818 13.41%	1,616 13.49%	
Income: \$125,000 - \$150,000	258 18.27%	909 14.90%	1,703 14.22%	
Income: \$150,000 - \$200,000	294 20.82%	1,471 24.11%	2,343 19.56%	
Income: \$200,000+	177 12.54%	825 13.52%	1,243 10.38%	
<b>2020 Avg Household Income</b>	\$132,968	\$138,364	\$124,645	
<b>2020 Med Household Income</b>	\$127,229	\$129,235	\$114,162	



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Traffic Counts

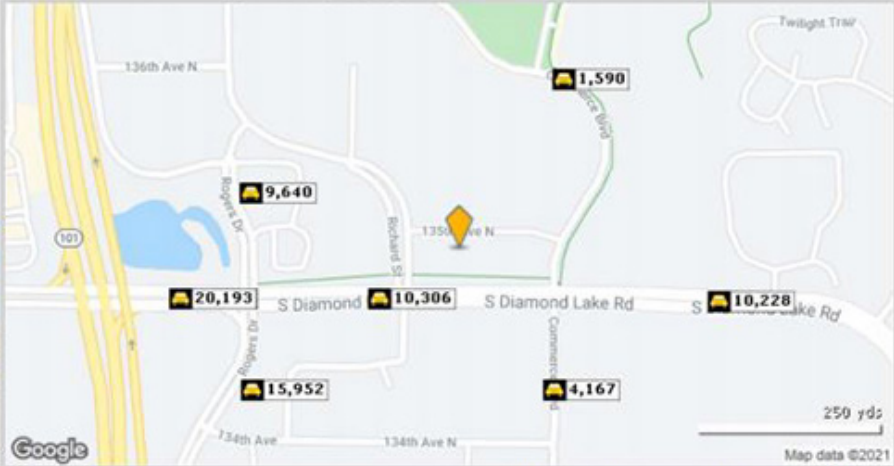
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Traffic Count Report

**Lot 3**  
 S Diamond Lake Rd @ Richard St, Rogers, MN 55374

Building Type: Land  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: 0 SF  
 % Leased: 0%  
 Rent/SF/Yr: -





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Diamond Lake Rd	Richard	0.03 E	2020	10,306	MPSI	.07
2 Commerce Blvd	134th Ave N	0.04 S	2020	4,167	MPSI	.13
3 Commerce Blvd	S Diamond Lake Rd	0.18 S	2018	1,122	MPSI	.16
4 Commerce Blvd	S Diamond Lake Rd	0.18 S	2020	1,590	MPSI	.16
5 Not Available	Not Available	0.00 No	2020	9,640	MPSI	.17
6 Rogers Dr	134th Ave N	0.04 S	2018	10,227	MPSI	.20
7 Rogers Dr	134th Ave N	0.04 S	2020	15,952	MPSI	.20
8 S Diamond Lake Rd	Wellstead Dr	0.11 E	2020	10,228	MPSI	.21
9 S Diamond Lake Rd	Main St	0.06 W	2020	21,390	MPSI	.22
10 S Diamond Lake Rd	Main St	0.06 W	2018	20,193	MPSI	.22



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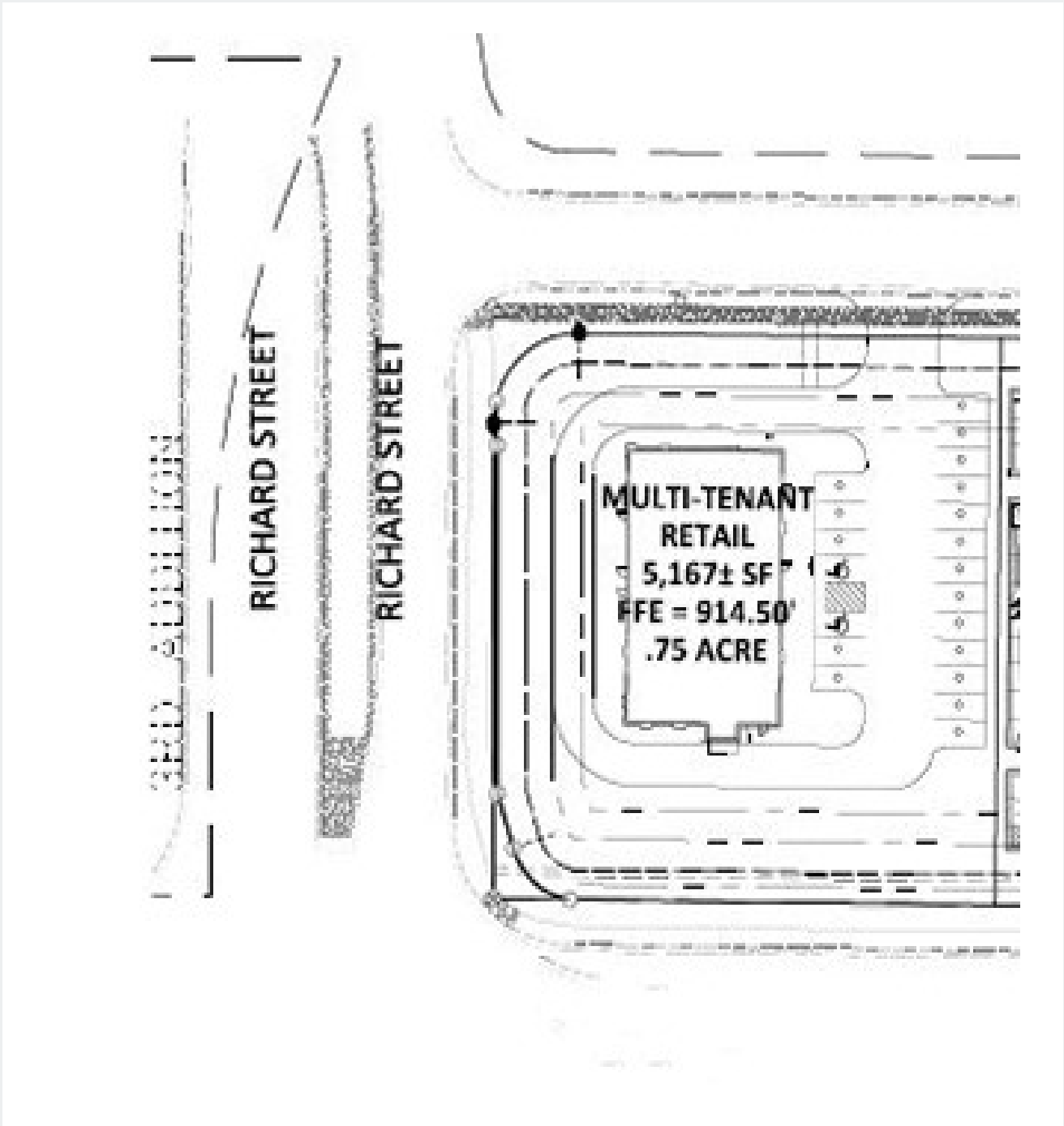
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**Concept Site Plan**

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**Neighboring Development**

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Take a look at the Numerous Great Businesses that Surround this Outlot!

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**Gallery**

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Great Exposure to Traffic Flowing North on Hwy 101 Bypass



View From South Diamond Lake Rd



View From Richard Street



Close Up Aerial

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Rogers is a vibrant, growing suburban community in Hennepin County and the seven-county Twin Cities metropolitan area. In its early days, Rogers benefitted from the expansion of the railroad to spur growth and industry, and draw people to the rich, productive land and the beauty of the surrounding natural landscapes – thereby forming the foundation of the community.

Today, transportation remains an important factor drawing people and industry to Rogers. The community enjoys the benefits of its unique location at the intersection of two regional roadway systems – Interstate 94 (I-94) and Trunk Highway 101 (TH 101) – that connect the community to employment centers and amenities of the Twin Cities and the recreational destinations of northern Minnesota.

Situated as a key gateway between the Twin Cities and Greater Minnesota, Rogers delivers the best combination of urban services and amenities with rich rural landscapes and wide open natural areas, and an abundance of parks and recreational destinations. This has made Rogers a hub for business and distribution, and an attractive community for raising families, as is evidenced by the community being named, in 2013, as the “Best Place to Raise Kids in Minnesota” by Bloomberg BusinessWeek.

Rogers is home to four schools in Independent School District 728, the eighth-largest district in Minnesota. Those four schools include: Hassan Elementary School, Rogers Elementary STEM Magnet School, Rogers Middle School and Rogers High School. Rogers High School consistently ranks among the state's highest in academic achievement, as well as its state-award winning music, athletic, drama and academic-based club programs, and nationally recognized Culinary Arts and DECA programs.



Picture of Rogers water tower next to I-94

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