



COMMERCIAL REALTY SOLUTIONS

For Sale Single Family Residential Development Land 2882 County Rd. 74, St. Cloud 56301



PROPERTY INFORMATION

- * Sales Price **\$30,000.00/Acre** (\$.69/psf)
- * Lot is 69.51 Acres (Divisible)
- * Stearns County PID 82.44152.0416
- * 2024 Taxes \$7,474.00 + \$8.00 Assessments
- * Zoned: AG - Agricultural District
- * Businesses in the Area Include:
Boulder Ridge Golf Club, Karl's TV & Appliance,
Minnesota Lighting & Flooring, Jubilee Worship
Center, Stride Academy Charter School,
Bethlehem Lutheran Church, Kwik Trip, and
much more . . .



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

Contact:
ERIC O'BRIEN
(320) 406-3910
EObrien@crs-mn.com

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

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LOCATION INFORMATION

- * 2 Miles North of I-94
- * Just North of new Tech High School
- * Frontage on State Highway 15
- * Located on County Road 74
- * 2 Miles South of Crossroads Mall and

TRAFFIC COUNTS - 2023

- * I-94 - 34,500 VPD
- * Highway 15 - 21,300 VPD
- * County Road 74 - 5,600 VPD



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