

BISCAYNE BUSINESS PARK

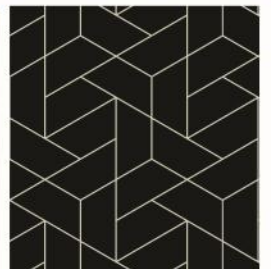
2521 158th CIRCLE WEST, ROSEMOUNT, MN 55068

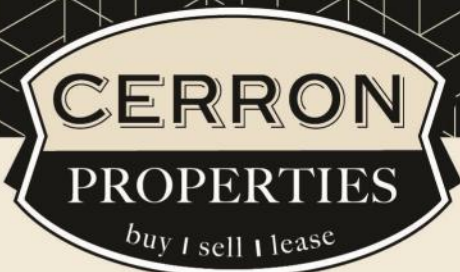


FOR SALE | BUSINESS PARK LOTS



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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■ PROPERTY HIGHLIGHTS

- Platted lots available (Park dedication fees to be paid with Building Permit)
- Biscayne Avenue recently paved
- Storm water ponds built and in place
- Zoning—BP Business Park
- **1 lot available** 1.41 acres—2521 158th Circle W
- Property subject to an Association
- List Price: \$5.00/SF (\$307,970)
- 2025 RE Taxes: \$6,472

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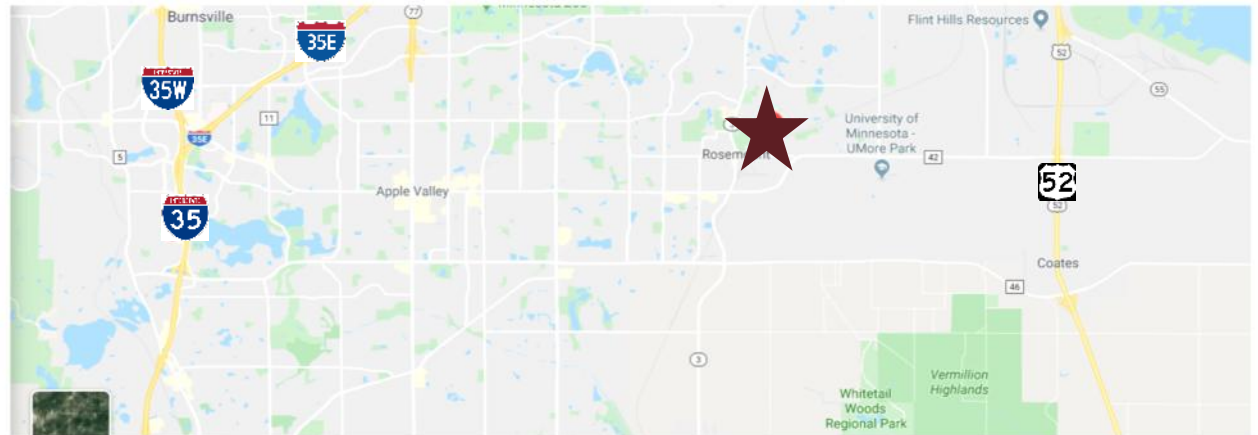
2501—2531 158th CIRCLE WEST, ROSEMOUNT, MN 55068

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■ SHOVEL READY SITE

- Building Pad
- Storm Ponding
- Infrastructure
- Zoning



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.

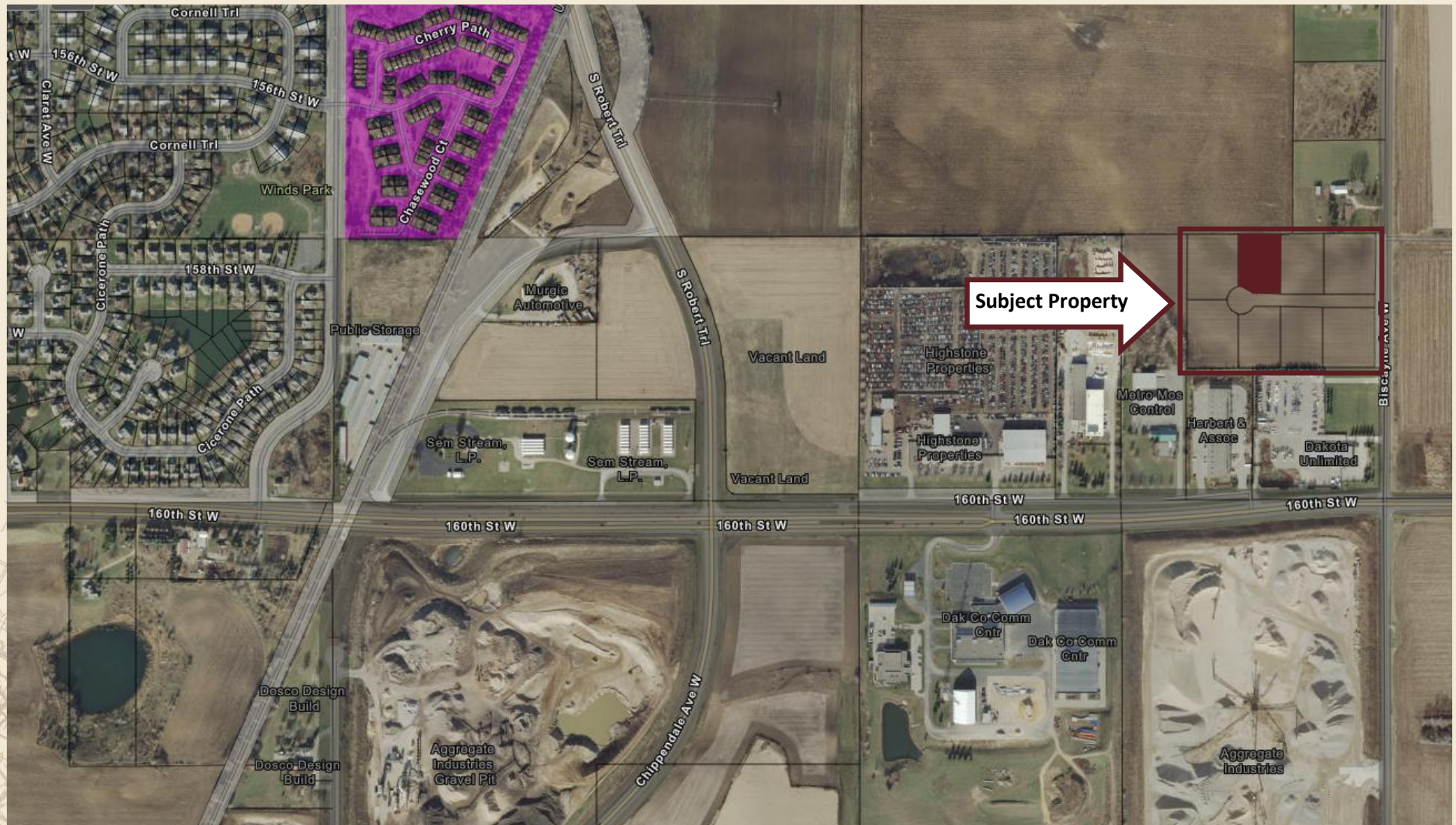


For more information,
please contact:
Bruce Rydeen
952.469.9444
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AERIAL IMAGERY

BISCAYNE BUSINESS PARK

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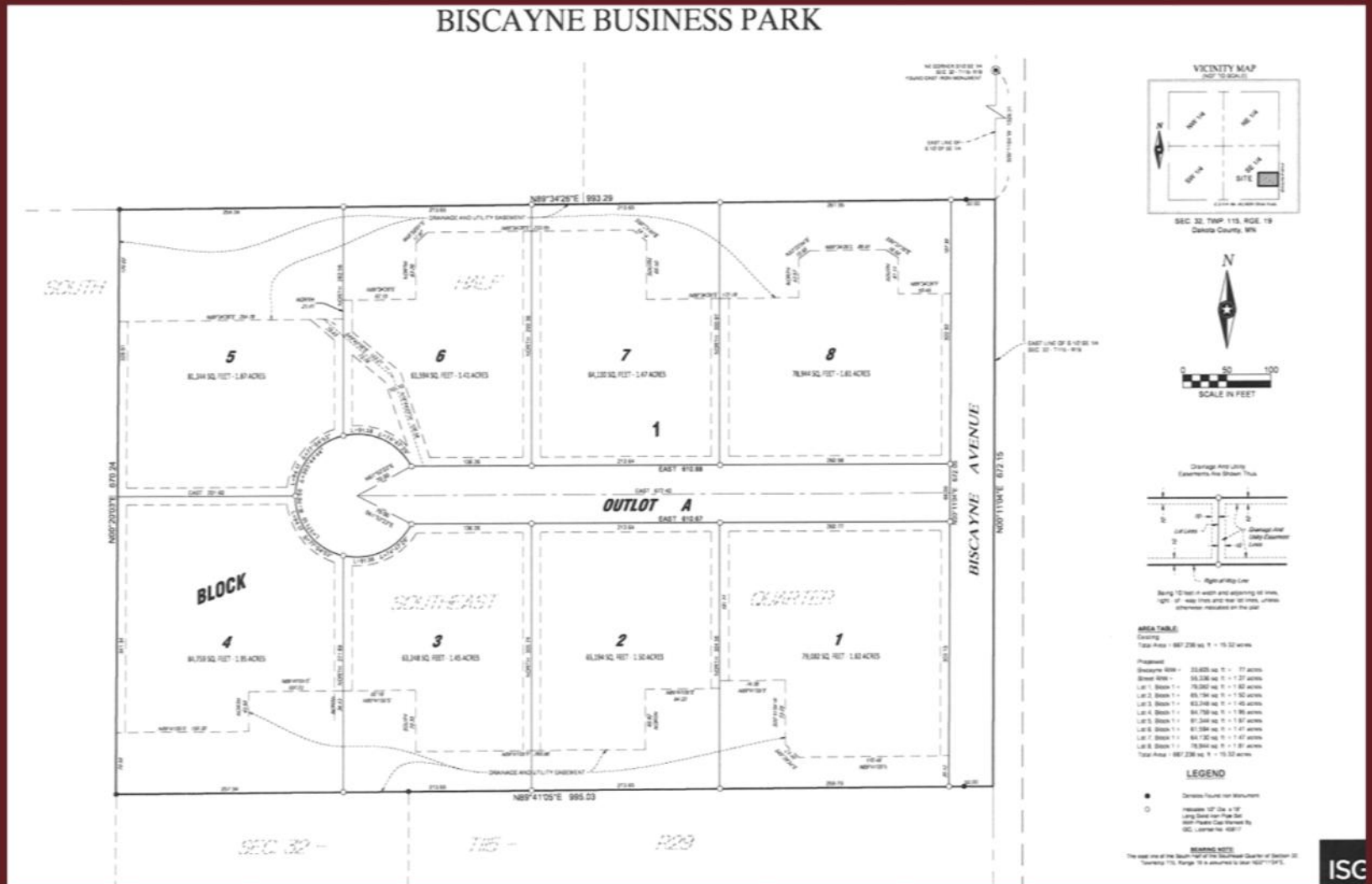


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COMMUNITY

BISCAYNE BUSINESS PARK

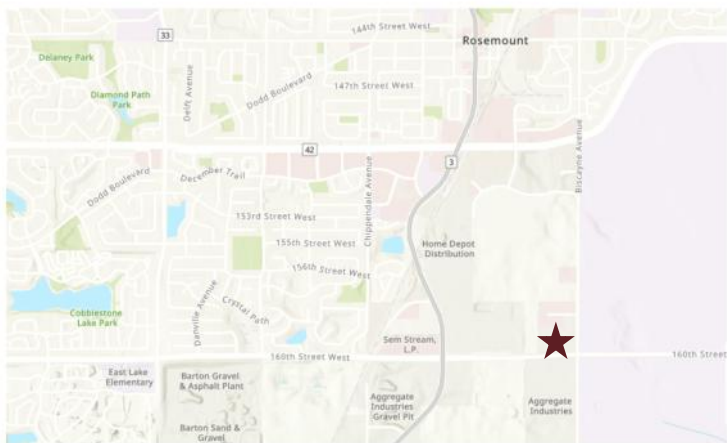
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■ COMMUNITY OF ROSEMOUNT

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!



Above: Subject property located off of 160th St. W, just east of Hwy 3



Above: An almost 2,000 housing development is under development, just east of the subject property site.

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let's get started!

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