

**For Sale**  
**Commercial Land**  
**3283 Stone Gate Dr., St. Cloud 56301**



**PROPERTY INFORMATION**

- \* Sales Price **\$8.50/psf** (for usable acreage)
- \* Lot is 1 Acre - Usable (Total 2.75 Acres)
- \* Stearns County
- \* PID 82.51188.0103 2023 Taxes \$3,226.00
- \* Zoned: PUD Planned Unit Development
- \* Businesses in Area Include:  
New Tech High School, Stride Academy Charter School, Klein Landscape, Jubilee Worship Center and more...

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



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



COMMERCIAL REALTY SOLUTIONS

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## LOCATION INFORMATION

- \* St. Cloud is located 66 miles from Minneapolis along I-94
- \* East of Highway 15 at the new Granite Parkway interchange
- \* Frontage to the newly expanded 33rd Street S (Primary West/East connector between Hwy 15 and C.R. 75 on the South side of St. Cloud)
- \* West of the new Tech High School
- \* Adjacent to Stride Academy



## TRAFFIC COUNTS - 2022

- \* County Road 74 - 5,600 VPD
- \* 33rd Street - 5,100 VPD

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

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