

UPLAND

REAL ESTATE GROUP, INC.

Copper at Rosecott
Apartments

PAD READY LAND AVAILABLE ROSEMOUNT, MN



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www.upland.com

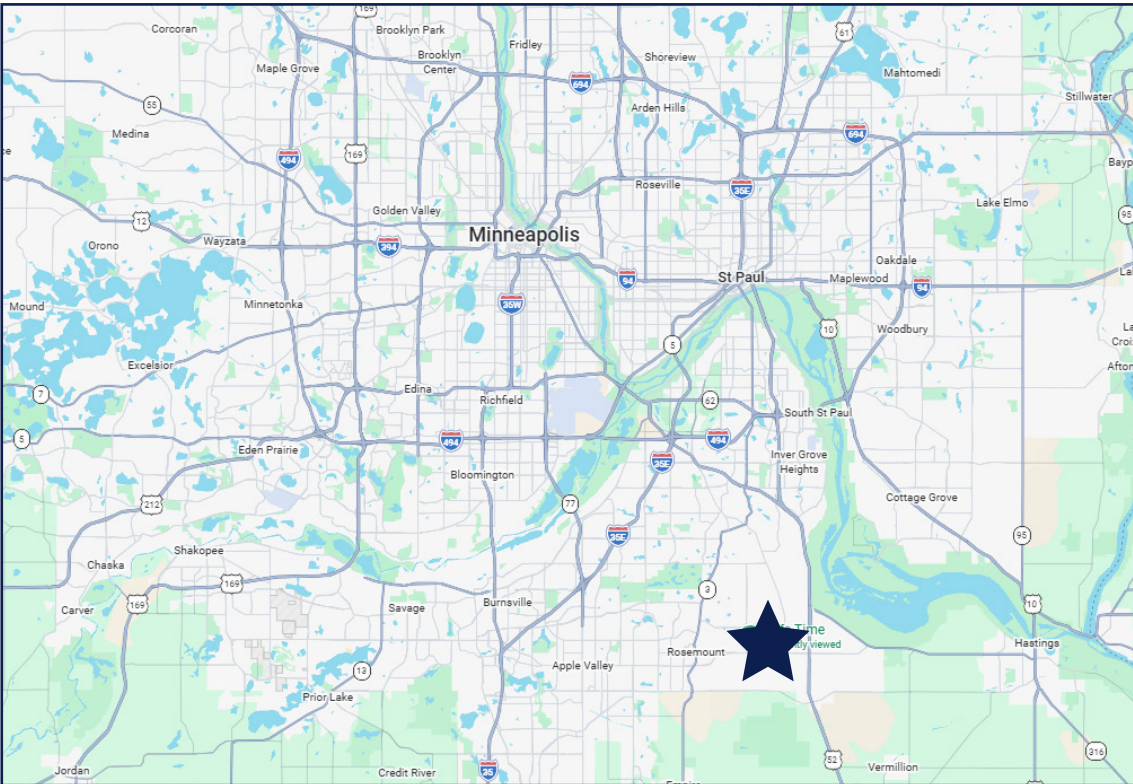
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*Look Upland. Where Properties
& People Unite!*

ADDRESS	14460 Aspen Ave
CITY, STATE	Rosemount, MN 55068
LOT SIZE	1.06 Acres
SALE PRICE	\$1,200,000
2026 TAXES & ASSESSMENTS	\$16,106 total (\$1,446.30 net prop. tax + \$14,659.70 special assesments)
COUNTY	Dakota



HIGHLIGHTS

- Pad-ready 1.06-acre commercial parcel within the Aspen Fields mixed-use development
- B-1 General Business zoning supports a broad range of retail, service, medical and office uses
- High-visibility along 145th Street E/County Rd 42 with access from Aspen Avenue
- Adjacent to Life Time Rosemount and directly across from the Dakota County Technical College
- Planned Cuddle Bugs childcare & future residential development will add daily traffic.

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	6,153	21,793	59,702
MEDIAN AGE	35.3	37.6	39.8
MEDIAN HH INCOME	\$188,177	\$146,396	\$140,096
AVERAGE HH INCOME	\$227,891	\$179,587	\$177,263





ASPEN FIELDS MIXED-USE REDEVELOPMENT

SUBJECT SITE: 1.06 ACRES

Pad-Ready commercial land | B-1 General Business

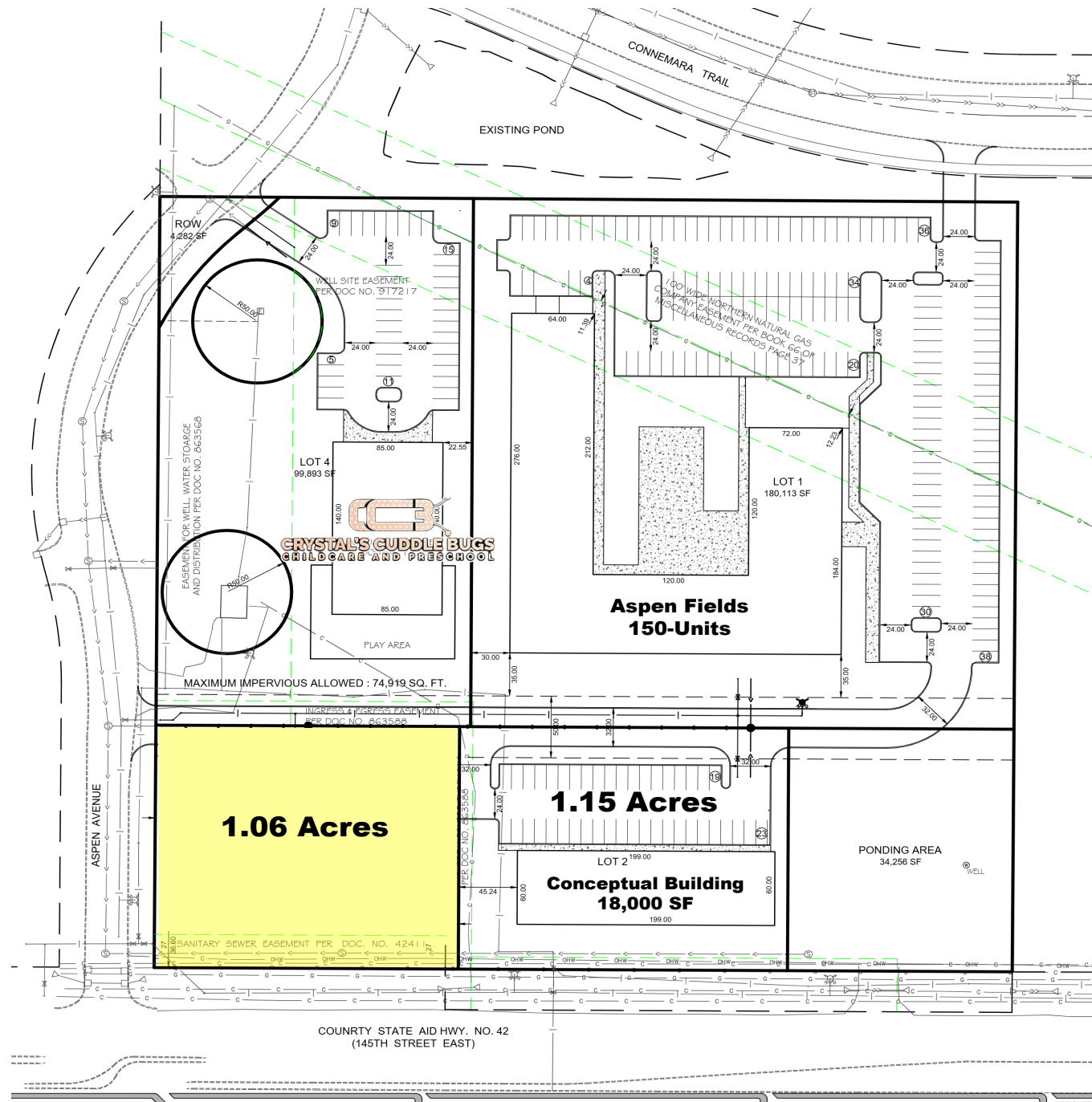
Aspen Fields is a newly entitled development along Rosemount's growing County Road 42 corridor, combining neighborhood-serving commercial uses with planned high-density residential development.

PLANNED DEVELOPMENT

- **Cuddle Bugs Childcare**
13,550 SF facility planned for ~174 children
- **Veterinary Clinic**
Proposed commercial user at the southeast corner
- **Future Residential**
Conceptual high-density parcel of ~150 units
- **Commercial Pads**
Three commercial parcels in the approved plans

SURROUNDING DEMAND DRIVERS

- Life Time Rosemount immediately west
- Dakota County Technical College directly south
- Amber Fields: ~1,959 planned homes
- Regional trail connection a& growing County Rd 42 corridor



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