

# For Sale 9+ Acre Commercial Land/Divisible 2101 Highway 12 E, Willmar 56201



#### PROPERTY INFORMATION

- \* Sales Price \$999,000.00

  Reduced to \$925,000.00
- \* Lot is 9.64 Acres (Divisible)
- \* Kandiyohi County
- \* PID 95-498-0010 Taxes \$TBD
- \* Zoned: 233 Commercial
- \* Businesses in Area Include:

  Best Western Hotel, Ruffs Sports Bar, Green Mill,
  Bolten and Menk, Dairy Queen, Grand Rental,
  Stacy's Nursery & Eagles Club, Kwik Trip, Subway,
  Nelson International, Marcus Construction,
  Home State Bank, Burger King, Westside Liquor,
  Quality Title of Willmar and Duininck Concrete.



Contact:
JASON DUININCK
(320) 212-9330
JDuininck@crs-mn.com



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#### **LOCATION INFORMATION**

\* This parcel is a great opportunity for Commercial Development with high traffic visibility and close proximity to Highway 12, Highway 23/71 bypass, the Willmar Conference Center and several hotels. Great location for a restaurant, or fast-food establishment could be a great addition to this growing side of Willmar. There is room for hospitality and entertainment as well as a great location for retail. There is room and potential to sub-divide (priced according to splitting the frontage value at \$4.50/sf and the back land prices less). This location would be great for lite industrial having a rail to the north may bring opportunities.

**TRAFFIC COUNTS - 2024** 

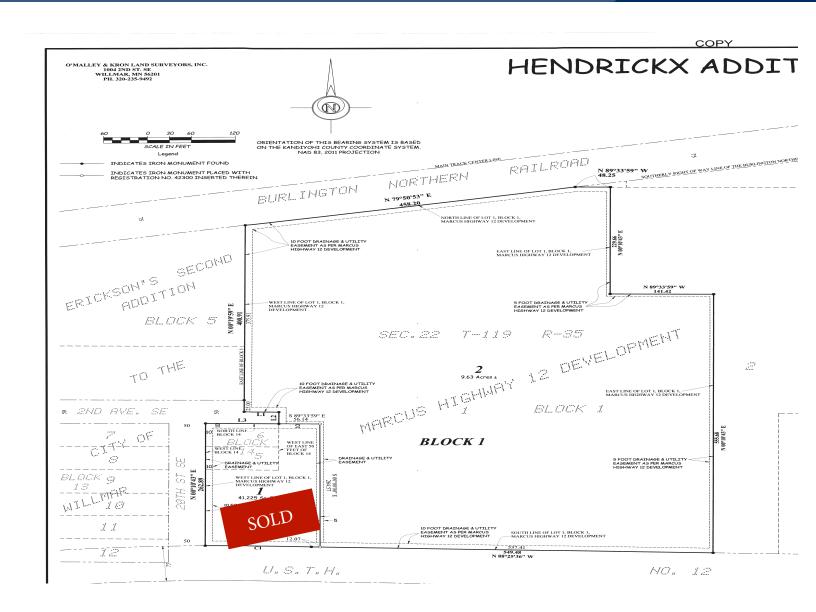
\* Hwy 12 - 9,300 VPD



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