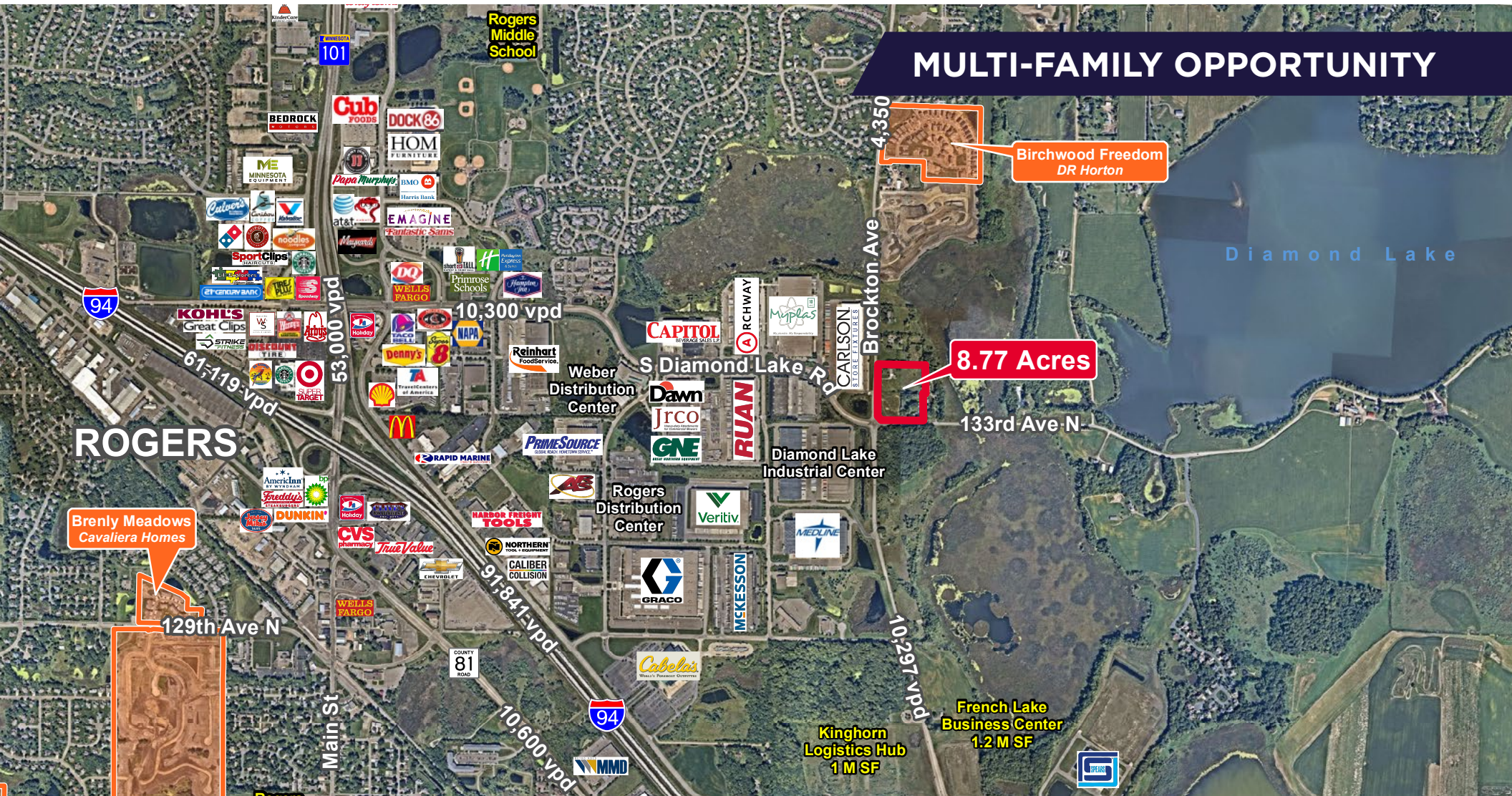


8.77 Acres For Sale

133rd Avenue N, Rogers, MN



MULTI-FAMILY OPPORTUNITY

8.77 Acres

Birchwood Freedom
DR Horton

ROGERS

Brenly Meadows
Cavaliera Homes

129th Ave N

133rd Ave N

Kinghorn
Logistics Hub
1 M SF

French Lake
Business Center
1.2 M SF

For more information, please contact:

Jon Rausch
Executive Director
+1 612 685 8288
jon.rausch@cushwake.com

Luke Appert
Executive Director
+1 651 315 6641
luke.appert@cushwake.com

Ben Drew
Senior Associate
+1 952 210 4637
ben.drew@cushwake.com

Theo Petrie
Associate
+1 763 234 6362
theo.petrie@cushwake.com

visit us at: landmnwi.com

8.77 Acres For Sale

133rd Avenue N, Rogers, MN



Property Highlights

- Approved multi-family plan consisting of 281 units
- Property is divisible
- Utilities to site
- New industrial development surrounding site in Dayton and Rogers

Property Information

Total Acreage	8.77 acres	
PID & Address	13-120-23-44-0007	19420 133rd Ave N
	13-120-23-44-0004	13420 Brockton Ln N
2024 Taxes	\$8,388	
2040 Land Use	Medium Density Residential (6-11 units/acre)	



Traffic Counts

	Vehicles Per Day (VPD)
Brockton Ln N	10,297 VPD
133rd Ave N/Diamond Lake Rd	3,850 VPD

Demographics (2024)

	1 Mile	3 Miles	5 Miles
Population	1,595	16,990	47,301
Households	468	5,838	16,832
Median HH Income	\$138,684	\$154,867	\$126,201
Daytime Population	1,595	16,990	47,301

8.77 Acres For Sale

133rd Avenue N, Rogers, MN



Approved Apartment Plan



8.77 Acres For Sale

133rd Avenue N, Rogers, MN



Diamond Lake Rd S

3,850 vpd

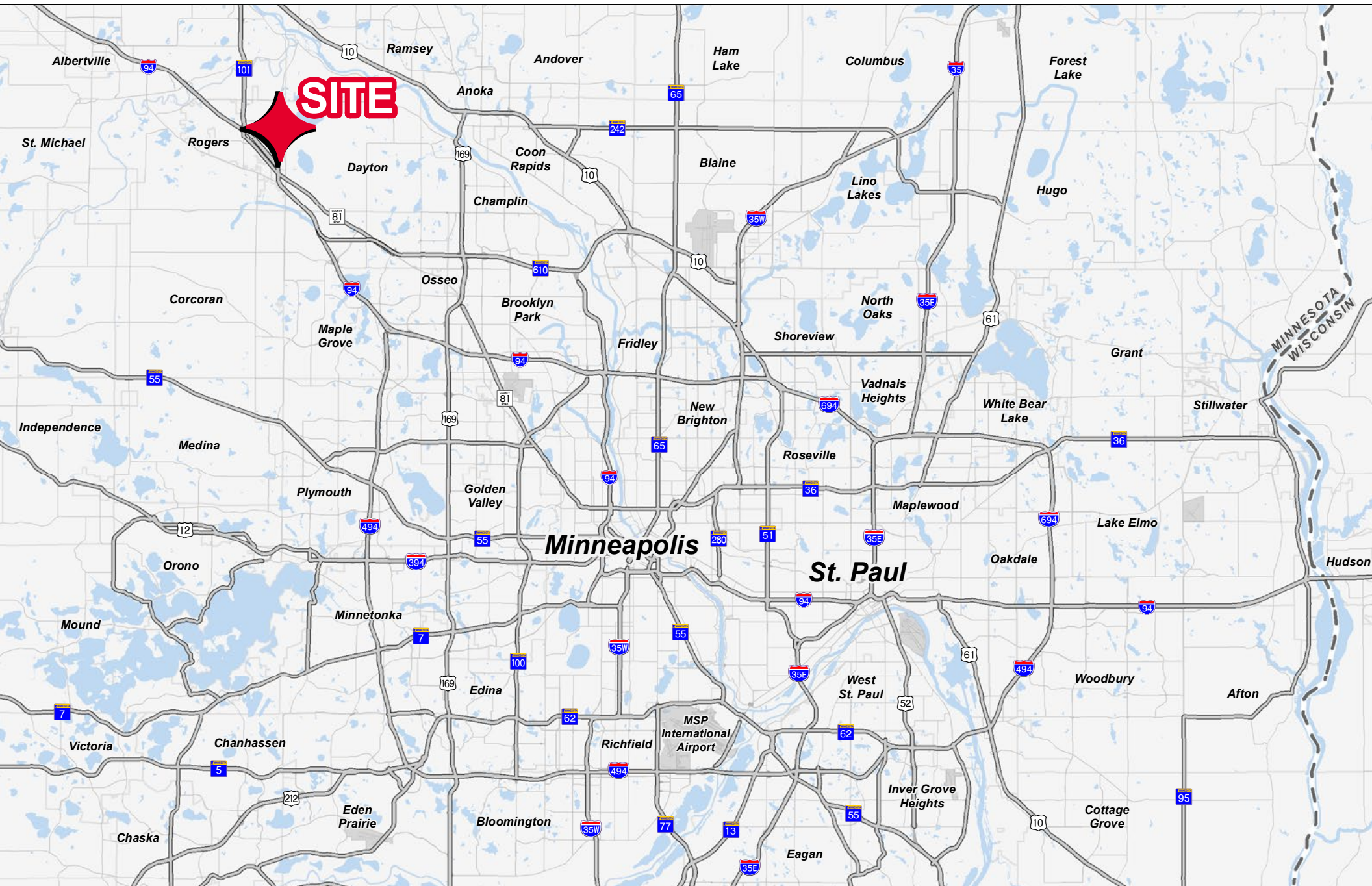
Brockton Ave

4,350 vpd

133rd Ave N

8.77 Acres For Sale

133rd Avenue N, Rogers, MN



8.77 Acres For Sale

133rd Avenue N, Rogers, MN



Survey (South Parcel)



VIEW COMBINED SURVEY

ALTA/ACSM LAND TITLE SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 13, TOWNSHIP 120, RANGE 23
HENNEPIN COUNTY, MINNESOTA

CUSHMAN WAKEFIELD|NORTHMARQ

OWNER: Lori Ostery
13420 Brockton Lane N,
Rogers, MN 55374
PD 13-120-23-44-0004

Matthew J. Agrimson
19420 133rd Avenue N,
Rogers, MN 55374
PD 13-120-23-44-0005
R-2 (Single-family residential district)

LEGAL DESCRIPTION: (Per Schedule A of Title Commitment No. 08E742139, with an effective date of May 27th 2015, at 7:00 A.M., prepared by Old Republic National Title Insurance Company.)

That part of Government Lot 2, Section 13, Township 120, Range 23, Hennepin County, Minnesota, described as follows: Beginning at the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 13, thence North along the West line of said East 1/2 of the Southeast 1/4 distance of 363.00 feet; thence East parallel with the South line of said Government Lot 2 a distance of 600.00 feet; thence South parallel with said West line 363.00 feet to the South line of said Government Lot 2; thence West along said South line 600.00 feet to the point of beginning.

Abstract Property

GENERAL NOTES:

- 1) The field work for this survey was completed on June 23, 2015.
- 2) Bearings shown hereon are based on the south line of the Southeast Quarter of Section 13, assumed to bear N89°16'28"W.
- 3) Surveyed property address - 19420 133rd Avenue N, Rogers, Minnesota.
- 4) The property has direct access to 133rd Avenue N, a public street.
- 5) Per FEMA Flood Insurance Rate Map Number 27053C0034E, Community No. 270879 with an effective date of September 2, 2004, this property lies within Zone X - Area determined to be outside the 1% annual chance floodplain.
- 6) Survey property contains 217,723.04 sq. feet or 5.00 acres. See Area Table below for additional area data.
- 7) No zoning classification was provided by the insurer. The property is zoned R-2 (Single-family residential district) as shown on the City of Rogers Zoning Map. The following Dimensional Requirements are from the City of Rogers Ordinance:
Principal Structure setback information:
Front Yard - 30 feet
Side Yard - 10 feet
Rear Yard - 30 feet
Maximum Height - 35 feet
- 8) Existing buildings on the property, dimensioned as shown.
- 9) Above ground utilities hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket Nos. 151603079 and 151813017 or were taken from City of Rogers utility as-built plans. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- 11) There was no evidence of current earth moving work, building construction or building additions as of the date of the field work.
- 12) Per Schedule B, Section 6 of the above listed Title Commitment:

Items 1-7 - not survey related.

8) Right of Hennepin County and the public in and to the right-of-way for Hennepin County State Aid Highway No. 13 (Brockton Lane) as laid out and traveled along the westerly boundary of the subject property, and as further depicted on Hennepin County State Aid Highway No. 13, Plat 29, filed as Document No. 4164141 - *as Above Access*.

9) Right of Hennepin County and the public in and to the right-of-way for Hennepin County State Aid Highway No. 49 (133rd Avenue North) as laid out and traveled along the southerly boundary of the subject property, and as further depicted on Hennepin County State Aid Highway No. 49, Plat 12, filed as Document No. 3933699 - *as Above Access*.

10) Roadway and utility easement over part of the subject property, in favor of the City of Rogers, as created in Document No. 9632077, filed March 8, 2011 - *as Above Access*.

Item 11 - not survey related.

ENCROACHMENT NOTES:

- A. Underground Fiber Optic line easterly of the right of way of Brockton Lane North without benefit of an easement.
- B. Overhead Electric line easterly of the right of way of Brockton Lane North without benefit of an easement.
- C. Chain link fence lies 4.4 feet to 4.6 feet westerly of the easterly property line traveling from North to South along said line.

CERTIFICATION:

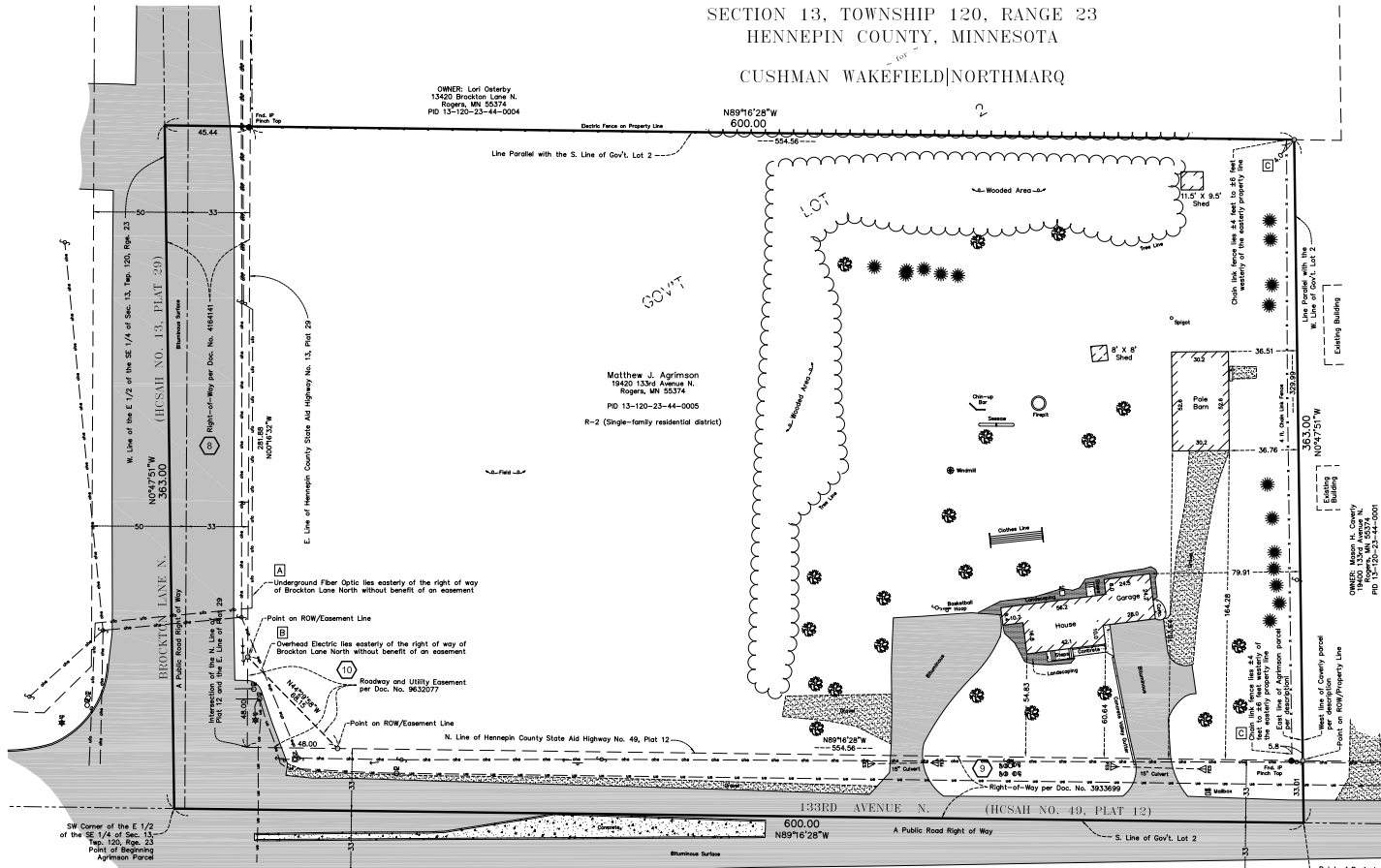
To: Cushman Wakefield|Northmarq; MN Landcap, LLC, a Minnesota limited liability company; Matthew J. Agrimson; and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, 14 and 17 of Table A thereof. The field work was completed on June 23, 2015.

Date of Plat or Map: July 7, 2015

Signed: Carlson McCall, Inc.

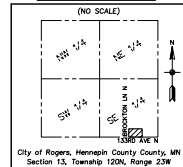
By: **PRELIMINARY**
Kurt M. Kleish, L.S. Reg. No. 23968



LEGEND

- - Denotes Found Iron Monument, as noted
- - Denotes Set Iron Monument marked with LS 23968
- - Denotes Guard Post
- - Denotes Mailbox
- - Denotes Sign
- - Denotes Air Conditioner
- - Denotes Electric Meter
- - Denotes Flared End Section
- - Denotes Gas Meter
- - Denotes Guy Wire
- - Denotes Power Pole
- - Denotes Semaphore
- - Denotes Telephone Box
- - Denotes Television Box
- - Denotes Coniferous Tree
- - Denotes Deciduous Tree
- - Denotes Fence Line
- - Denotes Overhead Electric Line
- - Denotes Underground Electric Line
- - Denotes Underground Fiber Optic Line
- - Denotes Tree Line
- - Denotes Concrete Surface
- - Denotes Bituminous Surface

VICINITY MAP



AREA TABLE

Gross Area	217,723.04 sq. ft. or 5.00 acres
133rd Avenue North	15,225.90 sq. ft. or 0.35 acres
133rd Avenue North	18,514.99 sq. ft. or 0.43 acres
Net Area	183,982.15 sq. ft. or 4.22 acres

CLICK ON SURVEY FOR PRINTABLE IMAGE

