

HENRY LAND A

Xxxxx Brockton Lane, Rogers, MN 55369



SALE PRICE:	\$1,575,000
PRICE PER ACRE:	\$148,866
LOT SIZE:	10.58 Acres
APN #:	
ZONING:	Residential - Guided Medium Density
CROSS STREETS:	Brockton & Koch

PROPERTY OVERVIEW

10.58 acres of residential land on Brockton in Rogers, MN.

PROPERTY FEATURES

- Exempt from Park Dedication Fees - \$3,500/unit in 2020
- SFR residential land for development
- Guided Medium Density 6-11 units / acre
- Adjacent to 45 acre Henry's Woods park
- Walking trails
- Close to Rogers retail and employment core
- Easy access off Brockton /81 and I94
- Municipal Water and Sewer available

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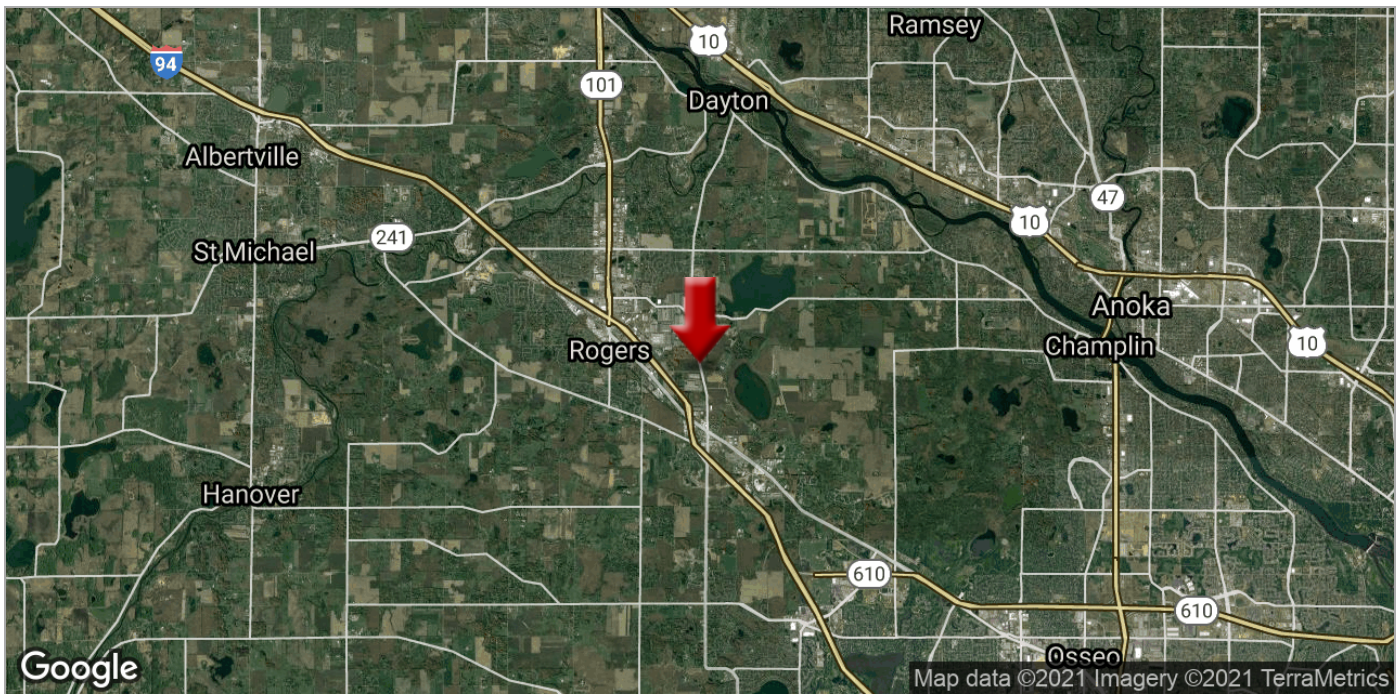
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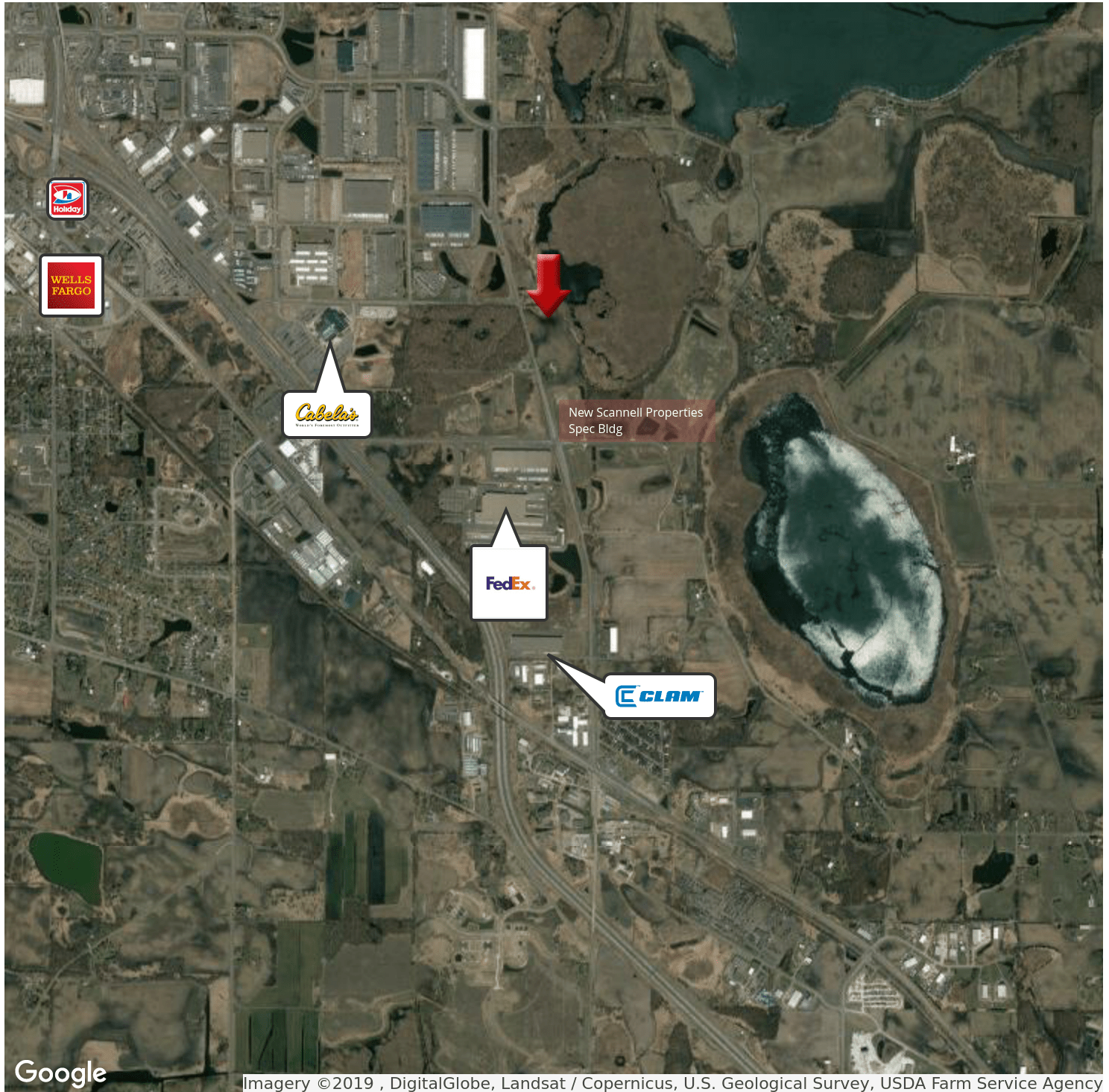
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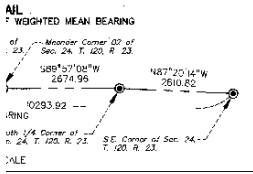
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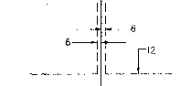
HENRY HOMESTEAD

C.R. DOC. NO. _____

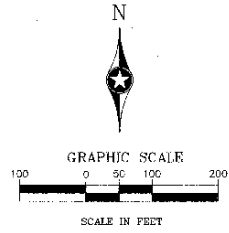


N89°16'28\"/>

Drainage and Utility Easements shall be shown as shown

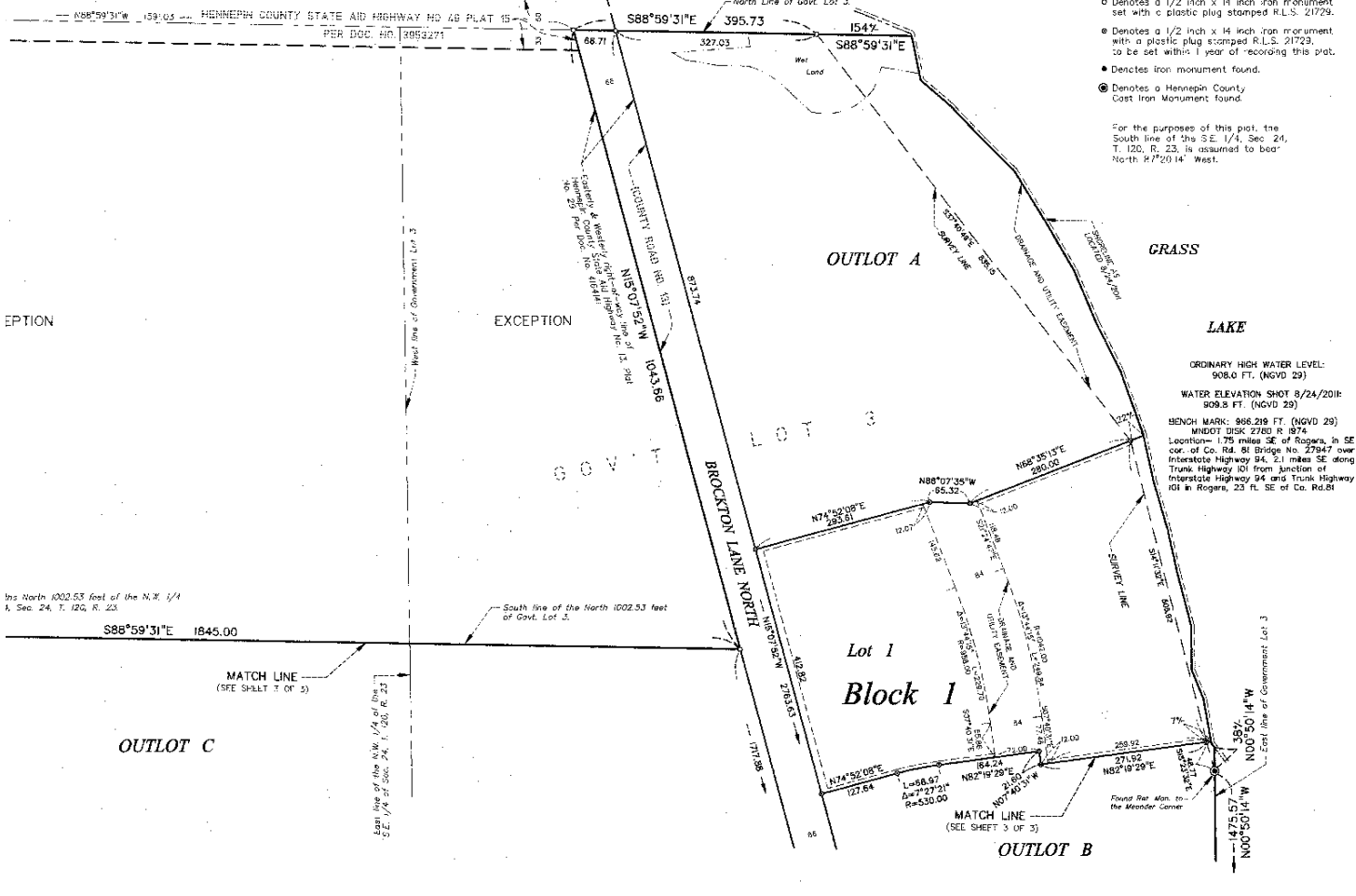


Being 17 feet in width and adjoining right-of-way lines, unless otherwise indicated, also being 6 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plot.



ROGERS INDUSTRIAL PARK SIXTH ADDITION

of the N.W. 1/4 of the S.E. 1/4, T. 120, N. 23 determined by mean bearing



- Denotes a 1/2 inch x 14 inch iron monument set with a plastic plug stamped R.L.S. 21729.
 - Denotes a 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 21723, to be set within 1 year of recording this plat.
 - Denotes iron monument found.
 - Denotes a Hennepin County Cast Iron Monument found.
- For the purposes of this plat, the South line of the S.E. 1/4, Sec. 24, T. 120, R. 23, is assumed to bear North 47°20'14\"/>

ORDINARY HIGH WATER LEVEL:
908.0 FT. (NGVD 29)
WATER ELEVATION SHOT 8/24/2018:
809.8 FT. (NGVD 29)
BENCH MARK: 886.219 FT. (NGVD 29)
MNDOT DISK 2780 R 1874
Location— 1.75 miles SE of Rogers, in SE cor. of Co. Rd. 81 Bridge No. 27847 over Interstate Highway 94, 2.1 miles SE along Trunk Highway 101 from junction of Interstate Highway 94 and Trunk Highway 101 in Rogers, 23 ft. SE of Co. Rd. 81

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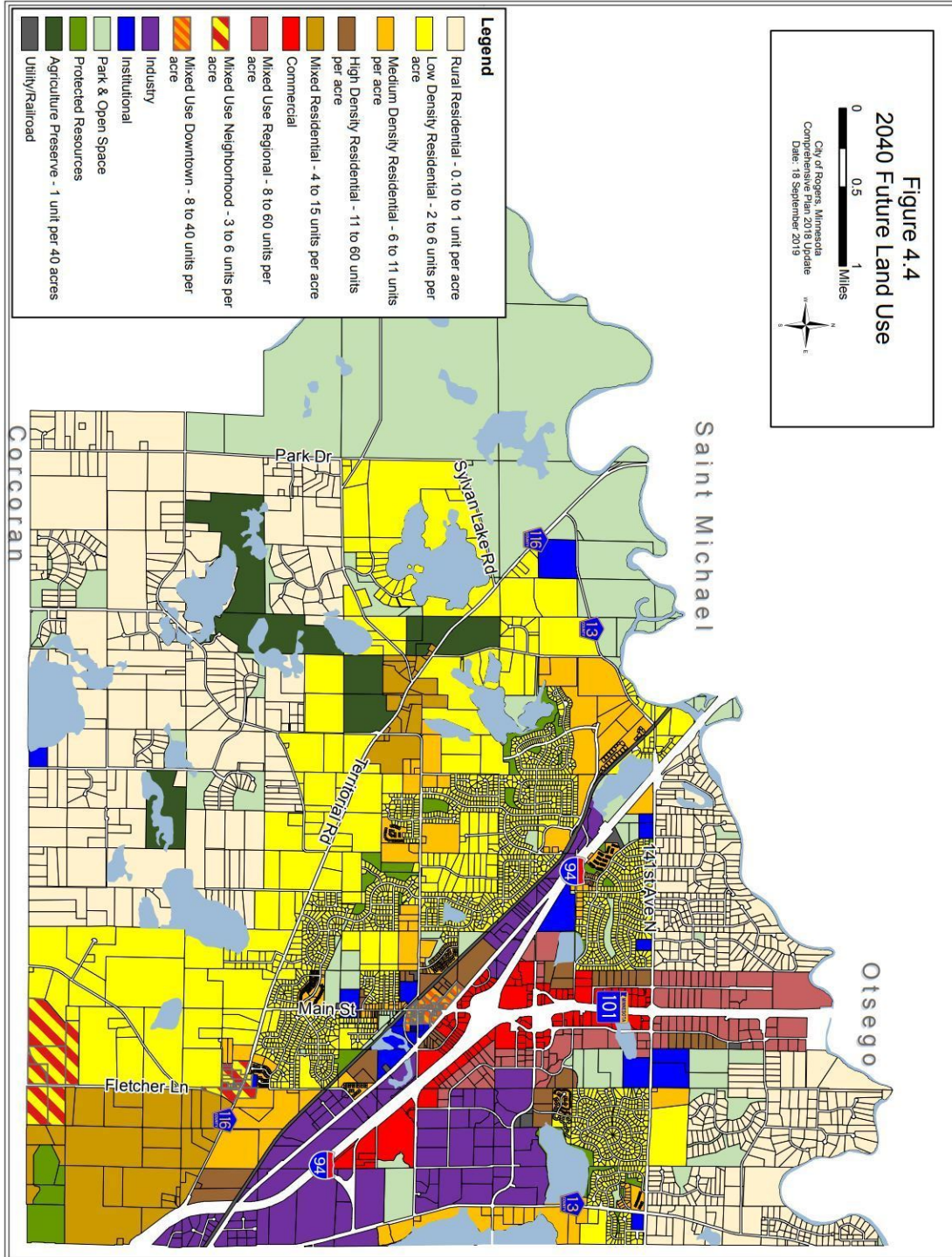
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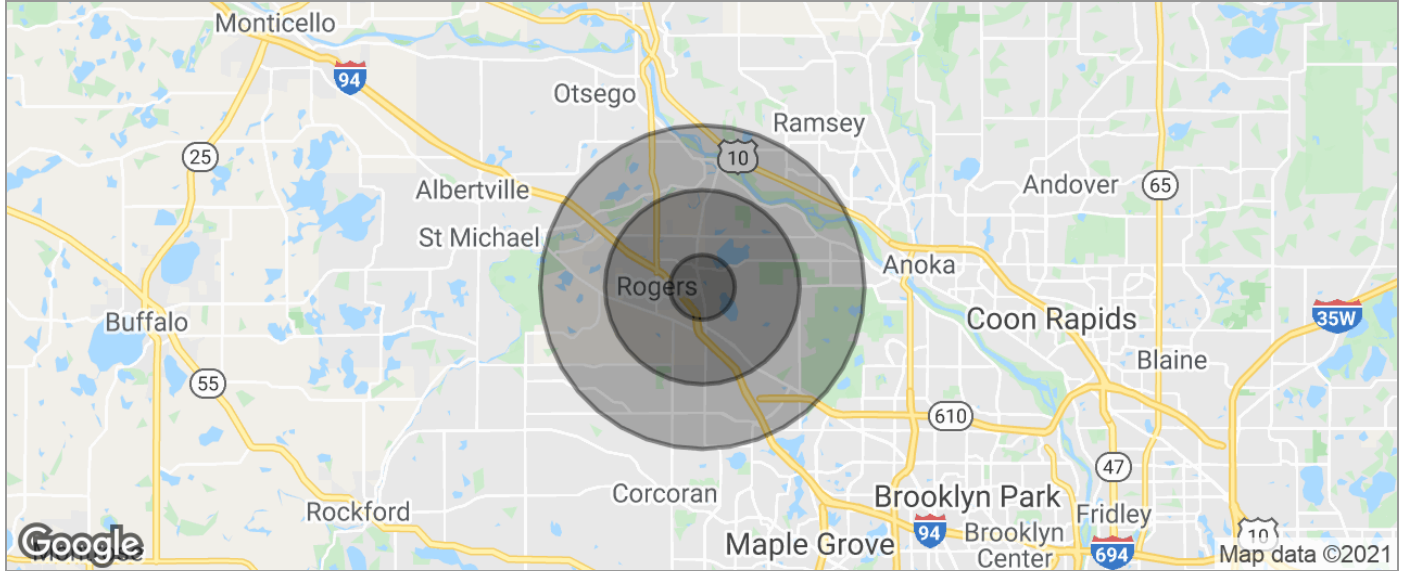
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	944	8,947	34,501
MEDIAN AGE	35.1	35.4	35.6
MEDIAN AGE (MALE)	34.9	35.3	35.9
MEDIAN AGE (FEMALE)	35.1	35.3	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	312	3,024	12,176
# OF PERSONS PER HH	3.0	3.0	2.8
AVERAGE HH INCOME	\$101,084	\$101,154	\$99,638
AVERAGE HOUSE VALUE		\$334,539	\$303,897

RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.1%	93.0%	91.0%
% BLACK	1.0%	1.5%	2.8%
% ASIAN	2.3%	2.9%	3.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.3%	0.6%	0.8%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.4%	4.0%	3.2%

* Demographic data derived from 2010 US Census

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