



COMMERCIAL REALTY SOLUTIONS

# 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 2024 Taxes \$3,090.00
- \* Zoned: PUD Planned Unit Development
- \* Businesses in Area Include:  
New Tech High School, Stride Academy Charter School, Klein Landscape, Jubilee Worship Center and more...



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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 - 2023**  
 \* County Road 74 - 5,600 VPD  
 \* 33rd Street - 5,100 VPD

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