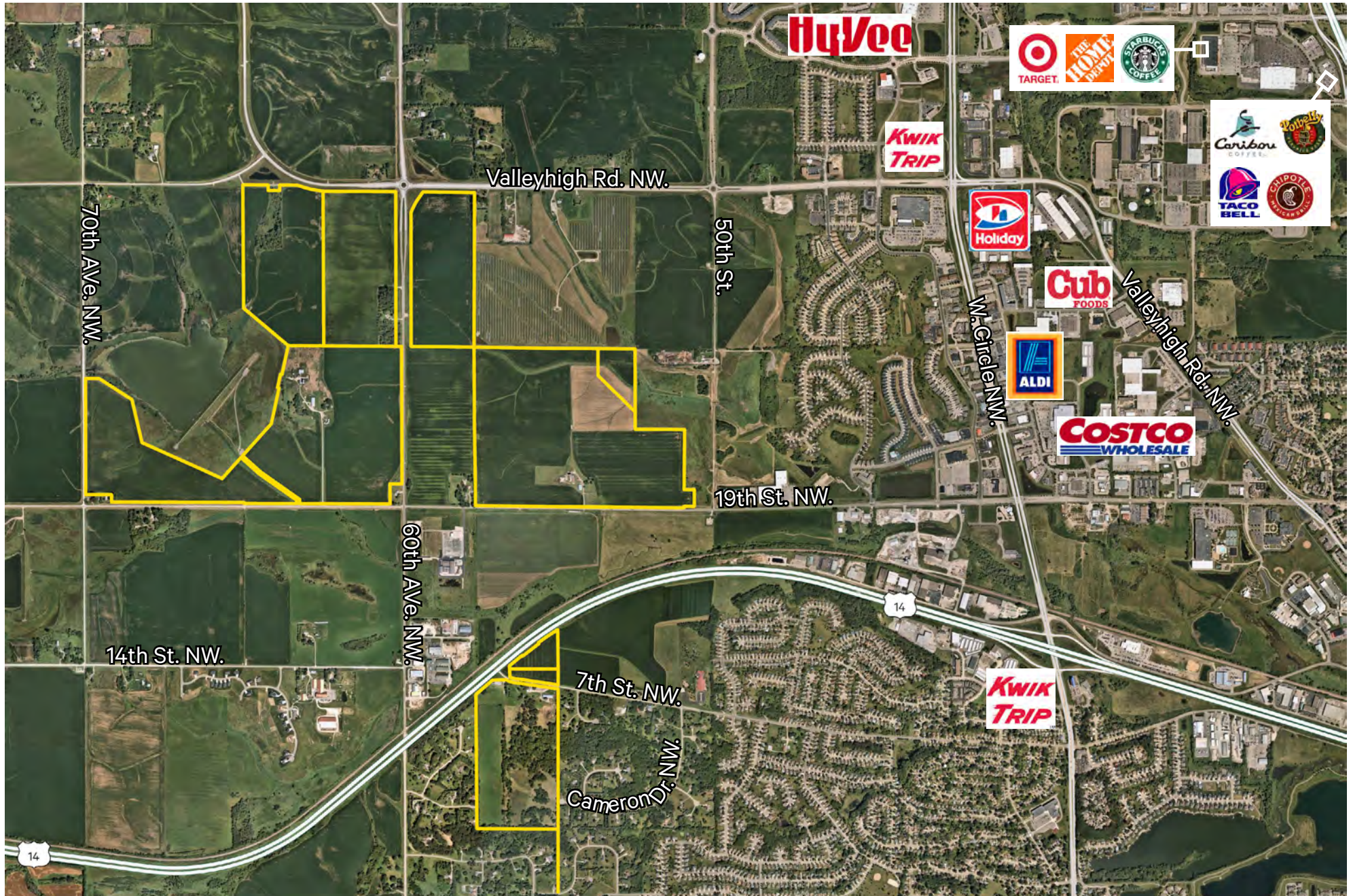


Land | For Sale - Price Negotiable



# Mixed Use Residential Land | +/-704.26 Acres - Divisible

19th St. NW. & 60th Ave. NW.  
Rochester, MN 55901



## Property Highlights

- Opportunity for a large scale residential, mixed-use development in the northwest quadrant of Rochester
- Future Land Use allows for low density residential, commercial, and retail development
- Located 3.6 miles from The Mayo Clinic, St. Mary’s Campus and 4 miles from The Mayo Clinic Methodist Campus and Expansion
- Rochester Public School District #535
- Infrastructure in place to service the property, including water along 19th St, and sewer through the property from 50th St. to 60th St.
- Road improvements planned to provide better access from 50th Ave. NW, Valley High Rd. NW, 60th Ave. NW, Highway 14, and 109th



#	PID	Acres	2024 Taxes
1	75.25.12.053108	± 130.4 Acres	\$11,494
2	75.24.44.035220	± 80 Acres	\$5,928
3	75.24.42.053102	± 74.8 Acres	\$4,580
4	75.25.23.053103	± 69 Acres	\$4,862
5	74.31.21.031179	± 80 Acres	\$7,800
6	74.30.13.075738	± 175.83 Acres	\$16,126
7	74.30.34.076191	± 13.6 Acres	\$568
8	74.19.32.031072	± 71.44 Acres	\$5,594
9	74.30.12.071512	± 10.12 Acres	\$962

### Traffic Counts

Valleyhigh Rd. NW.	3,644 VPD
50th Ave. NW	207 VPD
60th Ave. NW.	1,500 VPD
Highway 14	31,608 VPD

# Retail & Amenity Map



WELLS FARGO  
DISCOUNT TIRE

Valvoline  
Culver's

petco

Walmart

Ford  
GMC  
NISSAN  
Jeep  
KIA

Northern Hills Golf Course

50th St.

W. Circle Dr. NW.

O'Reilly

COUNTRY INN & SUITES

TownePlace SUITES  
Marriott

extended STAY AMERICA

HyVee

Valvoline

4th St. NW.

BEST BUY

HOBBY LOBBY

Qdoba

Kwik Trip

Holiday Inn

MAYO CLINIC  
Marvin Building

THE HOME DEPOT

PET SMART

CHIPOTLE

Caribou COFFEE

HyVee

37th St. NW

Valleyhigh Dr. NW.

sleep number

STARBUCKS COFFEE

crumbl cookies

Carbon's Pizzeria

STARBUCKS COFFEE

TARGET

Chipotle

TACO BELL

Applebee's

Cub FOODS

COSTCO WHOLESALE

ALDI

SLEEP INN

McDonald's

Comfort Inn & Suites

52

Olmstead Medical Center  
FastCare

19th St. NW.

Associated Bank  
SHERWIN WILLIAMS  
Caribou

NORTHERN TOOL & EQUIPMENT

60th Ave. NW.

7th St. SW.

Kwik Trip

MAYO CLINIC  
2.4 million sf,  
\$5 billion Mayo Clinic Expansion  
See more here

Highway 14

Holiday Inn Express

Walgreens

Spring Hill Suites  
Marriott

Staybridge Suites

Kwik Trip

MAYO CLINIC  
Hospital St. Marys Campus

MAYO CLINIC  
Mayo Building

MAYO CLINIC  
Hospital Methodist Campus

MAYO CLINIC  
Hospital Methodist Campus

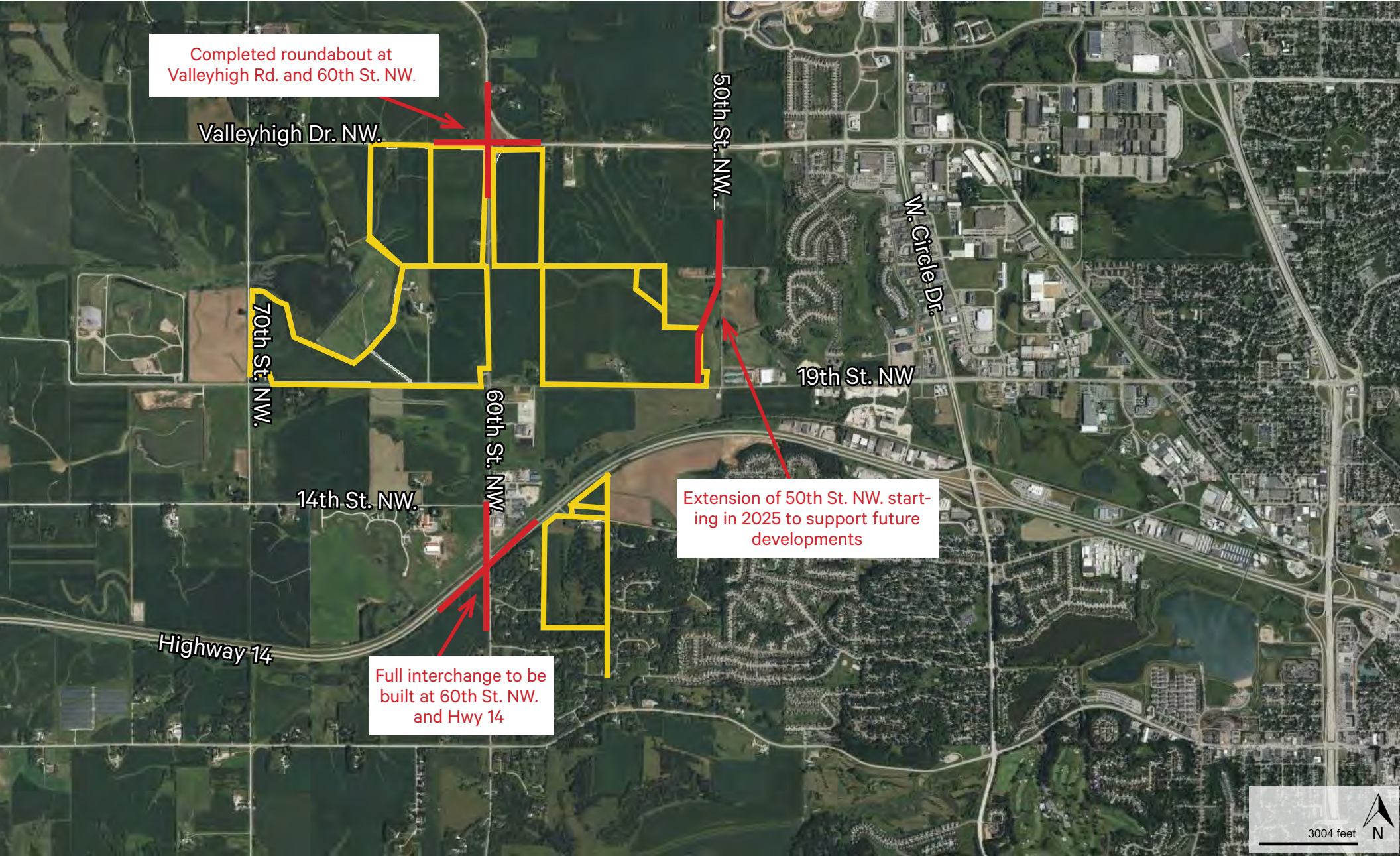
# Downtown Rochester



**W**ith over 125,000 residents, Rochester is the third largest city in Minnesota, and is one of the fastest growing premier markets in the state. It is home to the world renowned Mayo Clinic and Rochester International Airport. The Mayo Clinic, Rochester employs over 42,000 people and welcomes 1.3 million patients, from 130 different countries, every year.

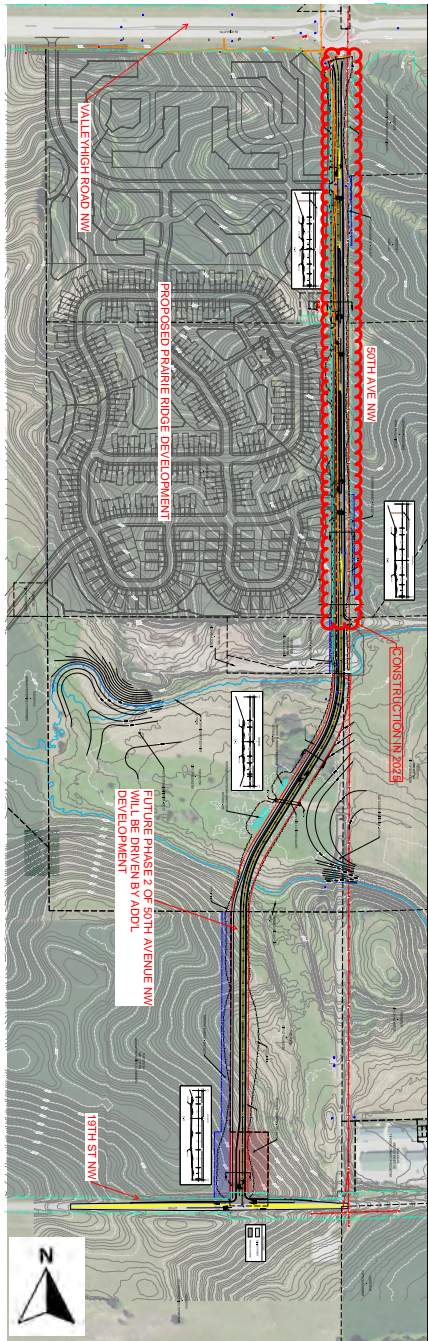
Recently, Rochester has shown to be a land of opportunity as the Mayo Clinic has started construction on a \$5 billion dollar expansion that will bring in 6,000 jobs to support cutting edge medical innovations. More information on the expansion found [here](#).

# Road Improvements

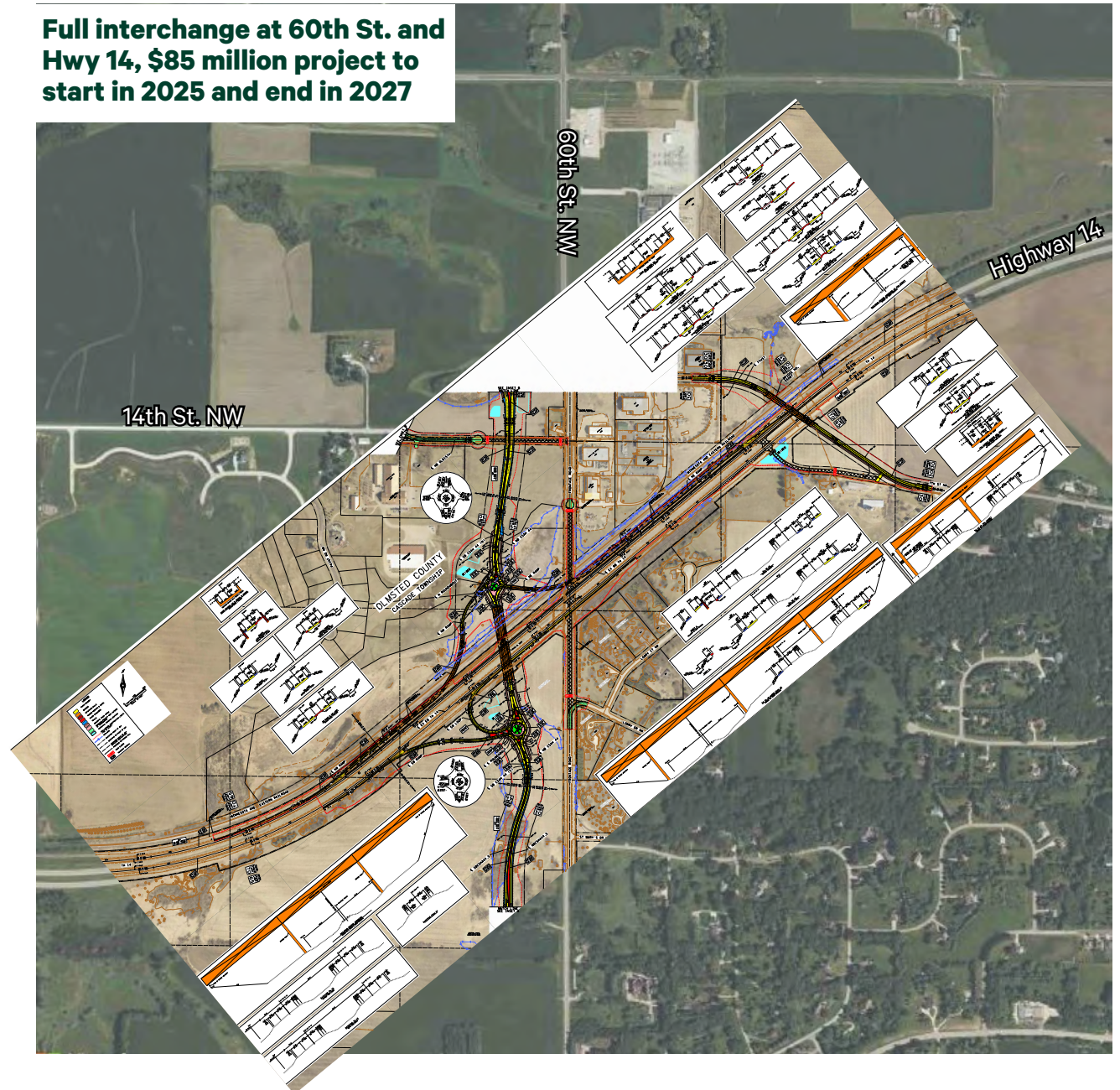


# Road Improvements

## Proposed Extension of 50th St.

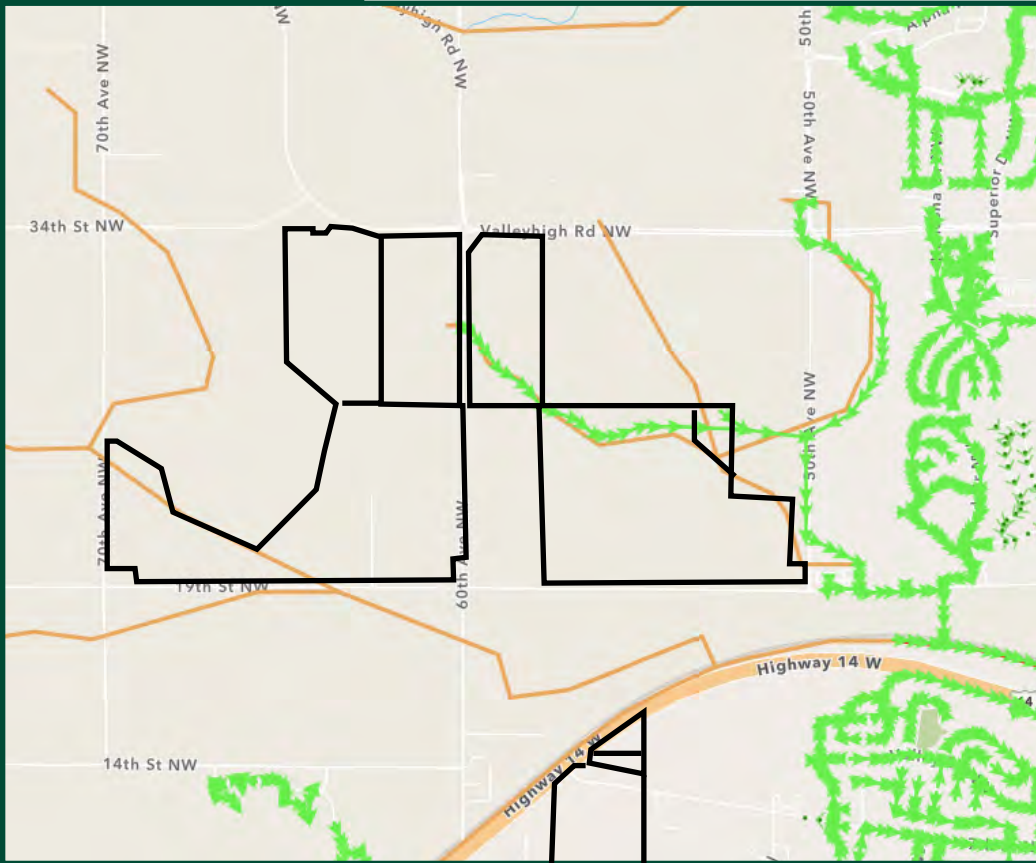


**Full interchange at 60th St. and Hwy 14, \$85 million project to start in 2025 and end in 2027**



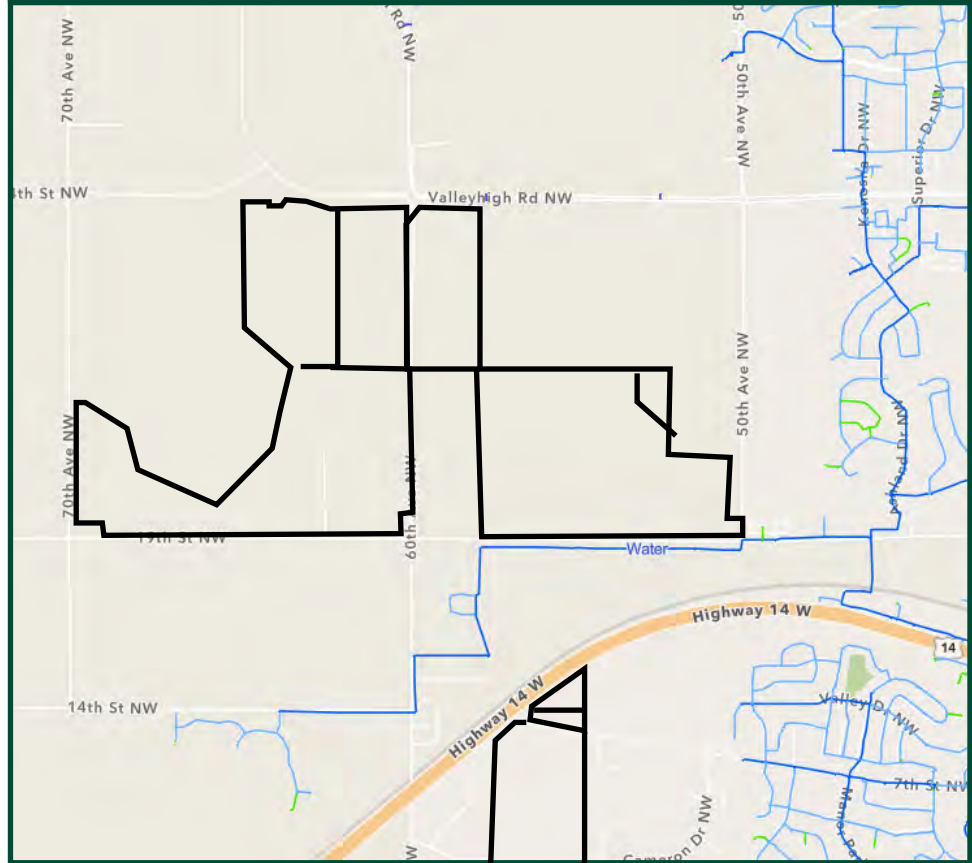
# Utility Maps

## Sewer Map



- Existing Sewer Line
- Future Sewer Extensions
- Subject Property

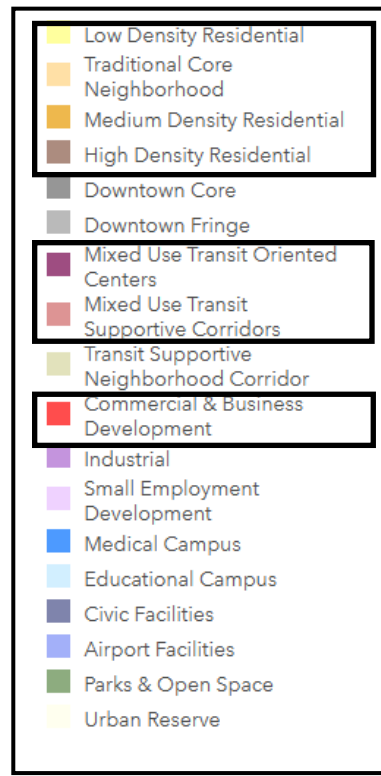
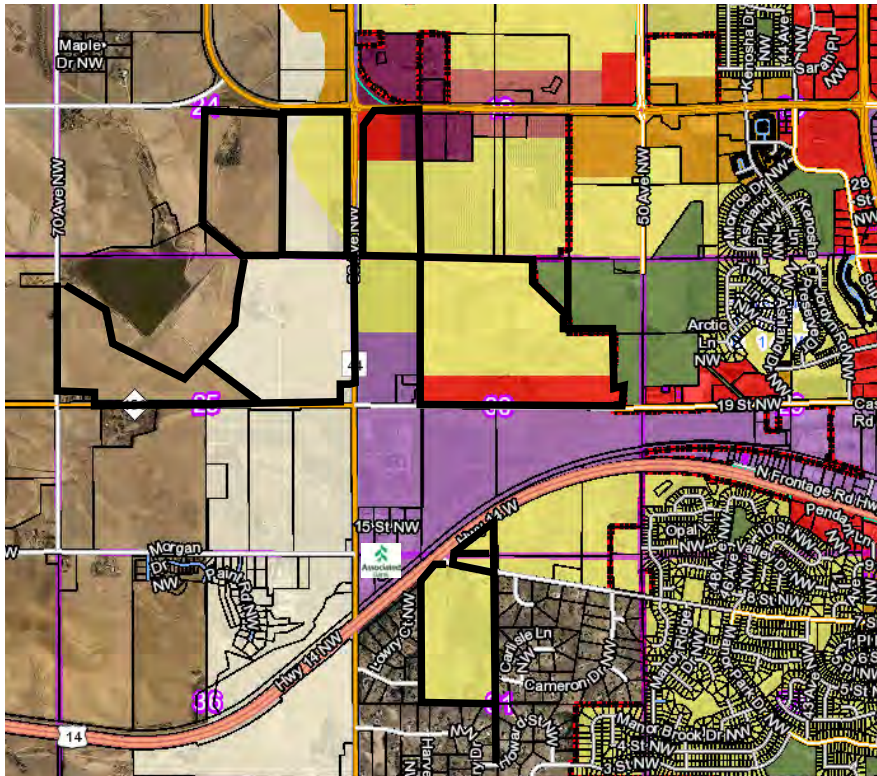
## Water Map



- Existing Water Line
- Subject Property



# Future Zoning



## High Density Residential

Primary uses include high rise apartment buildings and condominiums, hotels, senior housing, or life care facilities providing housing within walkable proximity of downtown employment and services or which support community anchors such as major medical or educational institutions. Supporting uses include ground floor retail and service uses and above ground office uses as part of a vertical mixed used development with no more than a minor portion of the floor area devoted to non-residential uses. Free standing office and service use of a lower intensity nature may be considered, but are not encouraged.

## Mixed Use Transit Orientated Centers

The mix of uses includes a broad range of commercial and business services, office, high density residential, lodging, food and beverage, entertainment, institutional uses, as well as clean research and development activities. Uses that diminish transit and pedestrian character such as automobile services or drive through uses should be discouraged. Further guidance for specific subareas in the Central Development Core is provided by the Downtown Master Plan and Destination Medical Center Vision.

## Mixed Use Transit Orientated Centers

This land use is intended to accommodate a mix of uses: commercial (office/service/retail/ entertainment), civic-institutional, clean artisanal industries (without noise, odor, illumination or trucking impacts), and a range of multi-family residential styles and live/work structures. Uses should be discouraged that diminish the transit and pedestrian character of the center or village.

## Commercial & Business Development

This category provides for a wide variety of retail, office, and employment uses. It encompasses areas dominated by existing commercial uses and areas of proposed development where the predominant use is intended to be retail, office, or employment. These areas typically exhibit a style of development referred to as suburban, with customers and employees primarily arriving by automobile, and typically located in areas with convenient access to major roadways featuring large setbacks from the street. Parking is provided by surface lots, often oriented to the street frontage of the development. Building heights generally range from one to two stories, consistent with historic commercial development patterns. For additional information select this [link](#).

# Categories for residential development

## Low Density Residential

Principal uses include single family detached and attached housing and may include duplexes, townhomes, and small scale multi-family up to six units per building. Small scale secondary uses including small professional offices, live-work units, or small neighborhood oriented markets and shops may be accommodated. Complementary public and institutional uses such as churches, schools, neighborhood parks, and recreation facilities are appropriate in low density areas.

## Traditional Core Neighborhood

Principal uses include a variety of housing styles including single family and multi-family detached, attached, or apartment/condominium styles. Secondary uses include small profession-

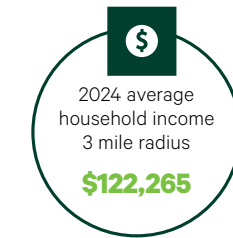
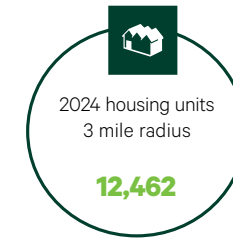
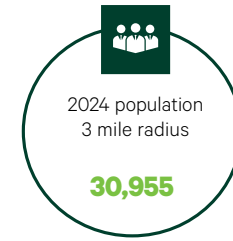
al offices, live-work units, and small neighborhood oriented markets and shops. Complementary public and institutional uses such as churches, schools, parks, and recreation facilities are also found in these neighborhoods.

## Medium Density Residential

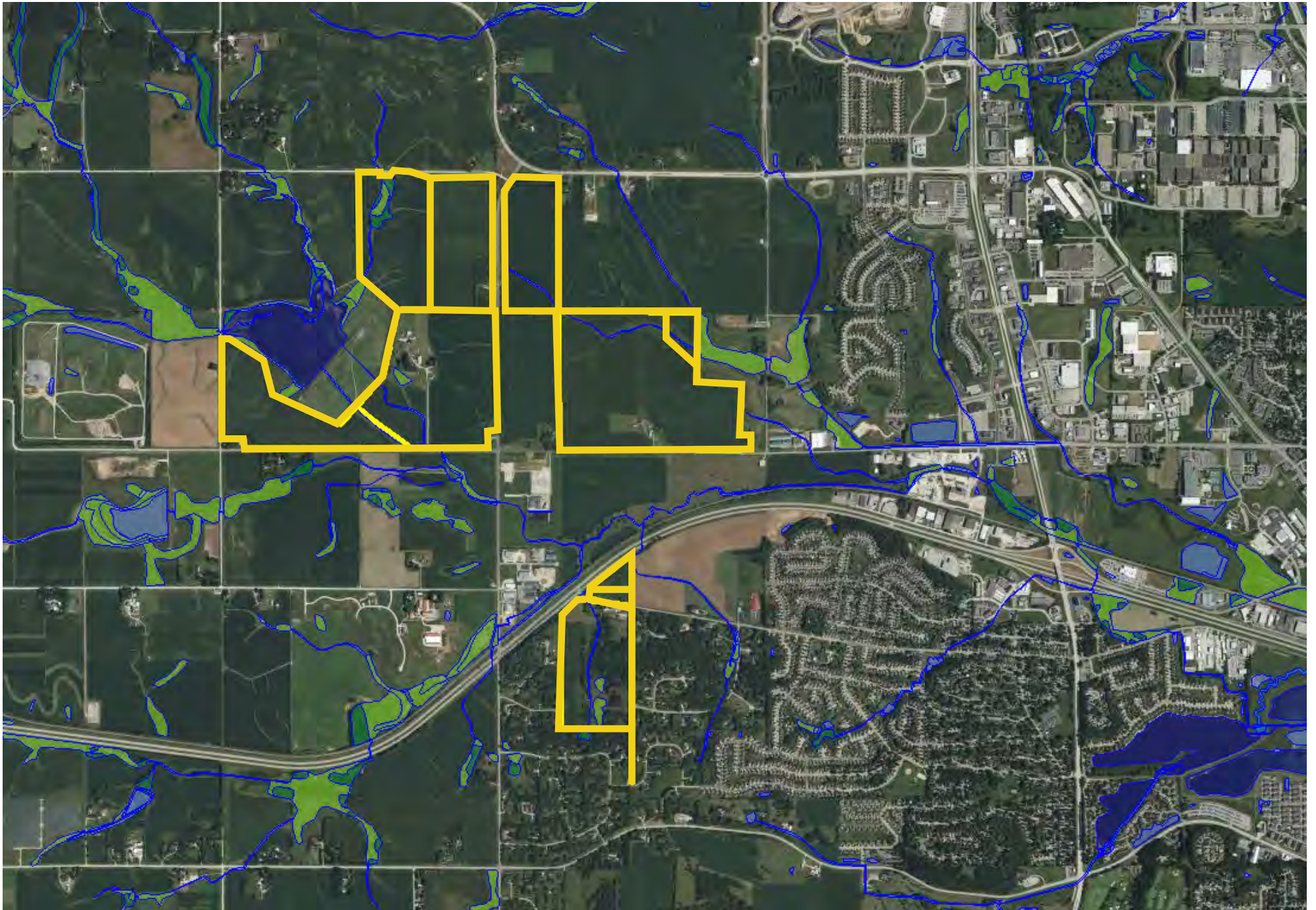
Primary uses include residential multi-family including townhomes, garden apartments, condominiums, zero-lot line dwellings, or suburban style apartment complexes. Student housing and manufactured home parks also fit in this category. Supporting uses include neighborhood-oriented retail and services along major arterial and collector streets abutting the development area. Complementary public and institutional uses such as churches, schools, parks and recreation facilities are also appropriate.

# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	1,707	30,955	91,706
2029 Population - Five Year Projection	1,761	32,169	95,132
2020 Population - Census	1,733	29,630	87,684
2010 Population - Census	1,551	25,693	78,483
2020-2024 Annual Population Growth Rate	-0.36%	1.03%	1.06%
2024-2029 Annual Population Growth Rate	0.62%	0.77%	0.74%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	583	12,462	38,824
2029 Households - Five Year Projection	612	13,110	40,858
2020 Households - Census	578	11,838	36,850
2010 Households - Census	466	9,959	32,414
2020-2024 Compound Annual Household Growth Rate	0.20%	1.22%	1.24%
2024-2029 Annual Household Growth Rate	0.98%	1.02%	1.03%
2024 Average Household Size	2.85	2.44	2.31
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$126,613	\$122,265	\$120,558
2029 Average Household Income	\$143,590	\$138,903	\$136,873
2024 Median Household Income	\$111,600	\$94,392	\$87,247
2029 Median Household Income	\$123,341	\$105,210	\$99,934
2024 Per Capita Income	\$47,772	\$49,021	\$51,008
2029 Per Capita Income	\$55,088	\$56,357	\$58,696
<b>HOUSING UNITS</b>			
<b>2024 Housing Units</b>	<b>618</b>	<b>13,033</b>	<b>41,682</b>
2024 Vacant Housing Units	35 5.7%	571 4.4%	2,858 6.9%
2024 Occupied Housing Units	583 94.3%	12,462 95.6%	38,824 93.1%
2024 Owner Occupied Housing Units	422 68.3%	8,146 62.5%	23,352 56.0%
2024 Renter Occupied Housing Units	161 26.1%	4,316 33.1%	15,472 37.1%
<b>EDUCATION</b>			
<b>2024 Population 25 and Over</b>	<b>1,138</b>	<b>21,106</b>	<b>63,790</b>
HS and Associates Degrees	454 39.9%	9,197 43.6%	27,442 43.0%
Bachelor's Degree or Higher	635 55.8%	10,930 51.8%	33,316 52.2%
<b>PLACE OF WORK</b>			
2024 Businesses	66	1,185	3,782
2024 Employees	806	22,252	192,043



# Wetlands Map



# ROCHESTER, MINNESOTA

Located on the Zumbro River's south fork, the city of Rochester has a population of 125,341. It is the seat of Olmsted County, Minnesota's third-largest city, and the largest city located outside of the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area.

**125,341**  
2023 City of Rochester Population

**\$119,751**  
Average Household Income

**51,969**  
2023 Households

**53,978**  
2028 Projected Households



## ECONOMY

Mayo Clinic forms the core of Rochester's economy. The Clinic's many facilities, along with hotels, restaurants and retail stores, comprise nearly all of the city's downtown. Excluding the state government, Mayo Clinic is the largest employer in Minnesota. Other care providers, including the Rochester Federal Medical Center, are significant employers.

Seven employees at the Rochester IBM campus created IBM Employees Credit Union, which is now Think Mutual Bank, a chain of banks in the Rochester and Twin Cities metropolitan areas. The economy of Rochester is also influenced by the agricultural nature of the region. Kerry Flavours and Ingredients maintains a production plant in Rochester that specializes in fermented ingredients, found in breads, meats and other processed foods.



## EDUCATION

Rochester Public Schools enrolls more than 17,500 students in the seventh largest district in Minnesota with 48 public primary and secondary schools. The city is divided into three public high school attendance zones: John Marshall, Mayo and Century. Private schools in the city include Lourdes, Schaeffer Academy, and Rochester STEM Academy.

Higher education in Rochester has been concentrated at University Center Rochester in the city's southeast outskirts, where Rochester Community and Technical College shares a campus with a branch of Winona State University. The University of Minnesota offered degrees through UCR until 2007, when the University of Minnesota Rochester was established downtown. Rochester is also home to Augsburg College, College of St. Scholastica, and St. Mary's University. The Mayo Clinic offers graduate medical education and research programs through the Mayo Medical School and Mayo Graduate School.



## HOUSING

In 2023, the estimated number of owner occupied homes in Rochester is 51,969 while there are 16,696 renter occupied units.

# SPOTLIGHT ON

## Minnesota's Destination Medical Center

Rochester has long been home to the Mayo Clinic, a world-renowned medical facility. However, it is the growth the city is about to embark upon that is going to be the driver for the future. It has a 20 year, \$5.6 billion economic development plan to become one of the leading medical destinations in the world. Each year, Mayo Clinic attracts more than 1.3 million patients from all 50 states and 150 countries. In addition, Mayo generated \$595 million in operating income on \$16.3 billion in revenue last year.

Mayo, which is already one of the largest private hospitals in the world, unveiled billion-dollar expansion plans for its Rochester campus in June 2023. Construction could start in 2024 on a redesign that streamlines the layout of Mayo's Clinic and hospital facilities which would modernize the

campus. A preliminary map (located on pages 10-11) presents a project that could reshape the skyline of the city and will drive jobs, transit (bus and rail) and development.

All of this development driven by the DMC bodes very well for Rochester over the next 20 years. Mayo Clinic Transportation improvements are not limited to road infrastructure; the regional airport has added direct Delta flights from Detroit, Chicago, and Atlanta, and the frequency of these flights is expected to increase. In addition to this, a high speed passenger rail connecting Rochester to Minneapolis/St. Paul via the MSP International Airport is in the planning stages.

Mayo Clinic Ranked  
“#1 IN MORE SPECIALTIES THAN ANY  
OTHER HOSPITAL”  
2023-2024

Mayo Clinic awarded  
“#1 IN MINNESOTA”  
2023-2024

Mayo Clinic awarded  
“DIVERSITY INC TOP HOSPITAL  
AND HEALTH SYSTEM”  
Designation earned annually since 2011



Mayo Clinic Ranked  
“BEST HOSPITALS HONOR ROLL”  
2023 & 2024

Mayo Clinic awarded  
“NURSING MAGNET”  
status

Mayo Clinic Ranked  
“BEST CHILDREN'S HOSPITALS”  
2023-2024

Mayo was ranked  
“THE WORLD'S BEST HOSPITAL”  
in 2023  
*Newsweek*

Mayo Clinic is a nonprofit worldwide leader in medical care, research and education for people from all walks of life. Mayo Clinic's mission is to inspire hope and contribute to health and well-being by providing the best care to every patient through integrated clinical practice, education and research. Their primary value is "The needs of the patient come first." Mayo Clinic is located in the heart of downtown Rochester, Minnesota with more than 40,000 Mayo staff and students.

### MAYO CLINIC CAMPUS

The Mayo Building and Gonda Building are the heart of the downtown campus. Most of the doctor's offices and examination rooms, as well as some testing areas, are located in these buildings. Mayo's extended downtown campus comprises about 30 buildings and 5 parking ramps.

### MAYO CLINIC HOSPITAL CAMPUSES

- + Mayo Clinic Hospital, Methodist Campus - 794-beds
- + Mayo Clinic Hospital, Saint Marys Campus - 1,265-bed
- + Mayo Eugenio Litta Children's Hospital (part of the Saint Marys Campus) - 85-bed

Mayo Clinic has major campuses in Rochester, Minnesota, Scottsdale and Phoenix, Arizona, and Jacksonville, Florida. The Mayo Clinic Health System has dozens of locations in several states.

Mayo Clinic in Rochester, MN is nationally ranked in 13 adult and 8 pediatric specialties and are involved in more than 12,000 clinical studies. Mayo Clinic is a 2,059-bed general medical and surgical facility and had 4.9 million outpatient visits and 118,014 hospital admissions in 2022. It is also accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) as of 2023.

# TOP HOSPITAL IN THE NATION

**#1**

DIABETES & ENDOCRINOLOGY  
GASTROENTEROLOGY & GI SURGERY  
PULMONOLOGY & LUNG SURGERY

**#3**

CANCER  
CARDIOLOGY & HEART SURGERY  
OBSTETRICS & GYNECOLOGY  
ORTHOPEDICS

**#4**

RHEUMATOLOGY  
EAR, NOSE & THROAT  
NEUROLOGY & NEUROSURGERY  
UROLOGY

**#5**

GERIATRICS

**#11**

REHABILITATION

### MAYO CLINIC FORMS THE CORE OF ROCHESTER'S ECONOMY

**42,000**

People employed in the city by the Mayo Clinic in 2023

### MAYO CLINIC CARES FOR OVER

**1.3M**

People from all 50 states and 150 countries (2023)



# ROCHESTER'S MAJOR EMPLOYERS

**MAYO CLINIC**

**42,000**

employees

**OLMSTED MEDICAL  
CENTER**

**1,371**

employees

**ROCHESTER PUBLIC  
SCHOOLS**

**2,872**

employees

**OLMSTED COUNTY**

**3,658**

employees

**IBM**

**2,800**

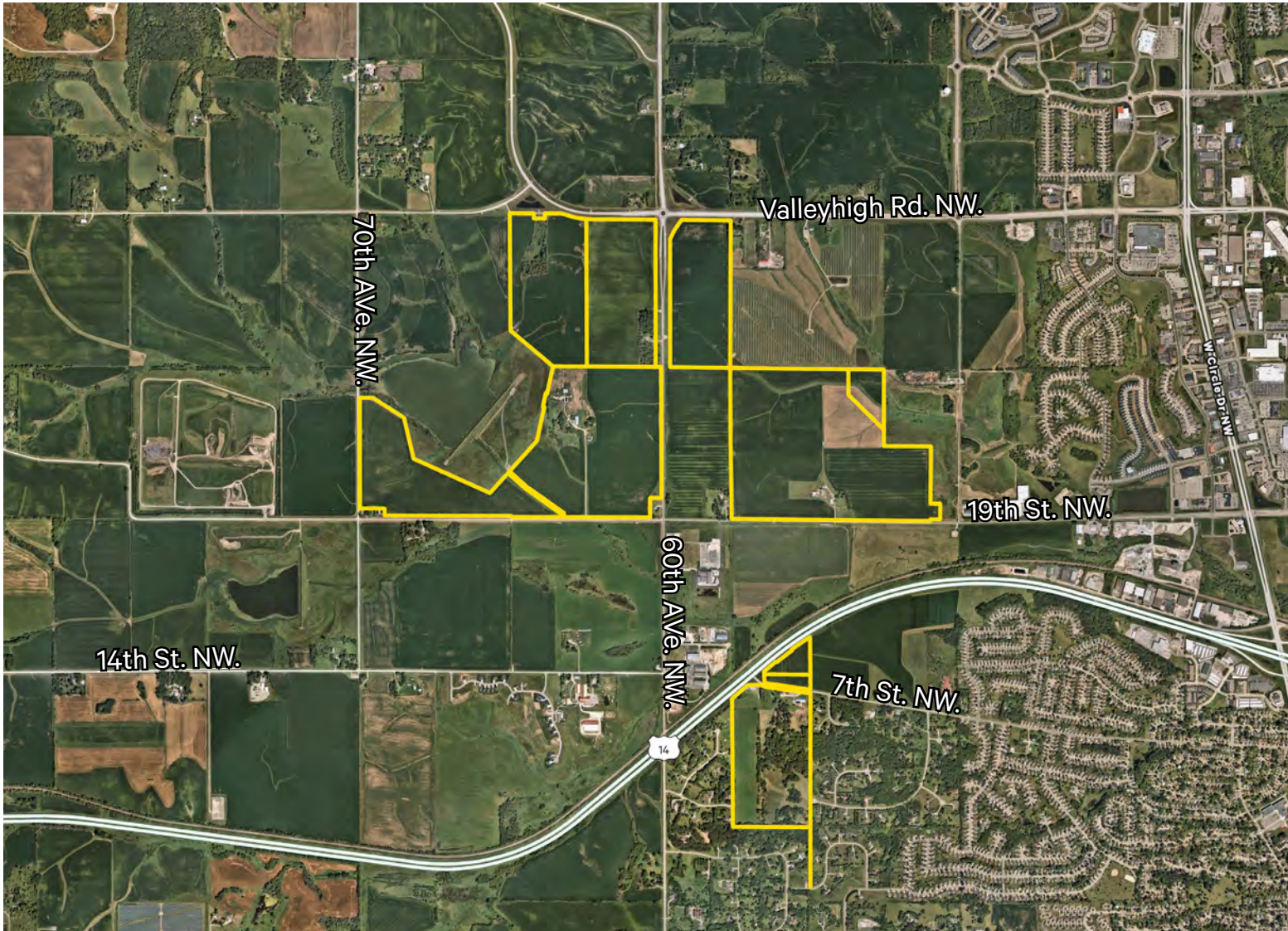
employees

**CITY OF  
ROCHESTER**

**1,166**

employees

# Mixed Use Residential Land | +/-704.26 Acres



## CONTACT US

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