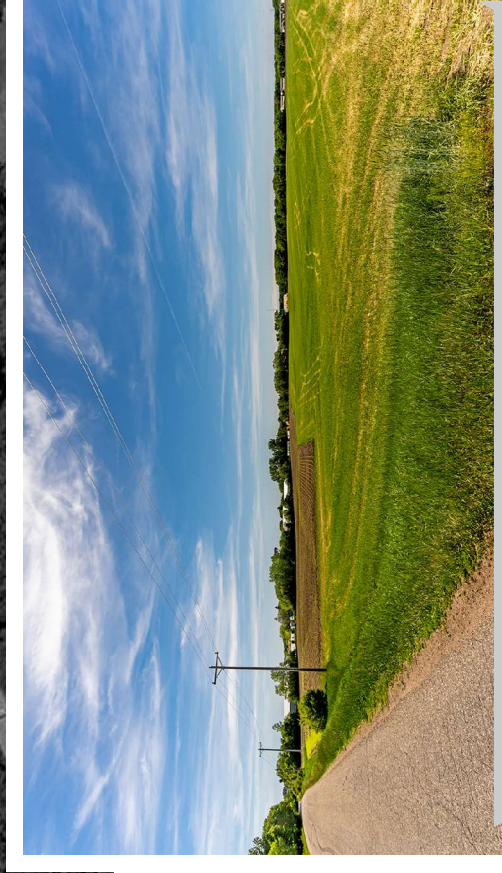
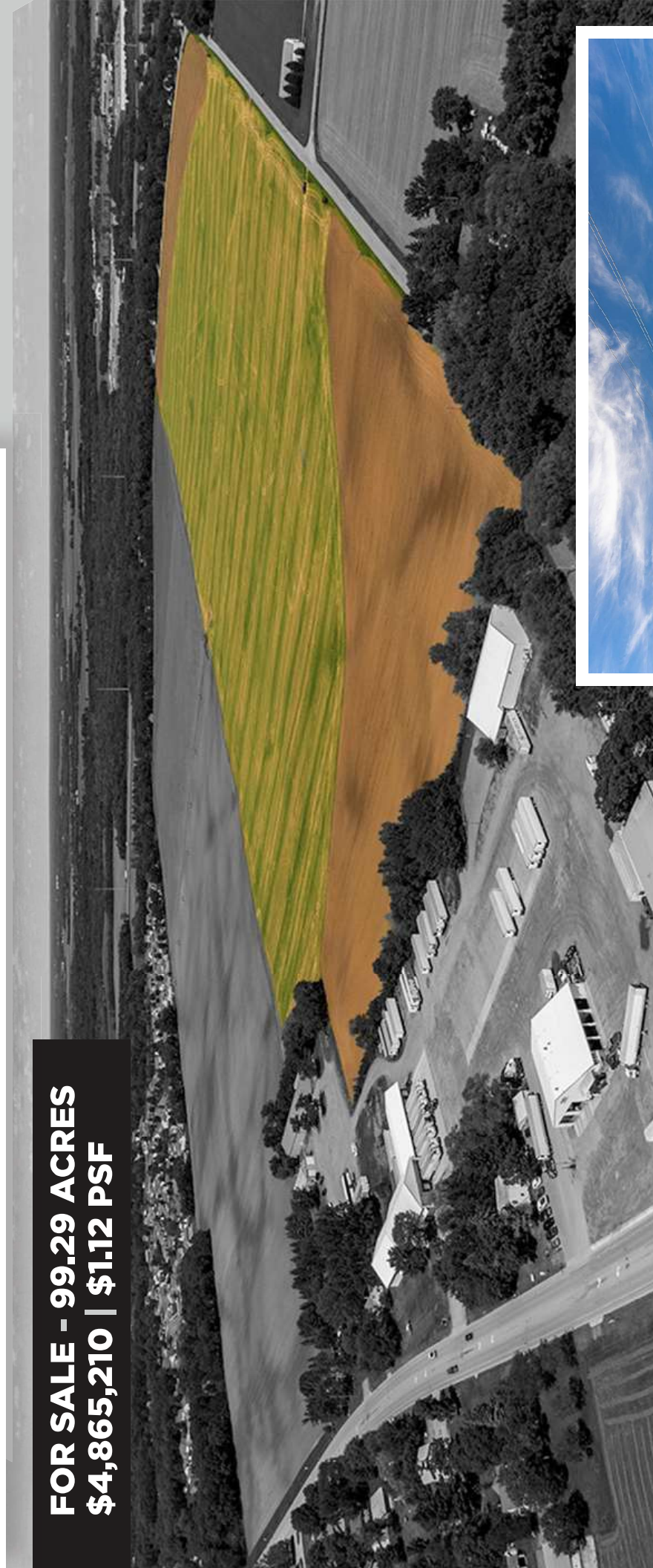


SAINT AUGUSTA (ST.CLOUD) DEVELOPMENT LAND II

TBD 238th St | Saint Augusta, MN 56301

**FOR SALE - 99.29 ACRES
\$4,865,210 | \$1.12 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 93+ acres is also directly available to the north.



FOR SALE | \$4,865,210 | 99.29 ACRES

TBD 238th St | Saint Augusta, MN 56301

INTERSTATE 94

Exit to St. Cloud and Saint Augusta

OPPORTUNITY DRIVE

Freeway Exit

SOUTH LOT

99.29 Acres

PROPERTY HIGHLIGHTS

- Property ID: 81431520599
- Taxes 2021: \$1,544aaa
- 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 | \$4,865,210 | 99.29 ACRES

TBD 238th St | Saint Augusta, MN 56301



CONTACT

320.257.5400

RICEPROPERTIES.COM

JEREMY CHRISTENSEN

Rice Real Estate Agent | 320.493.8543

Jeremy.Christensen@ricecompanies.com