

# 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



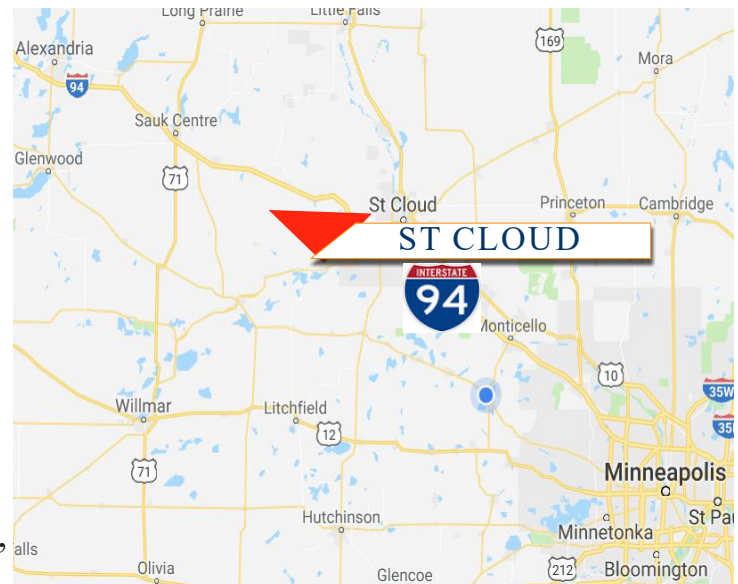
Sewer & Water  
Available

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:

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COMMERCIAL REALTY SOLUTIONS

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**SITE**

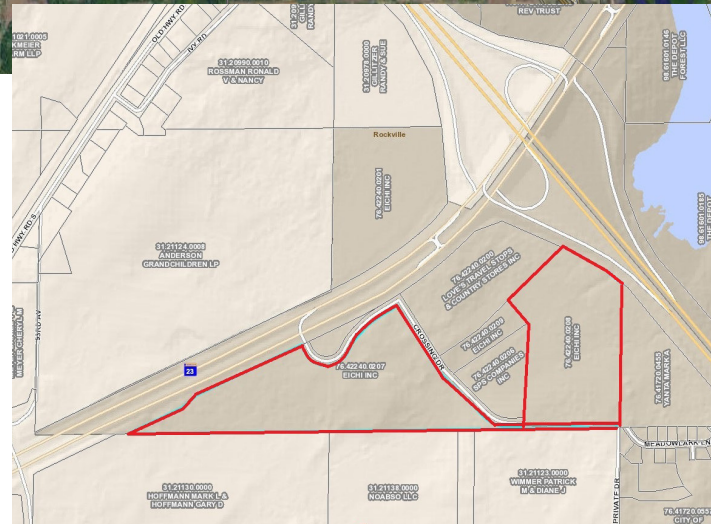
**TRAFFIC COUNTS - 2023**

\* I-94 - 34,500 VPD

\* Highway 23 - 16,300 VPD

## Rockville Crossings

Block	Lot	Acres	Net Acres	Sold or Available
1	1	20+/-		<b>SOLD</b>
2	1	5		<b>SOLD</b>
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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