

Land For Sale

7.02 Acres Commercial Land

414 10th Ave NE, Byron, MN 55920

CONTACT US

AJ Hawkins
Broker
507.259.6556
aj@northrockre.com



Land For Sale

7.02 Acres Commercial Land

Byron, MN



PROPERTY DESCRIPTION

The site features favorable development characteristics with ample acreage to accommodate flexible site planning, parking, and phased development opportunities. The property has been annexed into the City of Byron and zoned commercial, helping streamline the path for future development.

The City of Byron is known for being development-friendly and proactive in supporting responsible growth, making the approval process attractive for developers and investors. All structures (including footings) and septic systems have been demolished and hauled off-site, the well has been capped, and public utility connections are nearby/accessible, making this an exceptional opportunity for developers, investors, and owner-users seeking to capitalize on the continued expansion of the Byron and Rochester markets.

PROPERTY HIGHLIGHTS

- 7.02 Acres of Commercial Development Land
- Prime location in rapidly growing Byron, MN
- Convenient access to major transportation routes
- Strong demographics and continued area growth
- Minutes from Rochester, MN
- Excellent long-term investment and development potential

OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size (Acres):	7.02
Lot Size (SF):	305,720 SF

CONTACT US

aj@northrockre.com
507.259.6556
Broker
AJ Hawkins



Nearby Retailers



CONTACT US

aj@northrockre.com
 507.259.6556
 Broker
 AJ Hawkins



Land For Sale

7.02 Acres Commercial Land

414 10th Ave NE, Byron, MN 55920



CONTACT US

aj@northrockre.com
507.259.6556
Broker
AJ Hawkins



Land For Sale

7.02 Acres Commercial Land

Byron, MN



CONTACT US

aj@northrockre.com
507.259.6556
Broker
AJ Hawkins



Land For Sale

7.02 Acres Commercial Land

Byron, MN



CONTACT US

aj@northrockre.com
507.259.6556
Broker
AJ Hawkins



Site Concept Plan



CONTACT US

aj@northrockre.com
507.259.6556
Broker
AJ Hawkins

Site Concept Plan



CONTACT US

aj@northrockre.com
507.259.6556
Broker
AJ Hawkins



Demographics

BYRON

2024 POPULATION

6,809 

The population has nearly **doubled** since 2000, from 3,546 to 6,809, and is up **7.8%** since 2020.

2023 MEDIAN HOUSEHOLD INCOME

\$121,681

ROCHESTER

2024 POPULATION

123,624 

The Rochester population is anticipated to grow by **50%** in the next 20 years.

2023 MEDIAN HOUSEHOLD INCOME

\$89,389



3 Million Annual Visitors from
**50 STATES &
130 COUNTRIES**

\$493 MILLION
Spent in Hotels, Restaurants, Shops, and
Other Establishments in 2017

30%

of the Rochester workforce (**30,000-35,000**) commutes from outside the city each day, with half coming from seven surrounding counties.

Research shows that visitors to Mayo Clinic (2 million per year) spend

70%

of the time in the community during their visits.

Rochester Ranked as
#1 BEST PLACE TO LIVE IN THE U.S.
2017. Livability



Bold. Forward. Unbound.

Mayo Clinic's Bold. Forward. Unbound. initiative in Rochester is a \$5 billion investment to transform and expand the downtown campus through a multi-year, phased construction program that began in 2024 and is planned to continue through 2030. The project will deliver approximately 2.4 million square feet of new space across five major buildings, including clinical facilities, expanded patient arrival and parking infrastructure, and a logistics center to support campus operations. Initial components of the plan are expected to open as early as 2028-2029, with full completion targeted by 2030. In this context, nearby communities like Byron play a complementary role: Byron is located just minutes from Mayo Clinic and offers available land with fewer development constraints than downtown Rochester.

Economic Development Incentives

The EDA stands ready to utilize a variety of incentives for the right business including:

- Business Planning Assistance
- Tax Increment Financing
- Minnesota Investment Fund
- Tax Abatement
- Industrial Revenue Bonds
- Small Business Administration (SBA) Loans

For more information regarding the EDA, please contact the Byron City Administrator at 507-775-3418.

CONTACT US

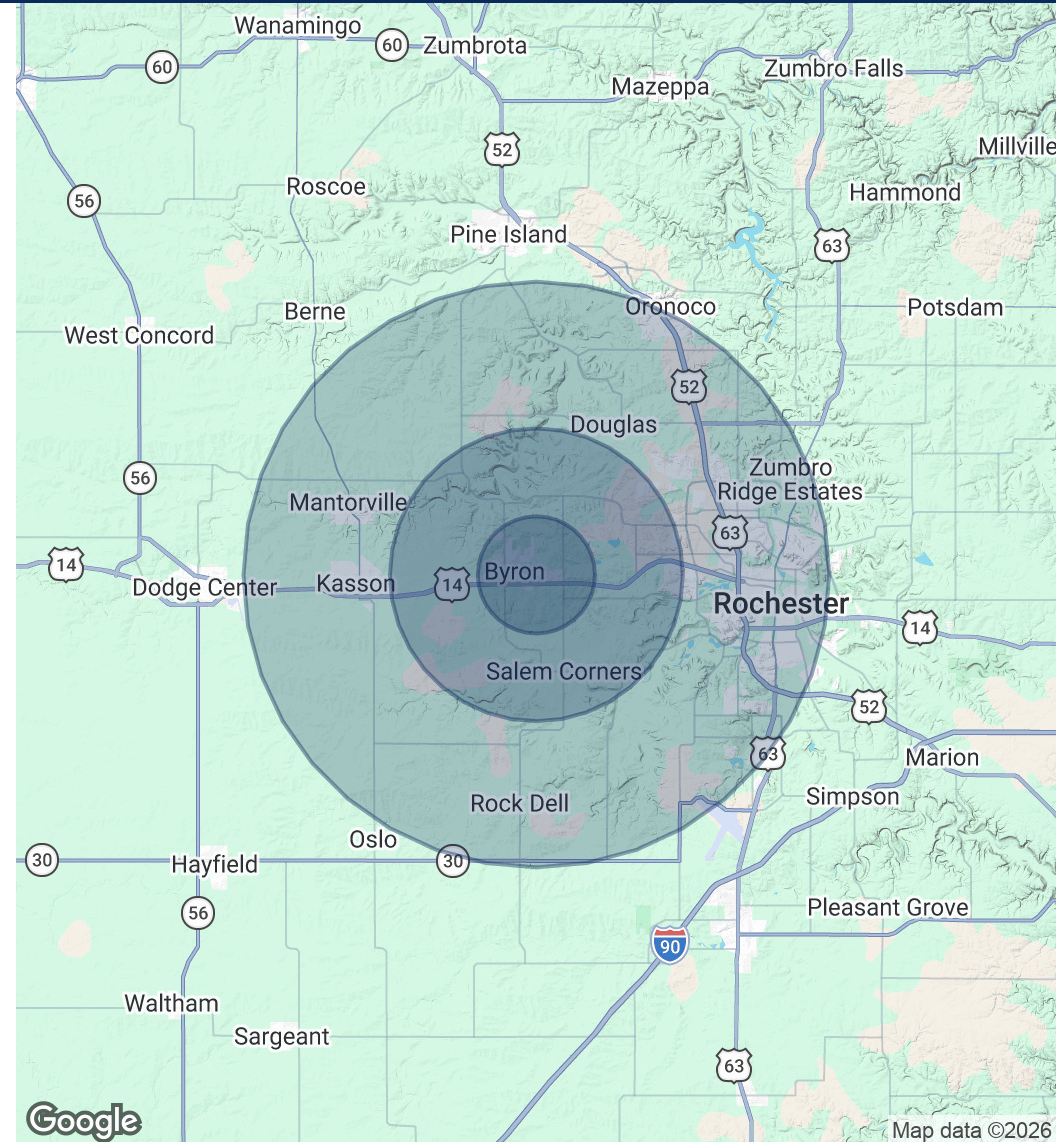
aj@northrockre.com
507.259.6556
Broker
AJ Hawkins

Demographics

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	5,272	18,470	136,093
Average Age	36.3	36.3	38.5
Average Age (Male)	36.7	36.6	37.5
Average Age (Female)	35.6	36.9	39.6

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,979	6,625	55,839
# of Persons per HH	2.7	2.8	2.4
Average HH Income	\$148,001	\$148,162	\$126,284
Average House Value	\$364,080	\$388,990	\$349,397

2023 American Community Survey (ACS)



CONTACT US

aj@northrockre.com
 507.259.6556
 Broker
 AJ Hawkins



Land For Sale

Listing Broker

North Rock Real Estate



AJ HAWKINS

Broker

Direct: 507.259.6556
aj@northrockre.com

MN #40439870

CONTACT US

aj@northrockre.com
507.259.6556
Broker
AJ Hawkins

