



COMMERCIAL REALTY SOLUTIONS

**For Sale
Commercial
Land**

Stride Academy

1.0 Acre
Usable

33rd Street S

ST. CLOUD Commercial Land

Sale Price: \$8.50/psf

Lot is 4.91 Acres

3283 Stone Gate Dr, St. Cloud, MN 56301

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PROPERTY LOCATION

- * St. Cloud is located 66 miles from Minneapolis along I-94
- * East of Highway 15 at the new Granite Parkway Interchange
- * Frontage to the newly expanded 33rd Street S
(Primary West/East connector between Hwy 15 and C.R. 75 on the South Side of St. Cloud).
- * West of the new Tech High School
- * Adjacent to Stride Academy

TRAFFIC COUNTS - 2024

- * County Road 74 - 5,600 VPD
- * 33rd Street - 5,100 VPD



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PROPERTY OVERVIEW

3283 Stone Gate Drive, St. Cloud, MN

Sales Price
\$8.50/psf
(for usable acreage)

Lot Size	1 Acre (Total 2.75 Acres)
County	Stearns
PID	82.51188.0103
Taxes 2025	\$3,122.00
Zoned	PUD Planned Unit Development
Businesses in the Area	New Tech High School, Klein Landscape, Stride Academy Charter School, Jubilee Worship Center and more...



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