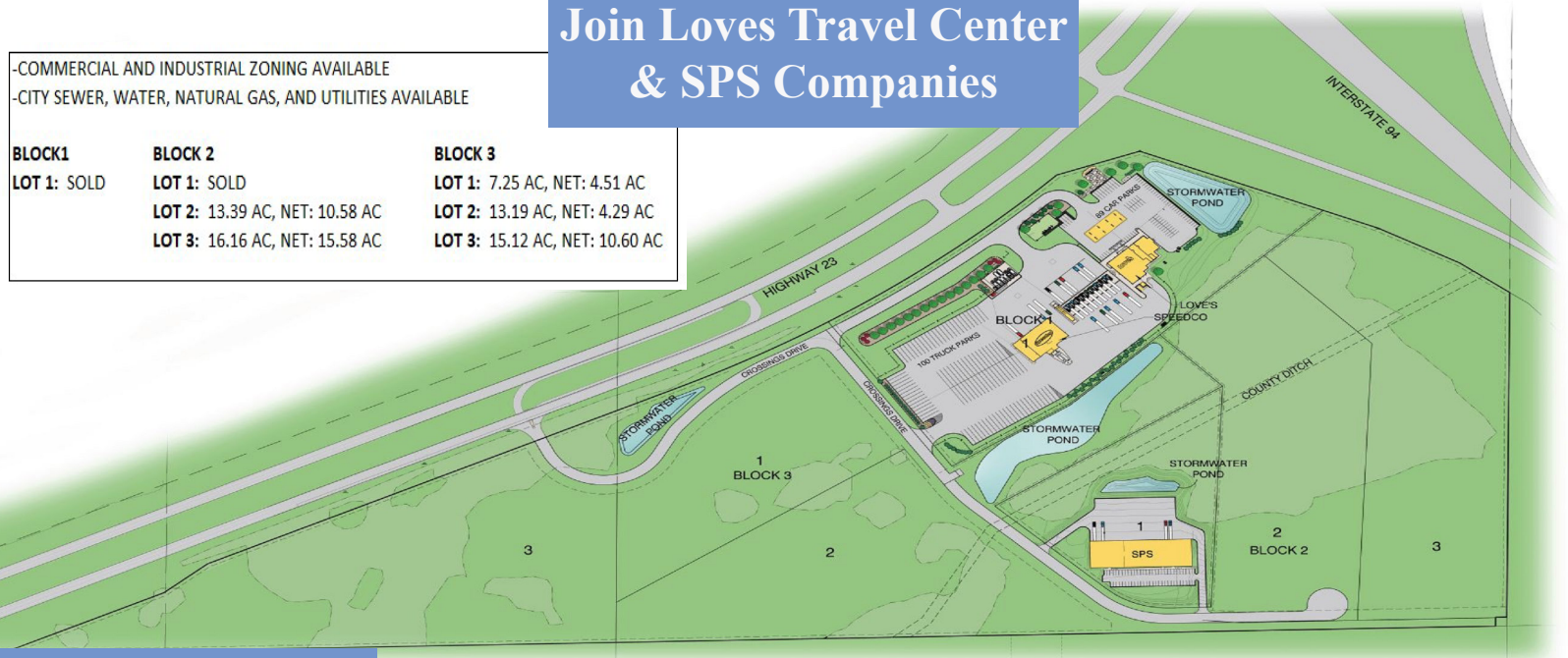


For Sale Commercial/Industrial Development Land Highway 23 & I-94, St Cloud 56369

**Join Loves Travel Center
& SPS Companies**

-COMMERCIAL AND INDUSTRIAL ZONING AVAILABLE
-CITY SEWER, WATER, NATURAL GAS, AND UTILITIES AVAILABLE

BLOCK1	BLOCK 2	BLOCK 3
LOT 1: SOLD	LOT 1: SOLD	LOT 1: 7.25 AC, NET: 4.51 AC
	LOT 2: 13.39 AC, NET: 10.58 AC	LOT 2: 13.19 AC, NET: 4.29 AC
	LOT 3: 16.16 AC, NET: 15.58 AC	LOT 3: 15.12 AC, NET: 10.60 AC



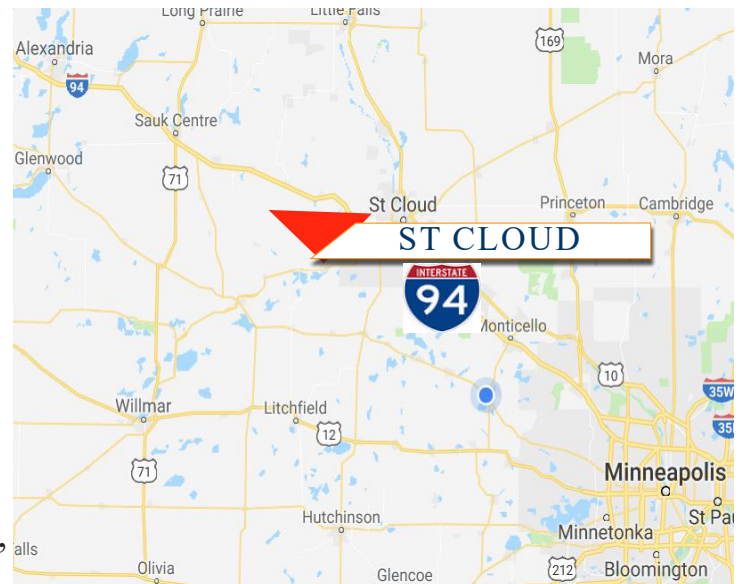
**Sewer & Water
Available**

ROCKVILLE CROSSING
ROCKVILLE, MN



PROPERTY INFORMATION

- * Sales Price **\$3.00-\$5.00/psf**
- * 65 Acres Divisible (Concept Drawing lot lines may change)
- * Stearns County
- * PID 76.42240.0207 (39.79 Acres)
2024 Taxes \$2,401.82
- * PID 76.42240.0208 (28.31 Acres)
2024 Taxes \$1,628.60
- * Great Interstate Visibility
- * Easy Access to Highway 23 and I-94
- * Businesses in the Area Include: Love's Travel Center, SPS Companies, 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:

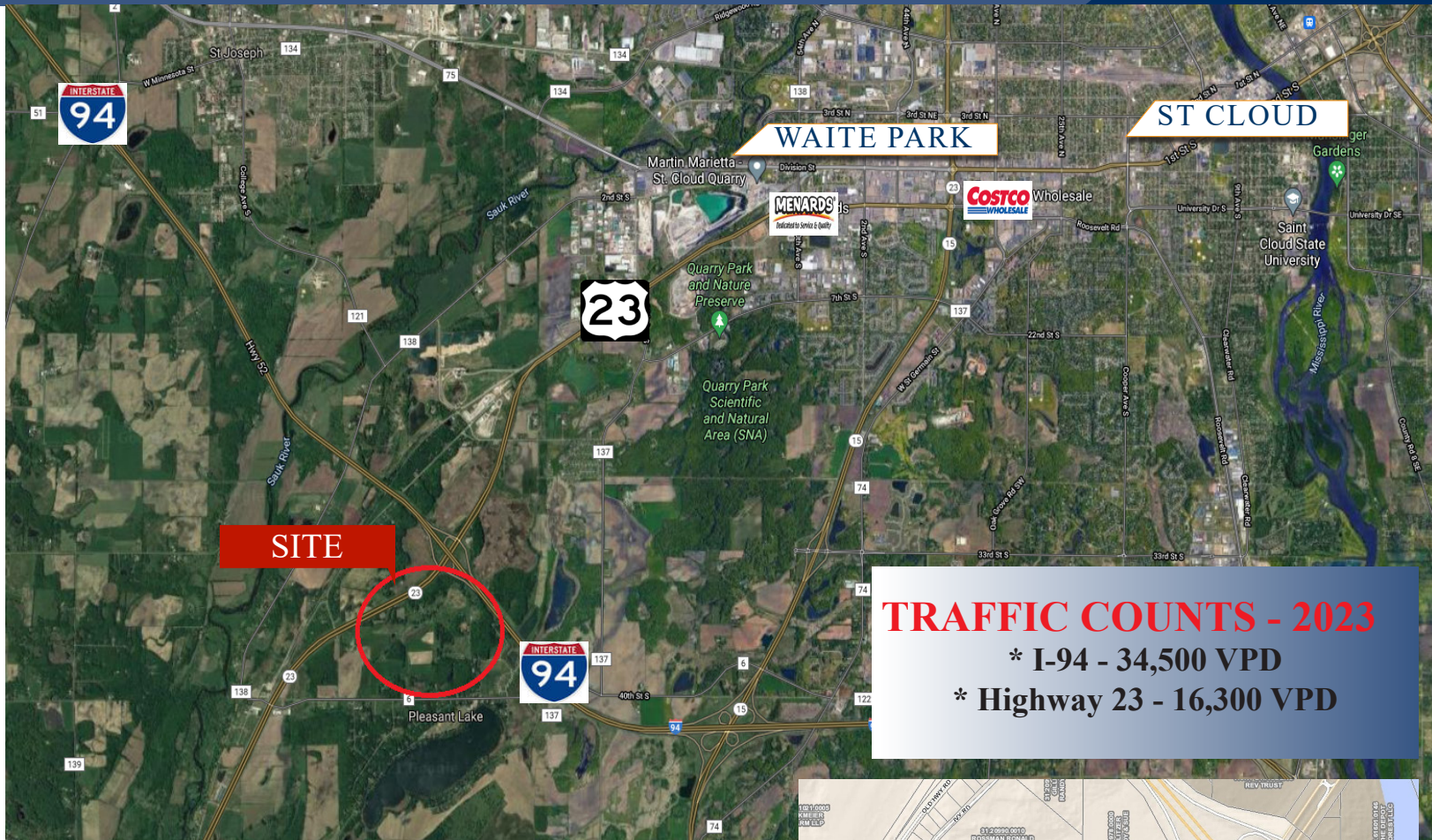
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

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



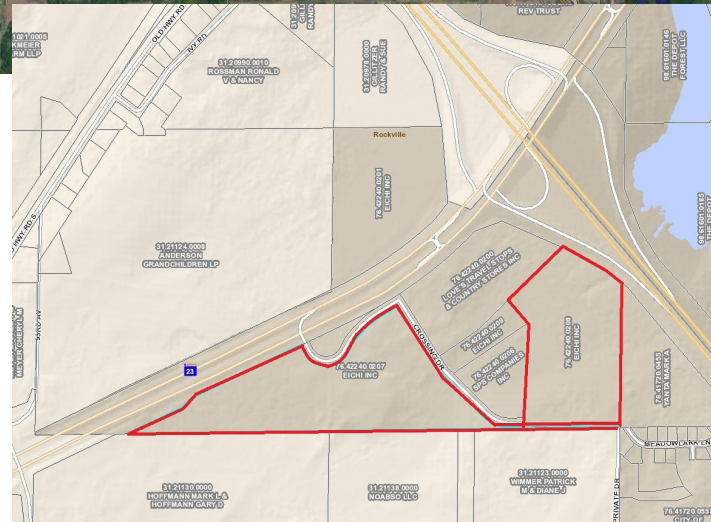
COMMERCIAL REALTY SOLUTIONS

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



Rockville Crossings

Block	Lot	Acres	Net Acres	Sold or Available
1	1	20+/-		SOLD
2	1	5		SOLD
2	2	13.39	10.58 Net	Available
2	3	16.16	15.58 Net	Available
3	1	7.25	4.51 Net	Available
3	2	13.19	4.29 Net	Available
3	3	15.12	10.60 Net	Available



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Love's Travel Center Opened - May 2022



SPS Companies - Opened Fall 2022

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