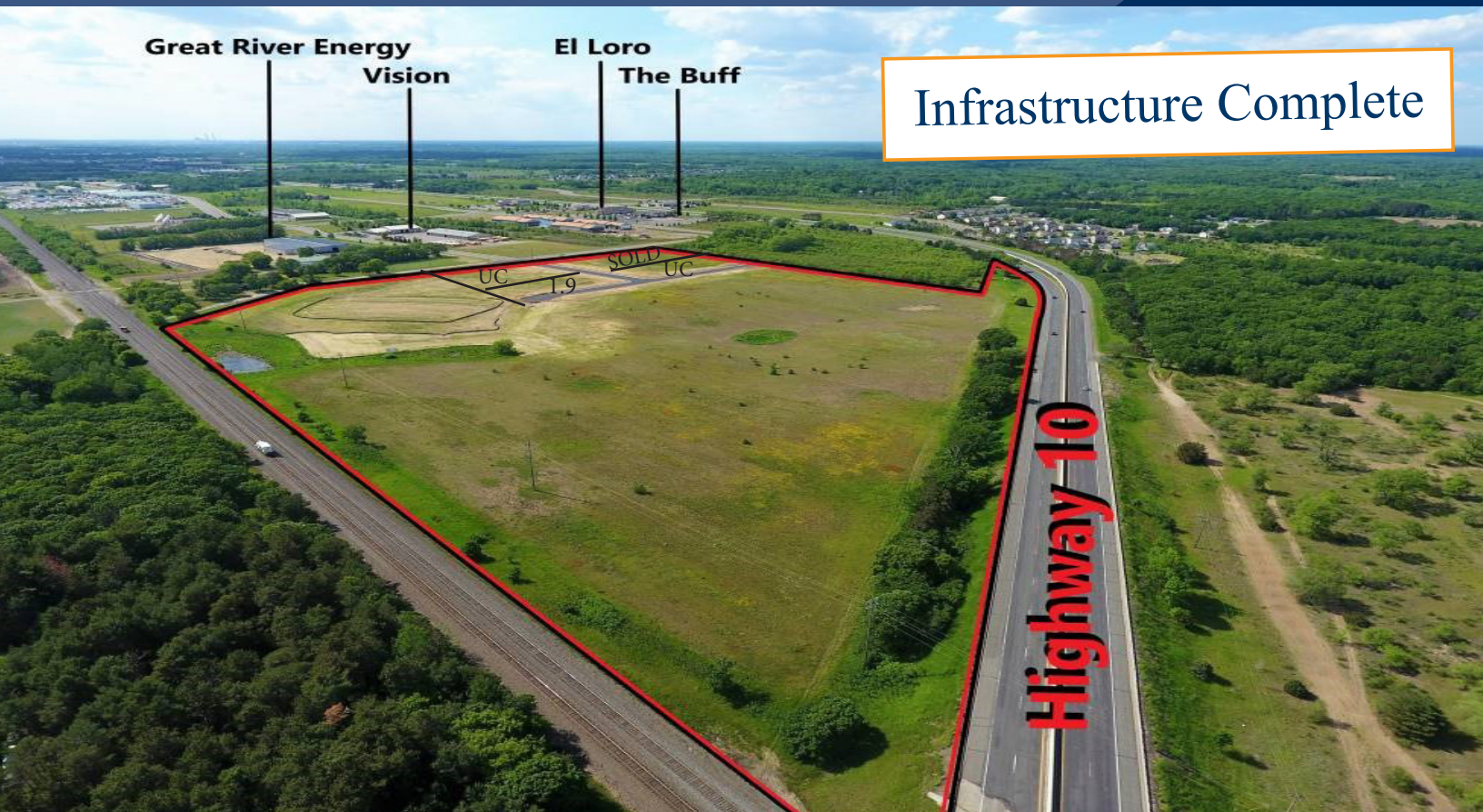
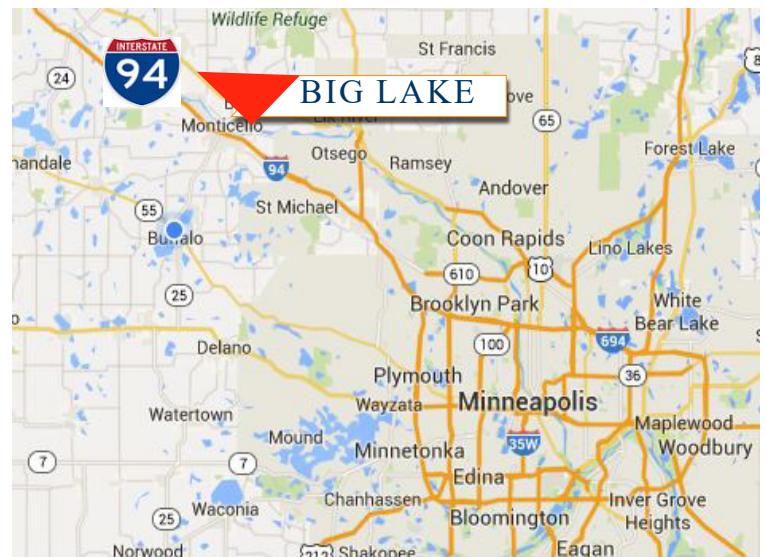


For Sale Commercial/Industrial Land xxx 166th Street, Big Lake 55309



PROPERTY INFORMATION

- * Sales Price **\$3.30/psf**
- * 39+ Acres (Divisible)
(Pole Barns and outdoor storage allowed)
- * Sherburne County PID - TBD
- * Sherburne County PID - TBD
- * Zoned: I-4 Industrial
- * Businesses in the Area Include:
Friendly Buffalo, El Loro Mexican Restaurant,
CentraCare, Vision of Big Lake, Great River
Energy and more



Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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COMMERCIAL REALTY SOLUTIONS

For Sale Commercial/Industrial Land xxx 166th Street, Big Lake 55309



LOCATION INFORMATION

- * Located on the South side of Highway 10
- * 7 Miles from I-94
- * Near many services and retail
- * Level Site with sandy soils



TRAFFIC COUNTS - 2023

- * Highway 10 - 18,400 VPD

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2 - 41 Acre Sites

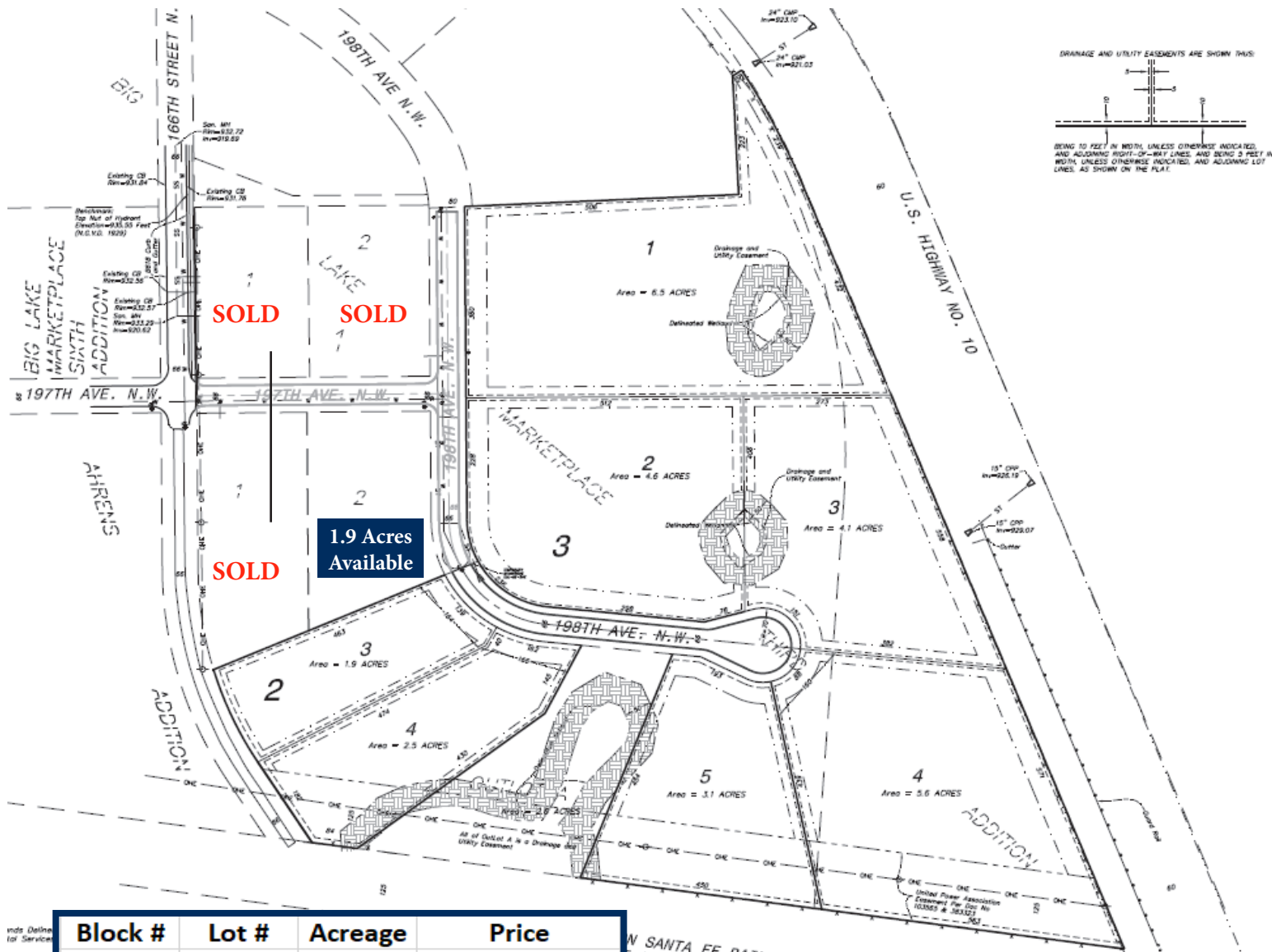
A detailed map of the Big Lake Marketplace Ninth Addition. The map shows several yellow-shaded lots. Lot 1 is labeled "SOLD". Lot 2 is labeled "SOLD". A larger lot is labeled "1.9 Acres". Other lots are labeled "OUTLOT D", "OUTLOT E", "OUTLOT C", "OUTLOT F", "OUTLOT A", "OUTLOT B", and "OUTLOT G". Streets shown include "197th Ave NW", "198th Ave NW", "Big Lake Marketplace South Addition Street", "155th Street", and "US Highway 10". The "Burlington Northern Santa Fe Railway" is indicated at the bottom. A north arrow and a scale bar (1 inch = 40 feet) are located in the top left corner. The word "MARKETPLACE" is written diagonally across one of the central lots.

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COMMERCIAL REALTY SOLUTIONS

For Sale Commercial/Industrial Land xxx 166th Street, Big Lake 55309



made Dallas
for Service

Block #	Lot #	Acreage	Price
Block 1	Lot 1	1.5	Sold
	Lot 2	1.6	Sold
Block 2	Lot 1	2.1	Sold
	Lot 2	1.9	\$ 273,121
	Lot 3	1.9	\$ 273,121
	Lot 4	2.5	\$ 359,370
Block 3	Lot 1	6.5	\$ 934,362
	Lot 2	4.6	\$ 661,240
	Lot 3	4.1	\$ 589,366
	Lot 4	5.6	\$ 804,988
	Lot 5	3.1	\$ 445,618

Phase 2 of Infrastructure

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