



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial/Industrial Development Land Highway 23 & I-94, Rockville 56369



SITE

Sewer & Water Available

PROPERTY INFORMATION

- * Sales Price **\$3.00-\$5.00/psf**
- * Lot is 130 Acres
- * Stearns County PID 76.41720.0452
- * 2020 Taxes \$7,925.22
- * Great Interstate visibility
- * Easy Access to Highway 23 and I-94
- * Businesses in the area include:
The Grand Depot, Pomp’s Tire, ADM Grain St. Cloud, Anderson Crane, Bimbo Bakeries USA, Luther St. Cloud Honda, Menards, Culver’s, St. Cloud Hyundai, Subway, Anytime Fitness and much more



Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com



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SKETCH PLAN

-for- Proposed FIBs



E. G. RUD & SONS, INC.
Professional Land Surveyors
6774 Grand Grove Rd., Suite 110
Lima Lakes, MN 56014
Tel: (763) 884-8800 Fax: (763) 884-4071

| NO. | DESCRIPTION | DATE |
|-----|--------------------|----------|
| 1 | PRELIMINARY SURVEY | 11/15/11 |
| 2 | FINAL SURVEY | 11/15/11 |

STATE OF MINNESOTA
COUNTY OF WASHINGTON
FILE NO. 2011-00000
DATE: 11/15/11



- This sketch plan was prepared by E.G. Rud & Sons, Inc.
- The survey was conducted in accordance with the Minnesota Professional Land Surveyors Act, Chapter 327A, Minnesota Statutes.
- THIS SKETCH PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF E.G. RUD & SONS, INC.

Concept Plan

Contact:

WAYNE ELAM

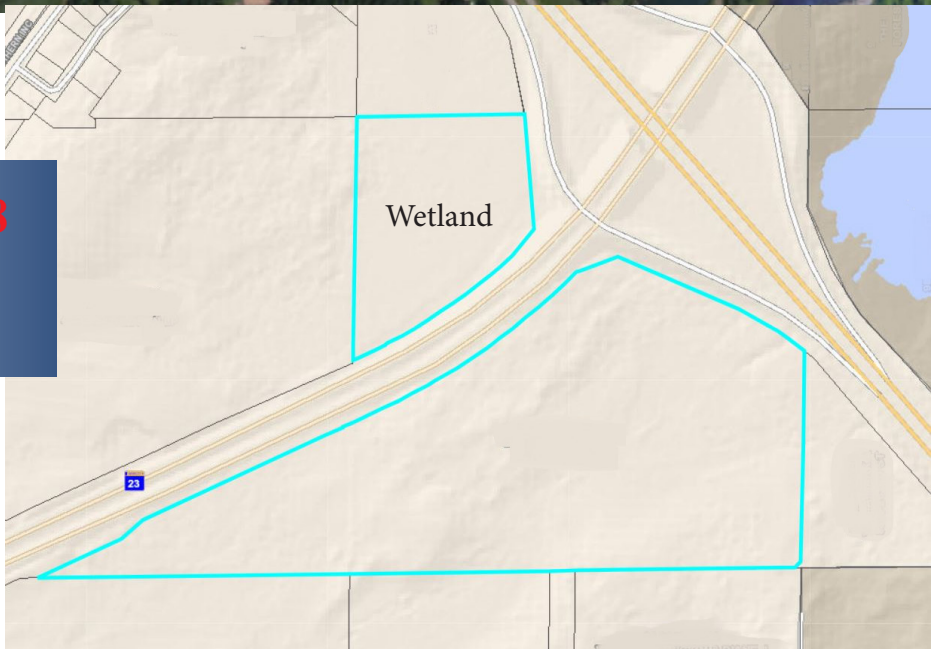
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TRAFFIC COUNTS - 2018
* I-94 - 34,500 VPD
* Highway 23 - 16,300 VPD

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