



NE Rochester Development Land

Broadway Ave N (U.S. Hwy 63) & 48th St NE
Rochester, MN 55906

Presented by



Executive Summary

Property Description

Rare opportunity to acquire ±63.35 acres of development ground at the hard corner of Broadway Avenue N (U.S. Highway 63) and 48th Street NE in one of Rochester's fastest-growing corridors. Guided under the City's future land use plan for low-density residential and commercial/business development, preliminary engineering identifies roughly 27.5 near-term developable acres across two workable parcels on the north and south ends. The balance features a wooded hillside with rolling elevation, mature trees, and a creek corridor — providing both a natural buffer and a unique site amenity. The property currently carries a low-cost agricultural classification, giving a buyer significant runway to plan, entitle, and phase development on their own timeline. Buyers can acquire the entire 63.35-acre tract or purchase the developable parcels together or separately (re-plat is currently underway). Survey and preliminary layout materials are available to qualified buyers.



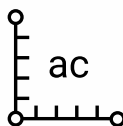
Location Description

This ±63-acre development site sits at the high-visibility intersection of Broadway Avenue N (U.S. Hwy 63) and 48th Street NE in northeast Rochester — one of the metro's fastest-growing residential and commercial corridors. With direct Highway 63 frontage and quick access to Rochester's north-side retail and employment, the site is positioned to capture the sustained demand fueled by Mayo Clinic and Rochester's \$5.6 billion Destination Medical Center expansion. Buyers can pursue low-density residential, a commercial/business node, or a phased combination of both

Property Highlights



\$1,600,000
List Price



±63.35 Acres
Lot Size



\$2,756 (2026)
Property Taxes

Address **Broadway Ave N (U.S. Hwy 63) & 48th St NE, Rochester, MN 55906**

Site Location **Hard corner of Broadway Ave N (U.S. Hwy 63) and 48th St NE, NE Rochester.**

Future Land Use **Low-Density Residential & Commercial / Business Development (Rochester P2S). Currently 2a Agricultural.**

Developable Area **27.5± acres across two parcels (23.9 + 3.6 acres);road roughed in; re-plat underway.**

Access & Connectivity **Direct Highway 63 frontage; minutes to north-side retail, downtown Rochester, and Mayo Clinic.**

School **ISD 535, Rochester Public Schools.**

Tax Classification **2a Agricultural**

Zoning and Future Land Use

Low-Density Residential & Commercial / Business Development

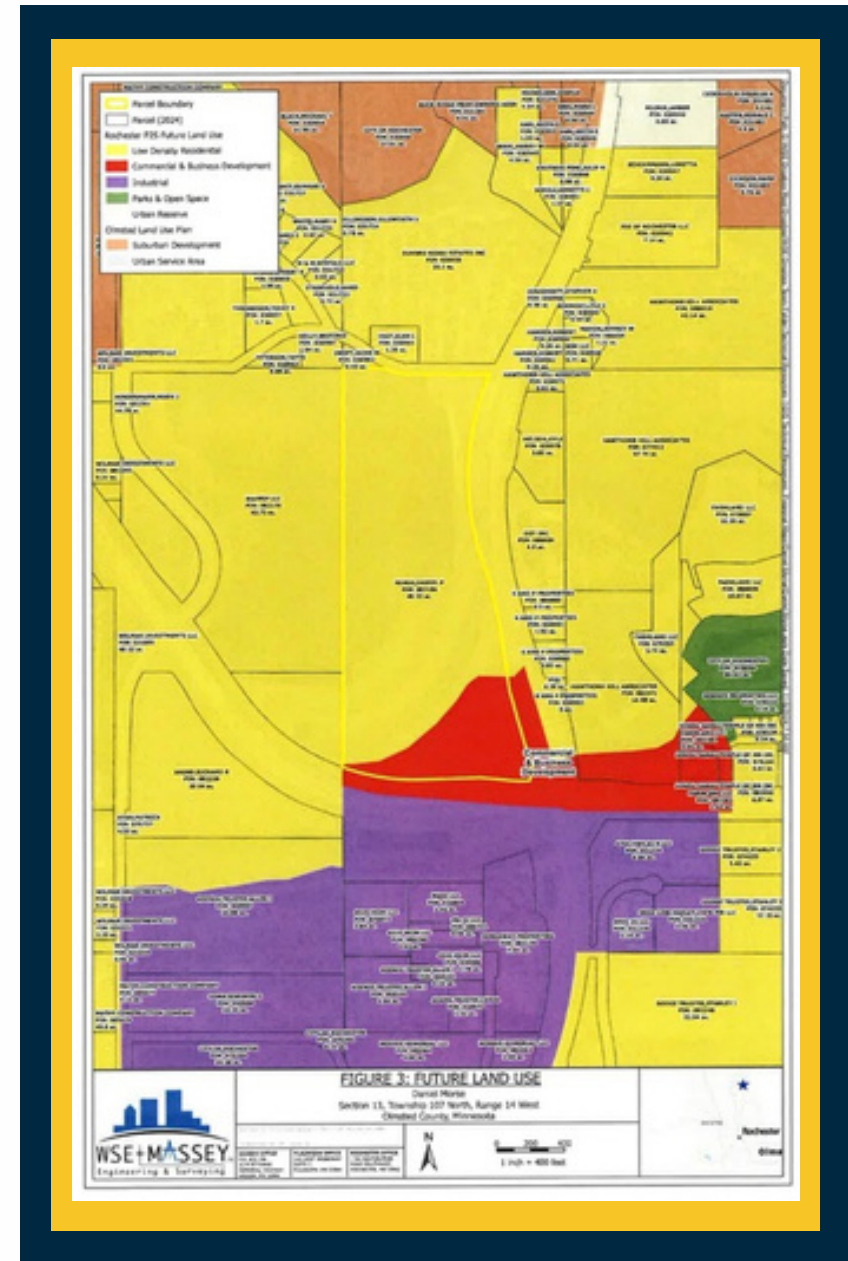
Under Rochester's **P2S future land use plan**, the property is guided for **Low-Density Residential** with a **Commercial & Business Development** node on its south end — supporting a mix of single-family / low-density housing and complementary commercial or business uses. The land is currently classified **2a Agricultural**, allowing low-cost holding while entitlements and platting advance.

Community Impact

The site advances Rochester's vision for orderly northeast growth — adding new housing and commercial capacity along an established Highway 63 corridor, close to existing infrastructure, retail, and employment.

Development Potential

- Developable Area: ±27.5 near-term developable acres across two parcels (±23.9 acres south + ±3.6 acres north).
- Flexibility: Develop or sell the parcels together or separately; a re-plat is already underway.
- Access: Direct frontage on Broadway Ave N (Hwy 63) and 48th St NE, with a roughed-in access road on the larger parcel.



Aerial Overview

Parcel Overview

- **Total Area:** ± 63.35 acres ($\pm 2,759,526$ sq ft).
- **South / Main Parcel:** ± 23.9 developable acres, featuring a roughed-in access road.
- **North Parcel:** ± 3.6 developable acres (excludes 55th St NE right-of-way).
- **Balance:** Wooded hillside, rolling elevation, and a creek corridor — providing a natural buffer and open space.
- **Acquisition Structure:** Purchase the full ± 63.35 acres or acquire the developable parcels together or separately.
- **Plat Status:** Re-plat underway; final acreage to be determined by final plat.
- **Survey & Engineering:** Completed by WSE Massey Engineering & Surveying; preliminary layout available to qualified buyers.



Aerial Views



Why Rochester



Top-Tier National Rankings (2025-2026)

- #19 Best Medium-Sized City in the U.S.
- #5 Best Place to Live in Minnesota.
- #72 Best Place to Live in the U.S. Overall.

Economic Resilience & Quality of Life

- High Income: \$92,472 Median Household Income (exceeds national average).
- Low Vacancy Support: 3.2% Unemployment rate vs. 4.5% National average.
- Efficiency: 14.6-minute average commute (8 minutes faster than U.S. avg).
- Stable Growth: Driven by the Mayo Clinic and the \$5.6B Destination Medical Center initiative.

The Upper Midwest's Premier Growth Market

Rochester is more than a medical hub; it is a burgeoning economic engine and a premier lifestyle destination. Currently the third-largest city in Minnesota, Rochester has consistently outperformed regional and national averages in population stability, job creation, and quality-of-life rankings.



Livability Top 100: Currently ranked as the #27 Best Place to Live in the U.S. (Livability 2025), proving its appeal to all age demographics, from young professionals to retirees.



Recreational Connectivity: The city boasts over 100 miles of paved trails and massive investments in public spaces like the Cascade Lake Recreation Area.



Educational Excellence: Rochester Public Schools (ISD 535) is consistently rated among the best in the state, making it a primary draw for high-income families and professionals.

The Global Anchor



The World's Healthcare Destination

The Mayo Clinic is not just a healthcare provider; it is the foundation of Rochester's global economic engine. Consistently ranked the #1 hospital in the world by Newsweek, it attracts a high-affluence patient base and a world-class workforce, creating an insatiable demand for high-quality housing, retail, and services.



"BOLD. FORWARD. UNBOUND." Expansion

Mayo Clinic has broken ground on its most significant expansion in history. This transformative multi-year project will redefine the downtown landscape and bolster all surrounding submarkets.

- \$5 Billion Capital Investment
- 2.4 Million SF New Construction
- 6,000 New Jobs by 2030

The DMC Advantage: A \$5.6 Billion Public-Private Partnership

As Minnesota's largest public-private partnership, the \$5.6 billion DMC initiative is a 20-year strategic plan that positions Rochester as the global epicenter for healthcare innovation and the world's premier destination for medical excellence.

- \$585 Million in Public Funding
- The Link BRT (\$143M): A high-frequency, Bus Rapid Transit system opening in November 2026.
- Targeted Growth Districts
- Infrastructure-First Strategy

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