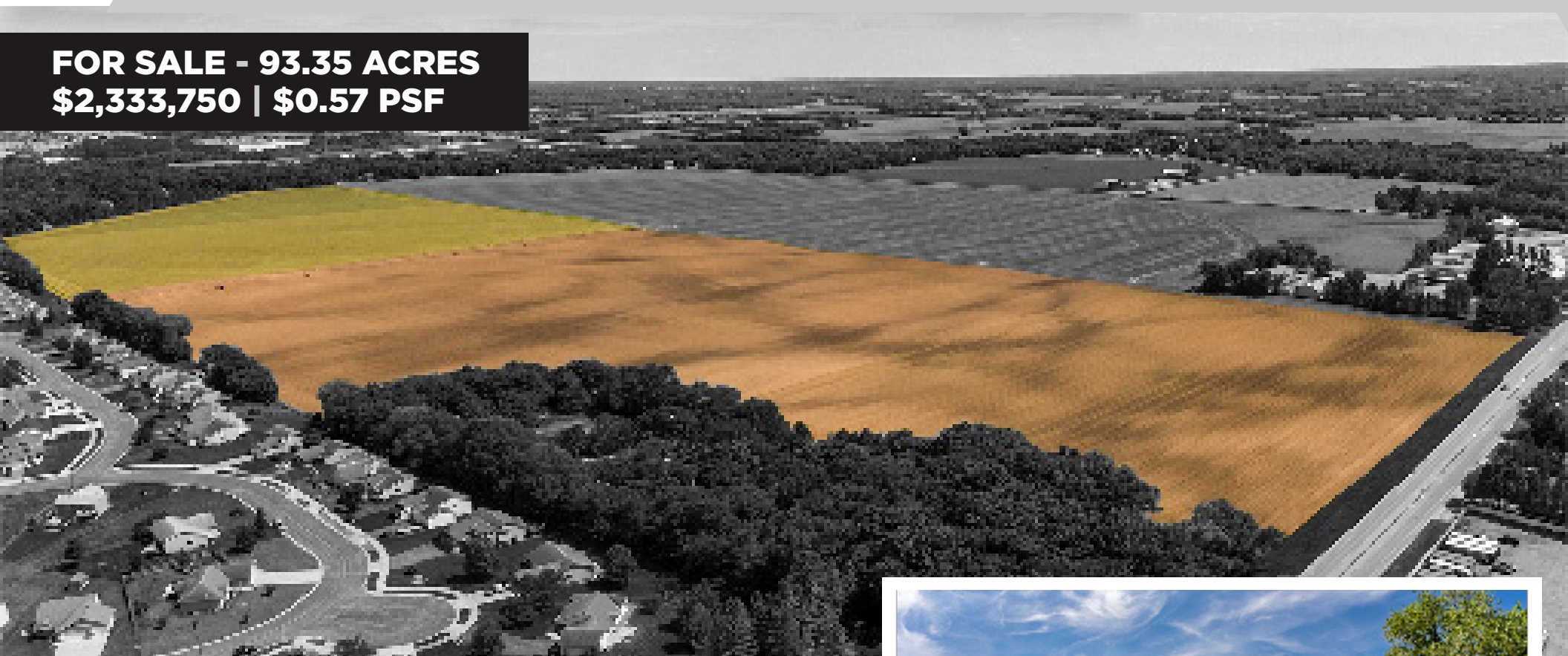

SAINT AUGUSTA (ST.CLOUD) DEVELOPMENT LAND

TBD N County Road 7 | Saint Augusta, MN 56301



**FOR SALE - 93.35 ACRES
\$2,333,750 | \$0.57 PSF**



PROPERTY DESCRIPTION

Rare Opportunity to acquire a large tract of land with city sewer and water available. Great location near Saint Cloud, MN just a mile off of I-94. Ideal for a large Industrial, Commercial and Multi-Family Residential project. Great for Development or Investment. This site is easy to access and provides excellent visibility for a wide range of businesses. This parcel of land can also be divided. An additional 99+ acres is also directly available to the south.





FOR SALE | \$2,333,750 | 93.35 ACRES

TBD N County Road 7 | Saint Augusta, MN 56301

SAINT AUGUSTA EXIT

INTERSTATE 94

Exit to St. Cloud and Saint Augusta

NORTH LOT
93.35 Acres

PROPERTY HIGHLIGHTS

- Property ID: 81431520320
- Taxes 2023: \$1,610
- Zoning: Business/Commercial, Industrial
- Development Status: Raw Land

Utilities Available:

- Electricity
- Natural Gas
- Phone
- Sewer
- Water

Neighboring Businesses

- Voigt's Bus Service
- Schill Trucking
- Landwehr Construction
- FedEx Ground
- Anderson Trucking



FOR SALE | \$2,333,750 | 93.35 ACRES

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INTERSTATE 94



RICE
REAL ESTATE
SERVICES

CONTACT

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RICEPROPERTIES.COM

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