



COMMERCIAL REALTY SOLUTIONS

For Sale  
Commercial  
Land



# BUFFALO

## Commercial Land

51,980/sf (1.2 Acres)

xxx Crossroads Campus Drive, Buffalo, MN 55313

Wayne Elam, Broker  
763.229.4982  
WElam@crs-mn.com



## PROPERTY LOCATION

- \* High Visibility Location
- \* Great Commercial Site
- \* Adjacent to Allina Clinic
- \* New Site Adjacent to New Home of SouthPoint Credit Union
- \* Businesses in the Area:  
Dairy Queen, McDonald's, Culver's, Wells Fargo, Verizon, Ryan's Chevrolet, Morrie's Ford, Coborn's Grocery Store, Lil' Explorers Childcare, Napa, Dunkin Donuts and more...

## TRAFFIC COUNTS - 2023

- \* Highway 55 - 21,848 VPD
- \* County Road 35 - 10,308 VPD



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# PROPERTY OVERVIEW

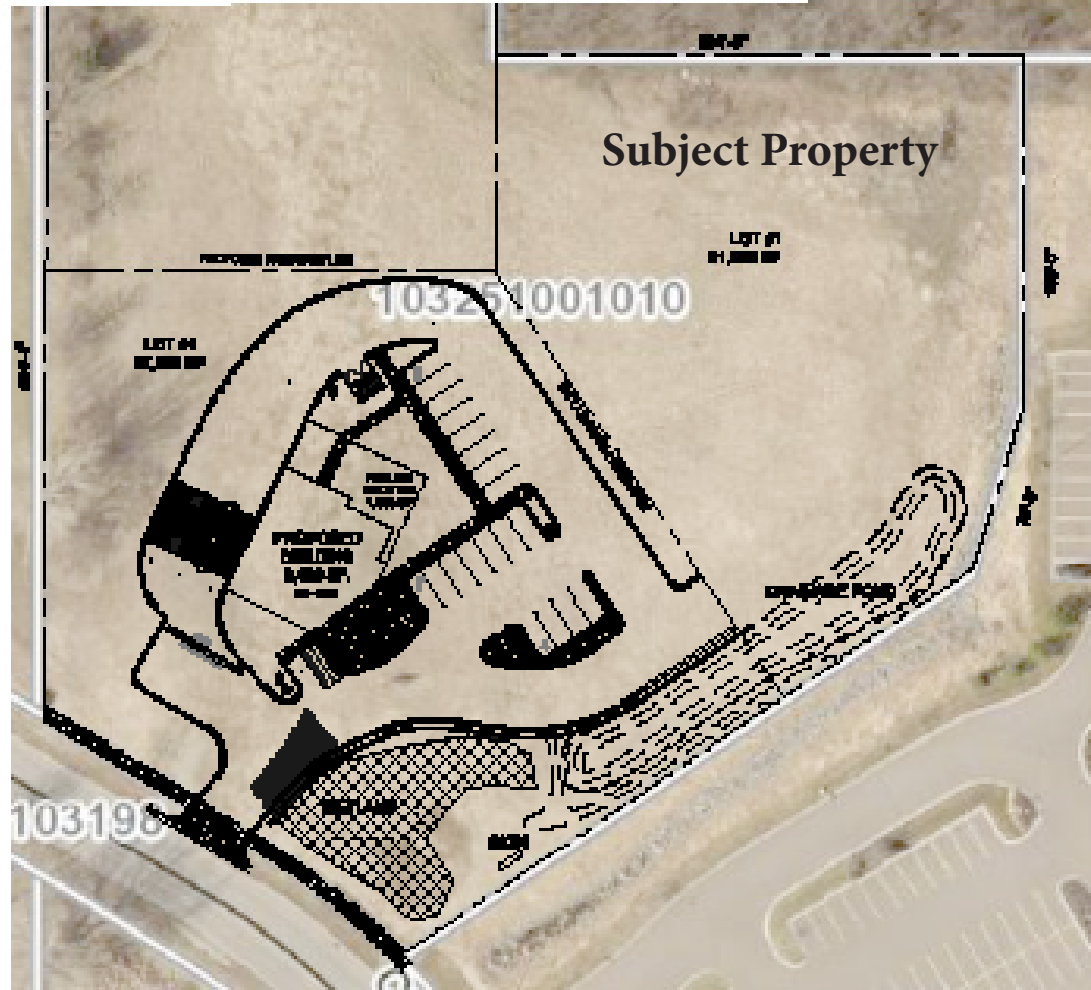
Sale Price  
\$8.00/psf

Lot Size	51,980/sf (1.2 Acres)
Wright County	PID 103-251-001010
2024 Taxes	TBD
Zoned	B-4 Highway Commercial



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# SITE PLAN



**SITE PLAN - CREDIT UNION**

1/2" = 50'



1180 Mendota, Suite 100  
Hopkins, MN, 55343  
Tel: 952.777.1180

**SOUTHPOINT FCU**  
www.southpointfcu.com

PROJECT # 22113  
DATE: 03-04-2022

**STA**

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