

Rockford | Greenfield, MN

Commercial Land Available

65 Address Unassigned
Greenfield, Minnesota

(NW Corner of Hwy-55 & MN-92)



Affiliated Business Disclosure & Confidentiality Agreement

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

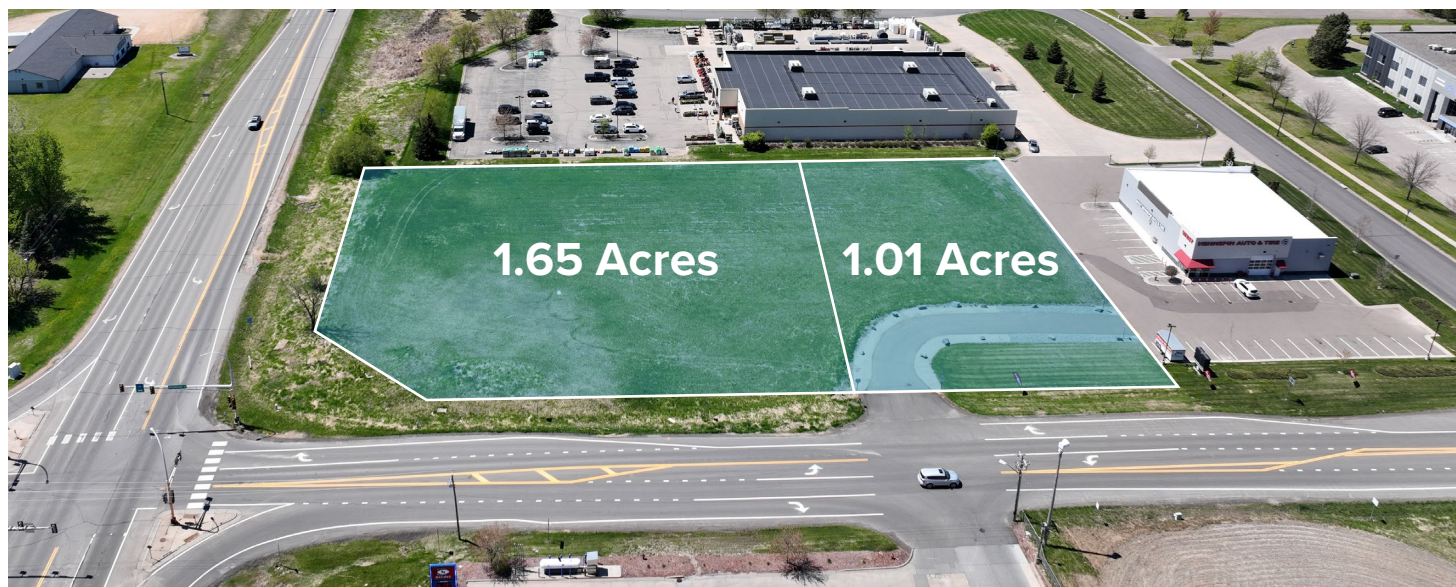
This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

The Offering

Positioned at the highly visible northwest corner of Highway 55 and Dogwood Street (County Road 92), these two premier commercial lots represent one of the last opportunities for new retail and service development at Rockford's primary commercial intersection. Adjacent to Tractor Supply Co. and situated within a growing trade area, the sites benefit from excellent visibility, signalized access, and exposure to approximately 14,600 vehicles per day along Highway 55. The location serves both the expanding residential population of Rockford and the surrounding communities while providing convenient access to the western Twin Cities metropolitan area.

Ideally suited for retail, restaurant, medical, financial, automotive service, or other commercial users, these commercial development sites offer investors, owner-users, and developers an exceptional opportunity to establish a presence in one of Wright County's fastest-growing commercial corridors. With neighboring national retailers driving consistent consumer traffic and continued residential and commercial growth throughout the Highway 55 corridor, these parcels are well positioned to capitalize on increasing demand for new retail and service-oriented development in the market.



ADDRESS

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Greenfield, Minnesota

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PRICE

Unpriced

LOT SIZE

28-119-24-34-0013 - **1.01 Acres**

28-119-24-34-0014 - **1.65 Acres**

2.66 Acres Total

APN

28-119-24-34-0013

28-119-24-34-0014

PROPERTY TYPE

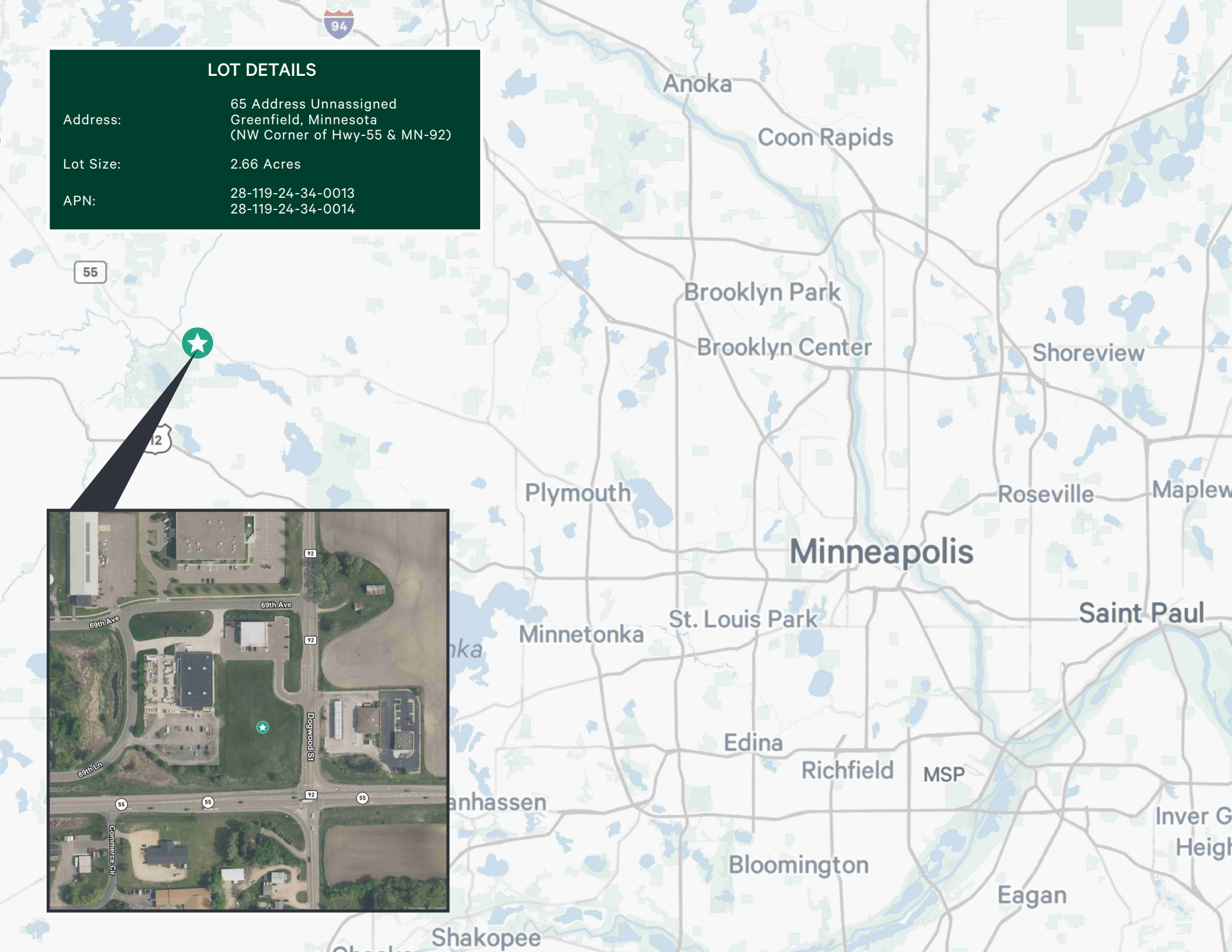
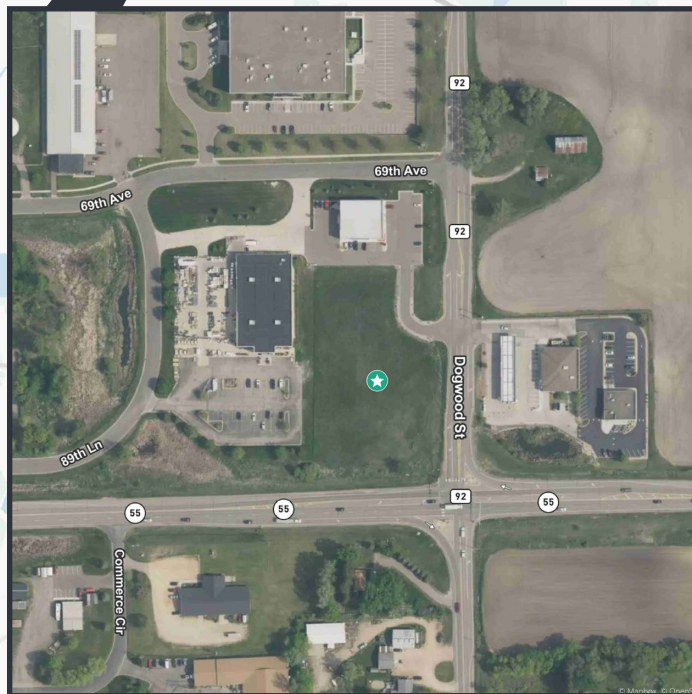
LC - Land Commercial Preferred

LOT DETAILS

Address: 65 Address Unassigned
Greenfield, Minnesota
(NW Corner of Hwy-55 & MN-92)

Lot Size: 2.66 Acres

APN: 28-119-24-34-0013
28-119-24-34-0014



City of Rockford
1.5 Miles Away

Rockford High School

The logo for McCormick Construction features a circular emblem with a stylized 'MC' in green and yellow. Below the emblem, the text 'McCORMICK' is written in a large, bold, green sans-serif font, and 'CONSTRUCTION' is written in a smaller, green sans-serif font below it, separated by a thin horizontal line.

BLUEWATER



Subject Property



MN-55
12,900 VPD



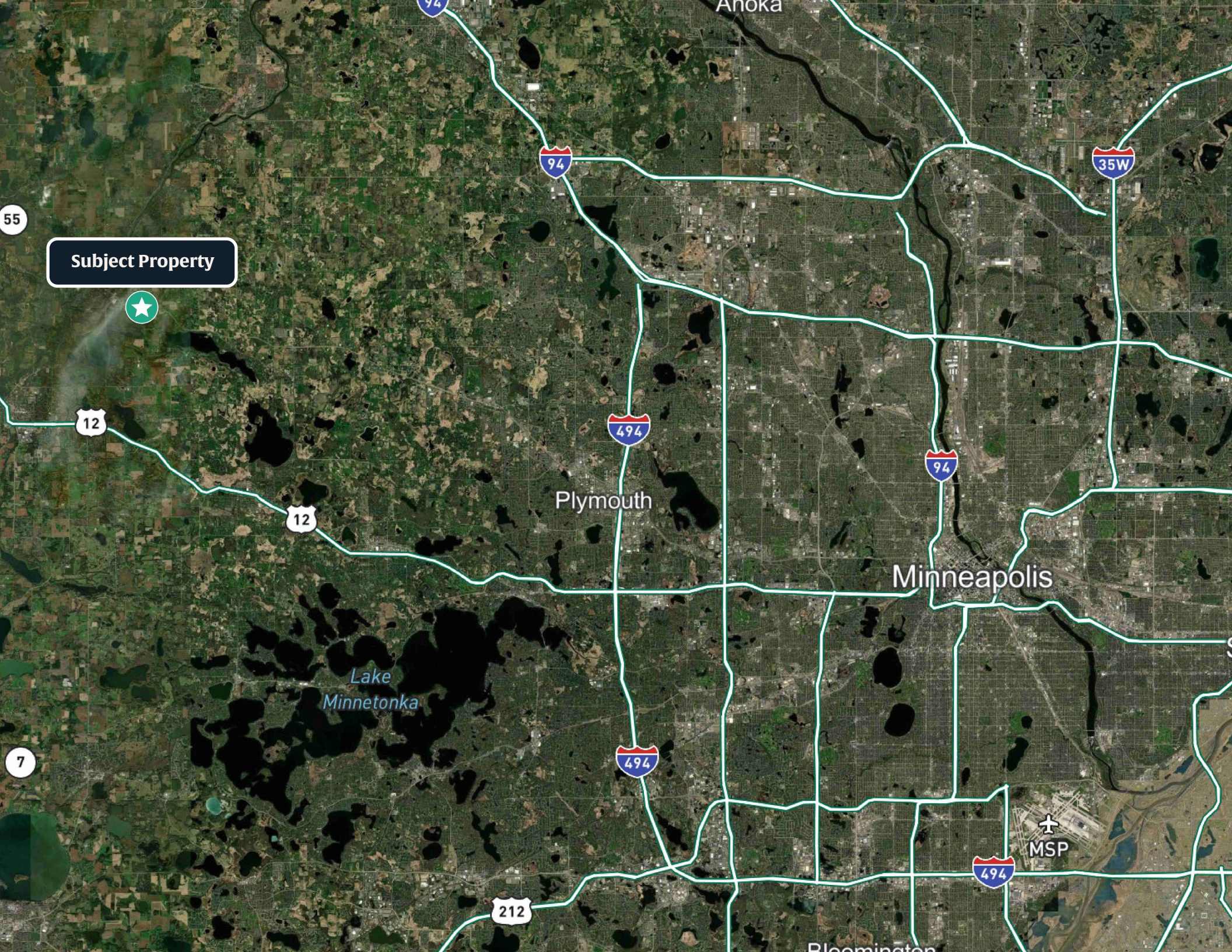
TOWER
RIDGE
OWNHOMES

Aerial view of the intersection of Aqua Dr and Beach Dr. The image shows a residential area with houses and trees. The intersection is marked with a white 'X'.

MN-92
4,040 VPD

92

5



Subject Property



12

12

Plymouth

Minneapolis

Lake
Minnetonka

MSP

212

Bloomington



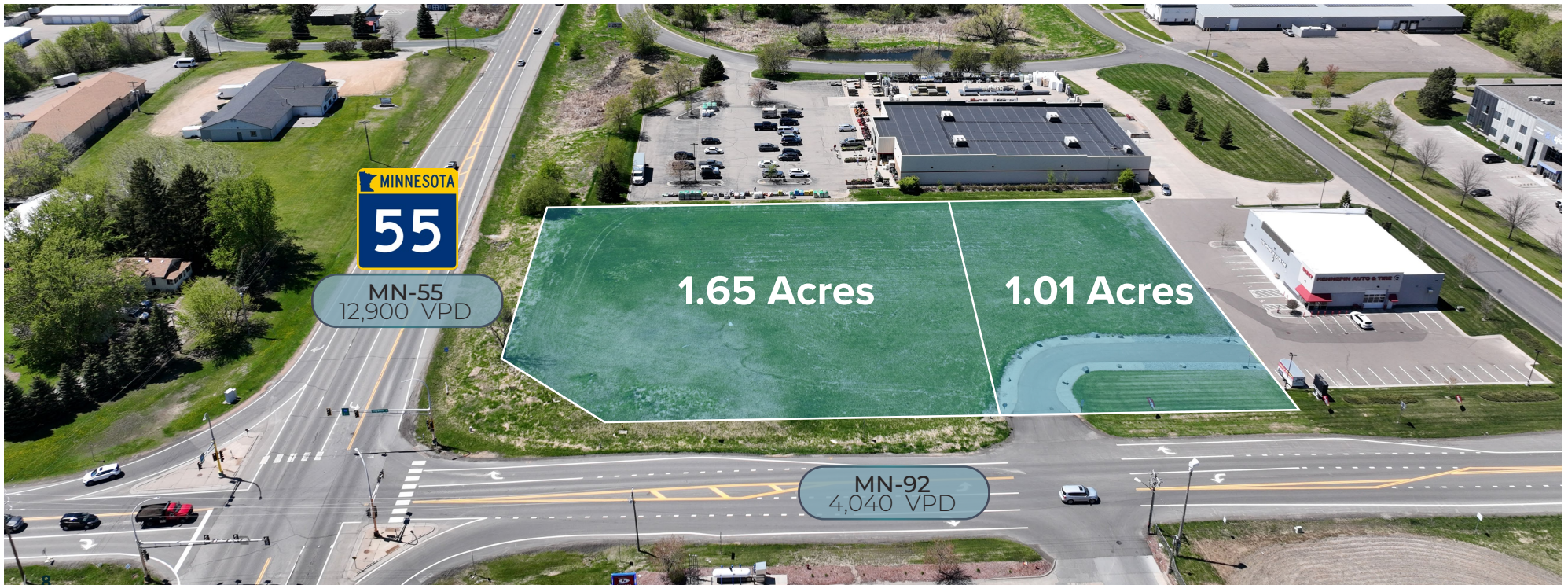
MN-55
12,900 VPD



Subject Property

MN-92
4,040 VPD





MINNESOTA
55

MN-55
12,900 VPD

1.65 Acres

1.01 Acres

MN-92
4,040 VPD

Demographics

Rockford | Greenfield, MN

1 Mile

3 Miles

5 Miles

POPULATION

2010 Population	1,025	7,598	17,026
2020 Population	1,068	7,921	17,984
2026 Current Year Estimate	1,088	8,239	18,486

HOUSEHOLDS

2010 Households	428	2,763	6,266
2020 Households	459	2,982	6,736
2026 Current Year Estimate	477	3,197	7,071

HOUSEHOLD INCOME

2026 Average Household Income	\$139,002	\$155,513	\$159,648
2026 Median Household Income	\$97,069	\$113,278	\$115,114

EDUCATION

HS and Associates Degrees	60.7%	52.7%	52.1%
Bachelor's Degree or Higher	34.2%	44.7%	45.0%



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