



COMMERCIAL REALTY SOLUTIONS

For Sale  
Development  
Site



# MONTICELLO

Development Site

Lot Size: 94.10 Acres

School Blvd, Monticello, MN 55362

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## PROPERTY LOCATION

- \* West of County Road 25
- \* West End of School Blvd
- \* Near Emagine Monticello Movie Theatre & River City Extreme Bowling Center

### TRAFFIC COUNTS - 2023

- \* Hwy 25 - 13,802 VPD
- \* School Blvd - 6,026 VPD



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# PROPERTY OVERVIEW

Sale Price

\$3,100,000.00

Lot Size 94.10 Acres

County Wright

PIDs/Taxes 155-500-153300 2024 \$20,286.00

Zoned A-O Agricultural Open District

Businesses in the Area River City Extreme Entertainment Venue, Emagine Monticello Movie Theatre, New City of Monticello Public Works, Schluender Construction and much more!



Monticello was rated one of the fastest-growing Minnesotan cities in 2011. With a population of about 14,000 and major employers, including Xcel Energy and CentraCare Health, the city is an ideal place for new or relocating business owners to call home. Just 25 minutes from the Twin Cities, Monticello offers easy access to I-94, as well as Highways 25 and 10. The city features housing options for every size family and budget, a growing health care industry, plenty of recreational parks and trails, and a strong downtown sector with historical value. In addition, skilled workers flock to Monticello from top Minnesota universities, like St. Cloud State University.

The city of Monticello strives to make it easy for business owners to establish themselves in or relocate to Monticello, offering assistance in everything from site selection to financing options.

In addition, the Monticello Chamber of Commerce represents over 300 companies in the city, aiming to stimulate the economy and support local businesses.

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