

FOR SALE



Property Summary:

Property Type: Commercial Land

Size: ~ 8 Acres

Price: \$3.85 per SF ~ \$1,350,000

Zoning: C5

Outline:

Approximately 8 acres of HIGH VISIBILITY land located on Interstate 94 and Roosevelt Road (County Road 75). Significant consideration is being given to extending Heatherwood Road to Opportunity Drive which would increase traffic by nearly 8,000 cars a day.

- Visible to over 40,000 Average Vehicles Per Day
- Great access to Interstate 94
- Near truck stops, fast food, corporate office, transportation, apartments, hotels, etc.
- C-5 Highway Commercial District is to provide an area of service facilities to the motoring public adjacent to arterial traffic routes as defined in the Comprehensive Transportation Plan.
- Level site ready for construction.
- Located 45 Minutes From MSP Metro

ADDRESS:

4415 Heatherwood Road
St. Cloud, MN

I94 / Roosevelt Road

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Photos



Photos



Location



Location:

