



Rogers, MN 55374

For Sale - 4 Acres of Land Adjacent to Cabela's In Rogers, MN

4 Acres of Land Available For Sale:

- PID 24-120-23-32-0009: 1.5 acres (65,339 sf)
- 2024 Tax: \$16,700.78
- PID 24-120-23-32-0008: 2.50 acres (108,667 sf)
- 2024 Tax: \$26,113.54
- Sale Price: Negotiable

Highlights and Features:

- Great visibility from I-94
- One mile east of the State Highway 101 - easy access with on/off ramps
- Zoning: RC
- Ideal for retail development
- Adjacent to Diamond Lake Industrial Park
- Average Household Income: \$131,018
- Growth Rate: 1.19%
- Neighboring tenants include Cabela's, Goodwill, Target, Kohl's, CVS and more

Demographics:

- Average Household Population: 1 mile - 1,048, 3 miles - 9,930 and 5 miles - 17,410
- Average Household Income: 1 mile - \$103,714, 3 miles - \$100,798 and 5 miles - \$98,871

Traffic Counts:

- I-94 - 91,841 vpd
- Hwy 101 - 33,500 vpd
- Rogers Drive - 7,600 vpd
- Hwy 13 - 10,297 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

MARY LINDELL

612.747.9854

mary@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

info@SpaceAvailableMN.com | 952.921.5844

Map



Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.