

For Sale

Future Residential Development Land

9485 30th St. NE, St. Michael 55376



PROPERTY INFORMATION

- * Sales Price **\$32,500.00/acre**
- * Parcel is 40 Acres
- * Wright County PID 114-500-221101
- * 2024 Taxes \$4,988.00
- * Zoning: A-1 General Agriculture
- * Sewer & Water Available at Property Boundary
- * Maple Grove is 20 minutes away
- * Businesses in the Area Include:
Walgreen's, Main Street Farmer Restaurant,
Ditto's Bar, State Farm Insurance, Midwest One
Bank, CVS, Wells Fargo Bank, St. Michael -
Albertville Elementary School, Marketplace
Grocery and more

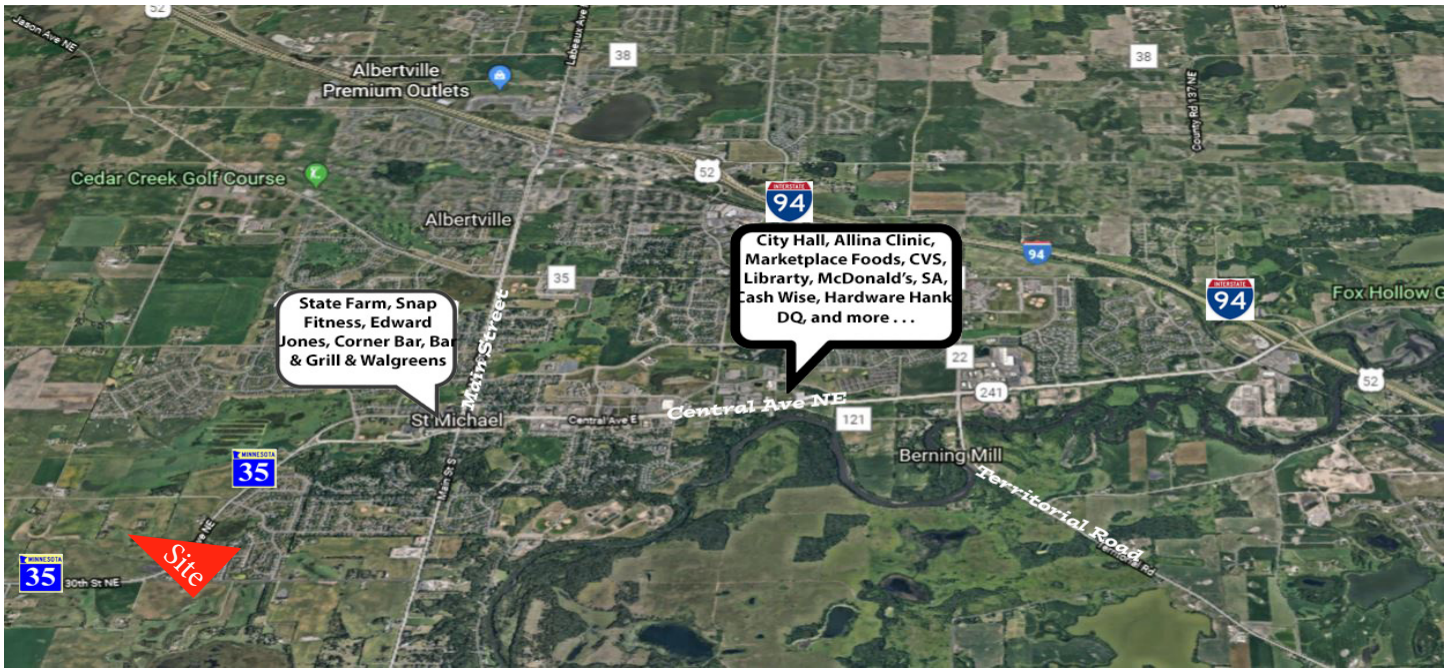


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COMMERCIAL REALTY SOLUTIONS

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LOCATION INFORMATION

- * St. Michael is centrally located between St. Cloud and Minneapolis along I-94
- * Convenient location to I-94, County Road 241 and C.R. 19/Labeaux Avenue
- * 25 Miles to Downtown Minneapolis
- * Located near City offices, shopping and services
- * Close to St. Michael-Albertville Schools



TRAFFIC COUNTS - 2023

- * Main Street - 12,800 VPD
- * Highway 241 - 22,200 VPD
- * I-94 - 68,000 VPD

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