



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial Land
Jefferson Commons



MONTICELLO

Jefferson Commons - Commercial Land

 4 Acres Remaining (Divisible)
xxx W. School Road, Monticello, MN 55362

 **Sales Price:** \$5.00 - \$7.00/psf



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Prime Visibility



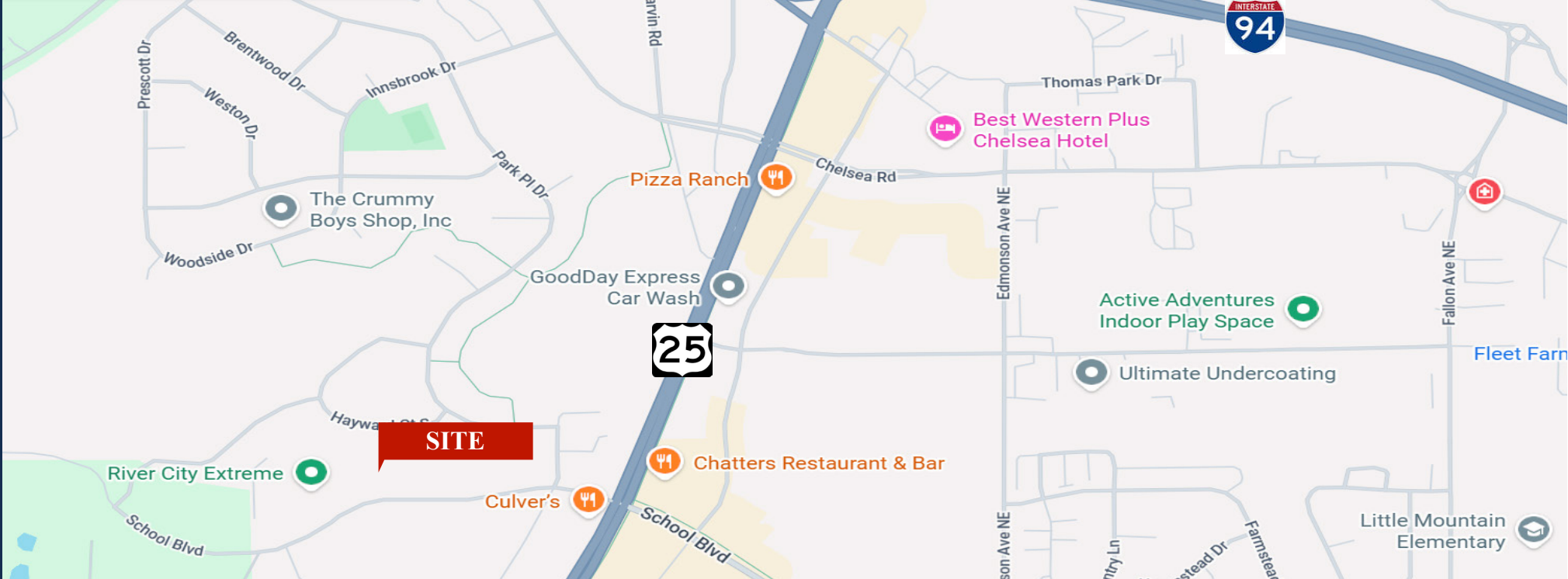
FiberNet Monticello -
Fiber Optic Service



Strong retail corridor
surrounded by national
tenants



City Incentives



PROPERTY LOCATION

- * Quick and Easy Access to Hwy 25 & I-94
- * Located Next to Emagine Theatre and River City Extreme (bowling and entertainment complex)
- * Businesses in the Area:

River City Extreme, Taco John's, Culver's, Premier Bank, Buffalo Wild Wings, Walmar Supercenter, Applebee's, Emagine Monticello, Aldi's, Aspen Dental, KwikTrip, Sherwin Williams and many more.

TRAFFIC COUNTS - 2025

- * I-94 - 53,000 VPD
- * Highway 25 - 25,500 VPD



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PROPERTY OVERVIEW

xxx School Blvd, Monticello, MN

Sales Price

\$5.00 - \$7.00/psf

Lot Size	4 Acres Remaining (Divisible)
County	Wright
PID	155-164-000030
Zoned	B4 - Regional Business
Other	* Great Location for hotels, medical, or entertainment * High Visibility Land Parcel * Convenient Access to Major Transportation Corridors * Strategically located near established businesses and residential neighborhoods * Area has strong demographics and continued area expansion * Utilities are available nearby

ABOUT MONTICELLO

Monticello is more than a city, it's a community. If you are thinking of long-term growth, quality of life, and access to markets, Monticello is the perfect location.

The city sits along Interstate 94 between the Twin Cities and St. Cloud, giving businesses easy highway access for customers, suppliers, and commuters.

The City of Monticello actively supports economic growth with things like Tax Increment Financing (TIF), small city economic development loans, tax abatement options, and revolving loan funds – which can lower startup costs or help with expansion.

Monticello has a skilled labor pool and a working population with solid median household income, and it's within commuting distance of regional institutions like St. Cloud State University.

Combining a “small-town feel” with access to larger markets, Monticello can be ideal for businesses like retail shops, restaurants, professional services, manufacturing, or specialized local service.

This community is positioned as a regional hub for shopping, services, and recreation, not just a small town.