

# COMMERCIAL LAND SITE

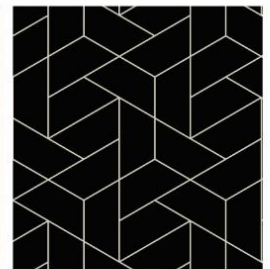
2634 149<sup>TH</sup> STREET W, ROSEMOUNT, MN 55068

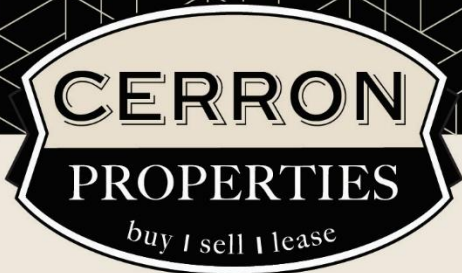


FOR SALE | COMMERCIAL LAND SITE



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN  
WWW.CERRON.COM





# COMMERCIAL LAND SITE

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FOR SALE | COMMERCIAL LAND

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21476 Grenada Avenue  
Lakeville, MN 55044  
www.CERRON.com

## PROPERTY HIGHLIGHTS

- Approx. 1.24 Acre Commercial Land Site For Sale
- High-growth commercial area in Rosemount
- Located on CR-42, east of Hwy 3
- Zoning – C-4 Commercial
- Dakota County PID: 34-64851-02-010
- 2026 RE Taxes: \$5,718
- Excellent opportunity for hotel, neighborhood retail, fast food, stand alone restaurant and more!
- Asking Price: \$16/SF (\$863,312)
- Shovel ready!



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,  
please contact:  
Rocky Ranch  
612.363.2116  
rockyr@cerron.com

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## SUMMARY

### 2024 TRAFFIC COUNTS:

CR-42 @ Business Parkway = 18,027 vpd

Hwy 3 @ CR-42 = 13,964 vpd

### 2026 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	5,040	46,139	112,849
Median HH Income	\$102,128	\$132,836	\$129,114
Avg HH Income	\$125,933	\$170,579	\$163,614

Data source: esri 2026

### 2031 PROJECTED DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	5,331	49,158	118,456
Median HH Income	\$111,170	\$153,084	\$146,074
Avg HH Income	\$140,105	\$190,400	\$182,195

Data source: esri 2026



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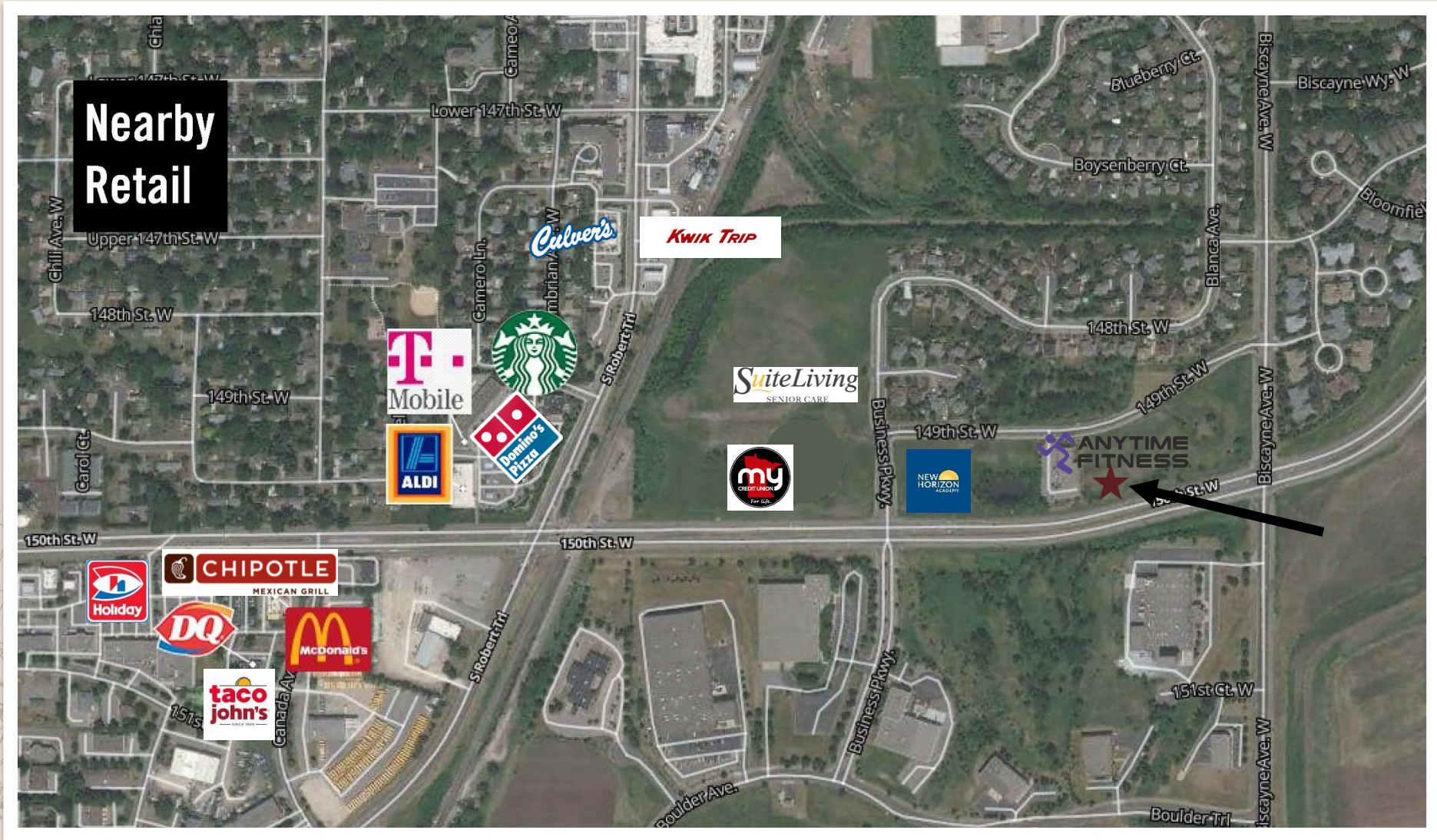


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## AREA BUSINESSES



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## COMMUNITY

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*Image Source: City of Rosemount website*

Rosemount is a rapidly growing suburb in the Southeast Metro area. For many years, City officials have been focused on being pro-growth and pro-business. We work hard to support the needs of the community while retaining the hometown feel that our residents love. A unique mix of business, industry, agriculture, great schools, a variety of housing and amenities contribute to the high quality of life that Rosemount residents enjoy. In fact, this winning combination put Rosemount on Money Magazine's nationwide Best Places to Live list for the second time in 2021-22.

A strong business community thrives in Rosemount through the activity and support of local businesses, the City, the chamber of commerce, and other civic organizations. A recent Commercial Visioning Plan has identified four locations throughout the city for future growth on available land. This plan is focused on creating connections between residents, businesses, industry, housing, and jobs. Several large projects have been recently completed or are in the works including a Home Depot and Fed Ex Distribution Centers, a new housing development with 1,900 homes and a commercial node that will be anchored by a new Life Time athletic club. Total permit valuations ended 2022 at \$155 million up from \$146 million in 2021. This record was driven by the commercial sector – commercial valuations were over \$77 million in 2022. 228 housing units were built in Rosemount in 2022. Rosemount has a clear and one-stop shop permitting process. From time of application, projects can expect approximately a 45 review period and multiple applications (site plan, re-zonings, land use changes, etc.) can be reviewed concurrently by the Planning Commission and City Council. Projects designated within the Business Park zoning classification that adhere to the code requirements can receive administrative approval.

Rosemount is known for being a great place to live. Part of the ISD 196 school district, the academics, sports and music are top notch. With a park in every neighborhood, a well-connected trail system and access to MVTA public transportation, Rosemount is easy to get around on foot, on bicycle or on wheels. Local festivals such as the annual Leprechaun Days, Food Truck Fest, and Haunted Halloween Trail bring the entire community together, from the businesses who sponsor events, to the volunteers who help, and the neighbors who visit. We invite you to stop by and connect with us. Stay for a visit or for a lifetime!

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# MINNESOTA

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## BUILD WHAT MATTERS IN MN

- Population – 5.6 million
- Home to 18 Fortune 500 companies
- 22<sup>nd</sup> in population – with the 17<sup>th</sup> largest state economy in the U.S by GDP

**#1**

Fortune 500 Companies Per Capita\*

**#2**

Best Overall State in America

**#2**

Best State for Economic Opportunity



- Advanced Manufacturing
- Leading Life Sciences
- Clean Tech and Renewable Energy
- Food and Agriculture
- Technology and Innovation
- World Class Retail
- Services Supporting our Ecosystem

**Best**

Airport 4 Years in a Row

**#1**

Port in North America (Duluth)

**#1**

In the Midwest for Energy Efficiency

**#2**

On Time Airport in the World



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## C-4 ZONING

### 11-4-14: C-4 GENERAL COMMERCIAL DISTRICT:

A. Purpose And Intent: The purpose of the general commercial district is to provide a wide range of goods and services to the entire community. Due to their proximity to major arterial streets, businesses in this district are dependent on large volumes of traffic, thus need to be highly visible and accessible. It is the intent of this district to promote development that maximizes the full development potential in this area. Zoning standards are intended to promote compatibility in form, function and style. (Ord. B-161, 11-1-2005)

B. Permitted Uses: The following uses are permitted uses in the C-4 district:

Brew on premises and wine on premises stores.

Brewpubs, excluding drive-through facilities.

Child and adult daycare.

Communications businesses.

Eating and drinking establishments without drive-through facilities.

Essential service facilities.

Financial institutions without drive-through facilities.

General repair services, including appliance repair, furniture upholstery and repair, jewelry, clock, watch, radio, small electronics, small engine and television repair occurring within an enclosed

building.

Hotels and motels.

Indoor amusement and recreation services, including video arcades subject to the following restrictions:

1. Any arcade with fifteen (15) or more machines shall have an adult supervisor on duty during all hours of operation.

2. No arcade shall be operated within five hundred feet (500') of a school, church, or residence unless it is an integral part of a shopping center and does not have an entrance except from within the shopping center.

Membership organizations.

Microbreweries, with or without associated taprooms.

Microdistilleries, with or without associated cocktail rooms.

Personal services, including barber and beauty shops, fitness centers, funeral services and mortuaries, facilities, laundry services, shoe repair, photography and video rental.

Professional services and offices, including architects and attorney offices, dental and medical clinics, financial services, insurance providers, real estate businesses and the like.

Public or governmental services.

Public parking lots and transit stations.

Public parks, owned and operated by a government unit, including recreational facilities and structures consistent with the public area.

Retail sales, including automobile parts, books and stationery, clothing, drug, gifts and novelties, groceries, furniture and hardware, hobby, video sales, jewelry, and sporting goods stores or the like. Automobile sales, new and used, are prohibited.

Theaters, excluding drive-in theaters.

Veterinary services, not including outdoor runs or kennels. (Ord. B-161, 11-1-2005; amd. Ord. B-243, 5-20-2015)

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*let's get started!*

Rocky Ranch | 952.583.6135 | [rockyr@cerron.com](mailto:rockyr@cerron.com)

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