

FOR SALE
 25.8 Acres (RESIDENTIAL LAND)



FEATURES & FACTS:

- 25.8 Acres of Land available for future residential development in Rogers, MN.
- Provides a great residential development with scenic views.
- Located next to Cowley Lake which could potentially be a park & trail area.
- Convenient location off Territorial Road in growing area of Rogers.
- Zoned R-2 (Single Family Residential)
- PID # (21-120-23-13-0004) Hennepin County

Sale Price:
\$700,000

2018 Property Taxes - \$6,460.86

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AERIAL & MAP

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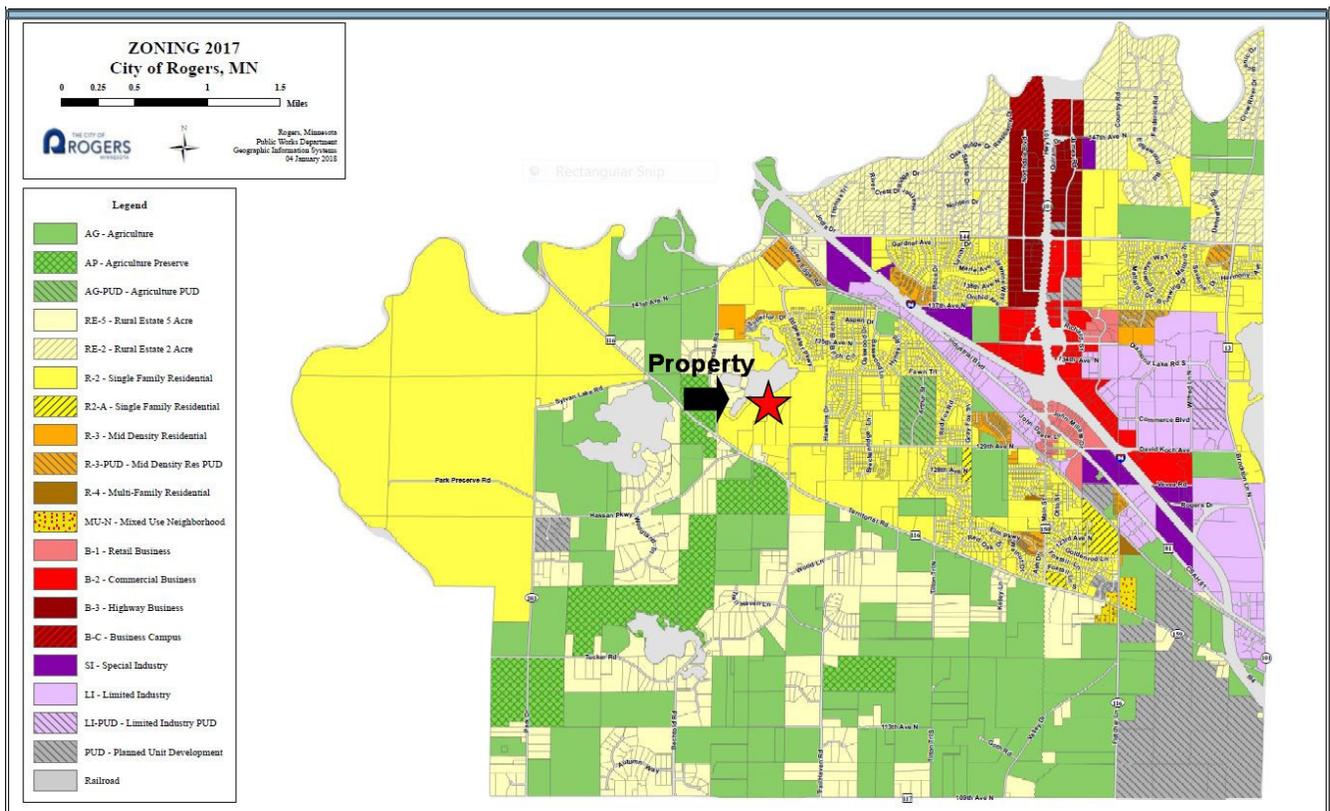


ZONING

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Single Family Residential

Single family residential uses include detached single-family houses only and must be served by municipal sewer and water services. The density range for this residential category is two (2) to five (5) dwelling units per net acre to attain an average of three (3) dwelling units per net acre and allow opportunities for some diversity in housing types within the community's single family residential neighborhoods.





CITY OF ROGERS INFO

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<p>POPULATION (5 MILE RADIUS) *CoStar Data</p>	<p>2010 Census - 27,489 2017 (Estimate) - 30,912 2022 (Projection) - 32,634</p>
<p>AVERAGE HOUSEHOLD INCOME *CoStar Data</p>	<p>2017 (Estimate) - \$117,305</p>
<p>CITY OF ROGERS INFO</p>	<p>Rogers is on the rise as a thriving and growing regional hub that takes advantage of its unique location at the edge of the Twin Cities metropolitan region, within the Interstate 94 growth corridor between the Twin Cities and St. Cloud, and on the main routes to northern Minnesota recreational lake destinations. Rogers is the main commercial, industrial and travel hub in northwestern Hennepin County. In step with continuing regional growth and expansion of the regional roadway and transit systems, Rogers is committed to growing as a regional center for industries, retail businesses and jobs. As a local community, Rogers is a well-balanced, full service city that meets citizens desires for living, working, shopping and playing. The community takes great pride in its small town atmosphere of strong neighborhoods, local schools, community churches and organizations, excellent public services, and a traditional downtown. To ensure that Rogers has a unique community identity long into the future, Rogers keeps its eye on preserving its small town character and enhancing its original downtown area. To balance the community's local and regional functions, the community will diligently plan for improving transportation accessibility within Rogers. Rogers views its continuing growth and change as opportunities to create an even better local community for citizens.</p> <p>As the city grows, particularly with the annexation of Hassan Township, Rogers values and is focused on maintaining its identity as a city at the urban/rural edge of the Twin Cities metro area. The city is virtually surrounded by natural areas, including the Crow River, Fox Creek and Rush Creek, lakes to the east and west, two regional park reserves, and the rural countryside. Through strategic planning of growth areas and the parks, open space and trail system, the city is committed to preserving the unique sense of place and livability of the community.</p> 