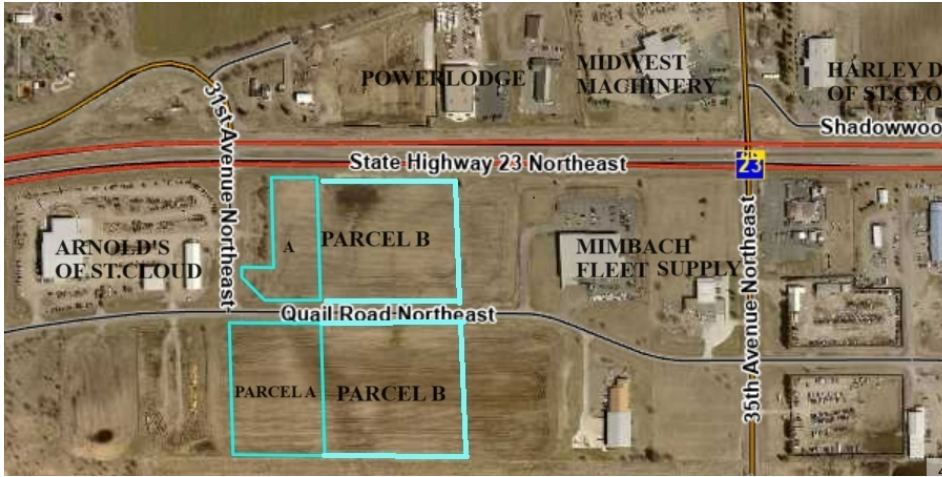


LAND PARCELS FOR SALE



OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	23.68 Acres
Topography:	All Level and Open
Zoning:	Currently Zoned agricultural, but guided to Industrial

DEMOGRAPHICS

	3 MILES	5 MILES	15 MILES
Total Households	5,250	23,320	71,358
Total Population	12,367	59,883	186,841
Average HH Income	\$83,493	\$74,462	\$94,622

PROPERTY WEBSITE

[Click Here](#)

Michael Schmitt
320 251 1177



**COLDWELL BANKER
COMMERCIAL**
ORION REAL ESTATE
ADVISORS

LAND PARCELS FOR SALE

HIGHWAY 23 & QUAIL ROAD

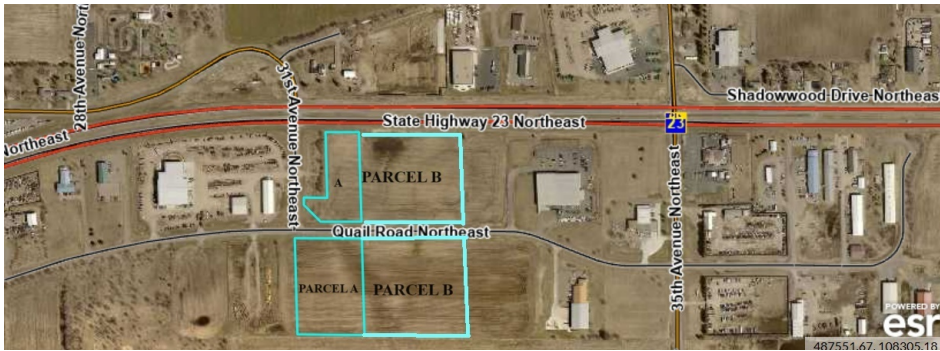
Sauk Rapids, MN 56379

PROPERTY DESCRIPTION

CBC Orion Real Estate Advisors is pleased to offer For Sale two contiguous land parcels totaling 24 +/- acres in a growth area of St Cloud.

PARCEL A: Consists of 8.15 +/- acres just east of Arnold's Implement. This parcel has been given preliminary approval by the City of St Cloud and Minden Township to subdivide into a 4.5 +/- acre parcel (on Hwy 23) and one 3.65 +/- acre parcel on Quail Road. Currently zoned agricultural and guided for commercial/industrial zoning (subject to city approval). This parcel is level and open and basically shovel ready.

PARCEL B: Currently consists of 15.15 +/- acres adjacent to Mimbach Fleet Supply. This parcel has been given preliminary approval by the City of St Cloud and Minden Township to subdivide into two separate parcels, consisting of one 5.8 +/- acre parcel (on Hwy 23) and one 9.35 +/- acre parcel on Quail Road. Currently zoned agricultural and guided for commercial/industrial zoning (subject to city approval). All measurements of both parcels are preliminary and subject to verification by survey. These parcels are level and open and basically shovel ready.



LOCATION DESCRIPTION

Location is approximately 5 miles east of Saint Cloud on Highway 23. Excellent location with high visibility and traffic counts of approximately 15,000 vehicles per day. Neighboring businesses include Arnold's Implement of St. Cloud, Mimbach Fleet Supply, Midwest Machinery, Harley Davidson dealership, Rolli's Bar and Restaurant and many other retail and industrial businesses.

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