

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





Christianson & Company COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

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:

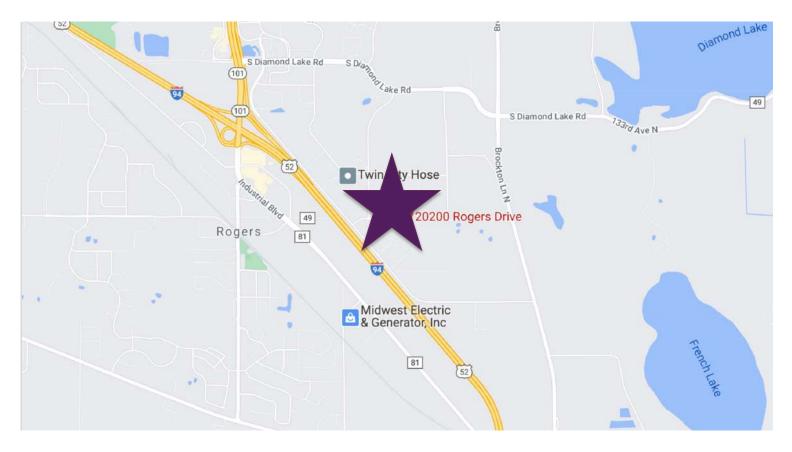
- I-94 91,841 vpd
- Hwy 101 33,500 vpd
- Rogers Drive 7,600 vpd
- Hwy 13 10,297 vpd

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.

www.SpaceAvailableMN.com

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.