

FOR SALE

Prime Sauk Rapids Residential Development land!



OFFERING SUMMARY:

xxxx Golden Spike Road Sauk Rapids, MN

\$1,100,000 for 70 acres / ~\$15k per acre

Located south of Sauk Rapids High School

Immediately adjacent to an existing development

Approved plat for 65 lots

City will review plats for more dense housing

Outline:

Parcel Real Estate is pleased to offer for sale 70 acres of prime residential development land in Sauk Rapids, MN. The site has been fully entitled for 65 lots, and the city is open to reviewing more dense plat options. The development can be broken into 3 smaller phases. This property is immediately adjacent to an existing development with infrastructure for sewer & water nearby, and is walkable to the Sauk Rapids High School!

- 70 Acres
- Fully entitled and approved for 65 lots
- Preliminary plats for more lots exist and the City is open to proposals for more dense development.
- Accessible via Golden Spike Road!
- Can be split into 3 phases of development
- Walking distance to Sauk Rapids High School
- Great City support to see this project completed

Parcel

REAL ESTATE

Description

Fully entitled to
start development
today!

Turnkey
development
opportunity.

CONTACT:

Sam Johnson

sam@parcel.properties
320-420-1177
parcel.properties

CONTACT:

Tanner N.

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320-828-0395
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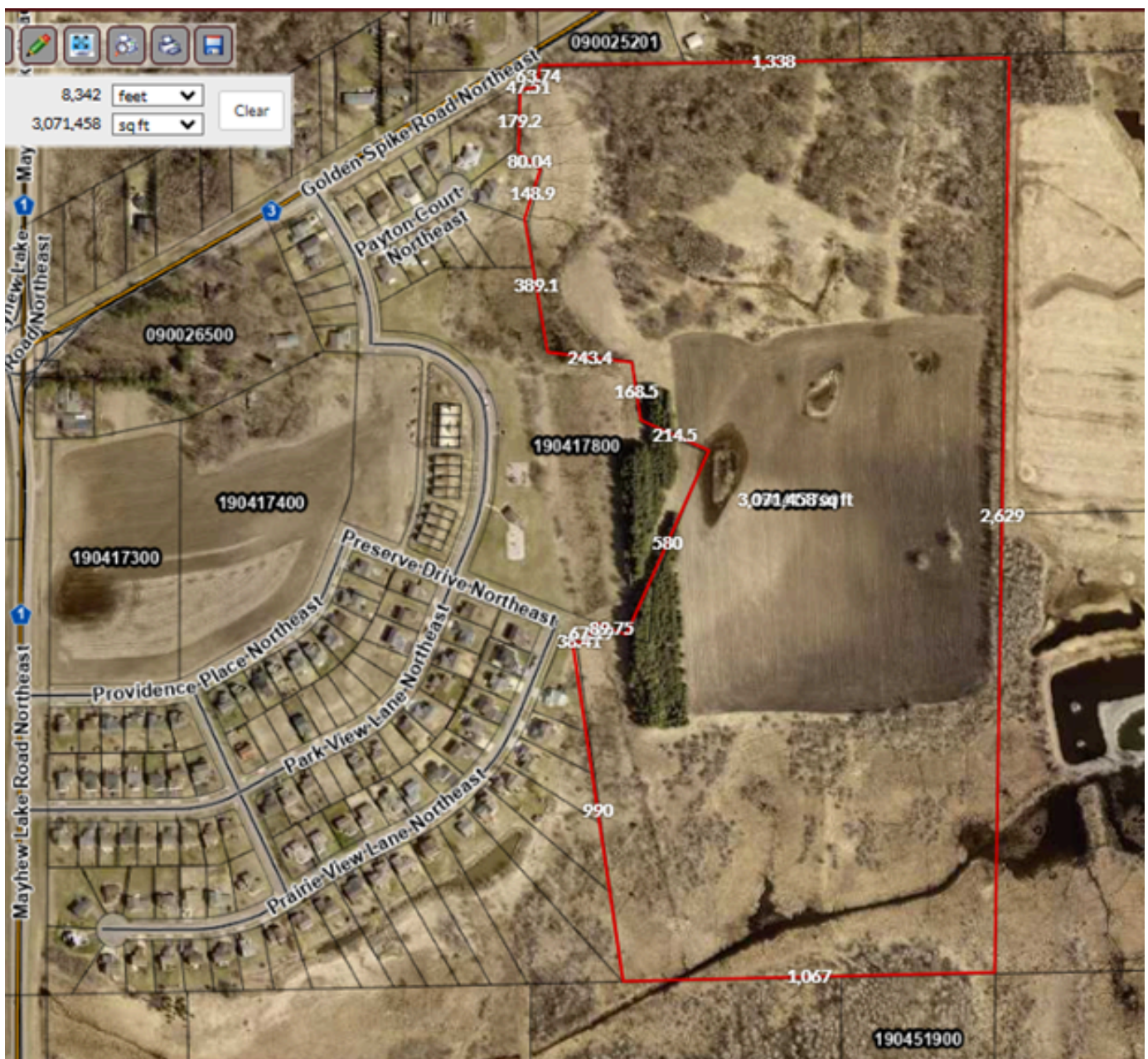
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Parcel
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Parcel Boundaries



Prime Sauk Rapids Residential Development land!

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PHASE 1: 22 LOTS
PHASE 2: 21 LOTS
PHASE 3: 20 LOTS
65 TOTAL LOTS

POSSIBLE PHASING VERSION 1* 5/2/2022
 *REQUIRES MASS GRADING ENTIRE SITE WITH PHASE 1

WOODSIDE WALK SIGN SCHEDULE

SIGN	SIGN NAME	QUANTITY
BT-1	30" X 30"	5
PRESERVE DRIVE NE	SPECIAL	3
PRESERVE DRIVE NE	SPECIAL	1
PRESERVE DRIVE NE	SPECIAL	1
PRESERVE LOOP NE	SPECIAL	1
PRESERVE LOOP NE	SPECIAL	1
PRESERVE LOOP NE	SPECIAL	1
2ND STREET NE	SPECIAL	1
PRINCETON DRIVE NE	SPECIAL	1

© STREET NAME SIGNS TO BE INSTALLED BY THE CITY OF SAUK RAPIDS
 © MONUMENT SIGNS ON POSTS DRIVEN INTO GROUND BY PROPERTY OWNER AND LATERAL OFFSET AS DETAILED IN MAPS
 © ALL STREET SIGNS - A TRAFFIC SIGNS WILL BE ACQUIRED AND INSTALLED BY THE CITY OF SAUK RAPIDS
 © TYPE III PERMANENT BARRICADES SHALL BE INSTALLED BY THE CONTRACTOR

LEGEND
 ○ SANITARY MANHOLE NO.
 — DRAINAGE STRUCTURE NO.
 — ROP STORM SEWER
 — PVC SANITARY SEWER
 — D.I.P. WATER MAIN

DISCLAIMER
 THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A CONTRACT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED USE OR MISUSE OF THESE PLANS OR FOR ANY DAMAGES RESULTING THEREFROM.

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