



# FOR SALE

2.76 ACRES

INDUSTRIAL LAND  
BECKER TOWNSHIP, MN



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# PROPERTY HIGHLIGHTS

Located at 16296 149th St. SE in Big Lake, Minnesota, this 2.76-acre industrial site is zoned Industrial 1 (I-1) in Becker Township, offering flexibility for a wide range of uses including technologically innovative industries, manufacturing and industrial operations, warehousing, industrial services and supplies, and office users.

The property consists of two parcels (#05-00434-0105 and #05-00434-0110) with 2025 Sherburne County taxes of \$5,546, providing low holding costs for owners or investors. Conditional uses include auto and diesel repair, seasonal or temporary businesses, communication towers and facilities, and transmodal operations, making the site well-suited for owner-users, developers, or investors seeking a versatile industrial location with access to regional transportation routes serving both the Twin Cities and St. Cloud markets.



**INDUSTRIAL LAND**  
**BECKER TOWNSHIP, MINNESOTA**

# PROPERTY FACTS

- Address - 16296 149th St. SE, Big Lake, MN
- Property - 2.76 Acres
- 2025 Sherburne County Property Taxes - \$5,546.00  
(Parcel Numbers: #05-00434-0105 & #05-00434-0110)

• Zoning - Industrial 1 (I-1)  
Township currently reviewing permitted uses, updated use guidance anticipated by 2/24/26. Proposed zoning updates expected to allow additional industrial and commercial uses.

- Fully Secured Site - Entire perimeter fenced with three gated access points
- Excellent Visibility & Access - Located at the high-traffic intersection of Highway 10 & County Highway 11
- Utilities in Place - Gas and electric stubbed to the site
- Level, buildable parcel suitable for immediate development

Ideal for industrial, contractor, storage, and service users

**LIST PRICE:**

**\$575,000**



**INDUSTRIAL LAND**  
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# CITY INFO

## **BECKER TOWNSHIP**

**OVERVIEW: BECKER TOWNSHIP (SHERBURNE COUNTY, MINNESOTA)**

**BECKER TOWNSHIP IS A TOWNSHIP LOCATED IN SHERBURNE COUNTY IN THE STATE OF MINNESOTA, USA. IT IS A LARGELY RURAL AND RESIDENTIAL AREA WITH A MIX OF FARMLAND, WOODED AREAS, AND GROWING HOUSING DEVELOPMENTS.**

- **COUNTY: SHERBURNE COUNTY, MN**
- **STATE: MINNESOTA**
- **AREA: ~52.3 SQUARE MILES (ABOUT 55.8 SQ MI TOTAL WITH LAND AND SMALL WATER AREAS)**
- **ZIP CODE: 55308**

**DEMOGRAPHICS & POPULATION - BECKER TOWNSHIP HAS SEEN STEADY GROWTH OVER THE PAST FEW DECADES.**

- **POPULATION ESTIMATE (2026): ~5,655 RESIDENTS**
- **POPULATION (2020 CENSUS): ~5,510 PEOPLE**
- **POPULATION DENSITY: ~105-108 PEOPLE PER SQUARE MILE**

**COMMUNITY & LIVING CHARACTER**

- **BECKER TOWNSHIP OFFERS A RURAL AND RESIDENTIAL LIFESTYLE — MANY HOMES ON LARGER LOTS, SPREAD OUT WITH OPEN SPACE AND AGRICULTURE.**

**LOCAL GOVERNMENT & SERVICES**

**BECKER TOWNSHIP IS GOVERNED BY A TOWN BOARD WITH REGULAR MEETINGS, PLANNING COMMISSIONS, AND VARIOUS TOWNSHIP COMMITTEES. SERVICES INCLUDE ZONING AND PLANNING, ROAD MAINTENANCE, BUILDING PERMITS, AND COMMUNITY NOTICES — TYPICAL OF MINNESOTA TOWNSHIPS.**

**LOCATION & ACCESS**

- **BECKER TOWNSHIP SITS IN CENTRAL MINNESOTA, NEAR THE CITY OF BECKER AND CLOSE TO HIGHWAYS THAT CONNECT TO LARGER METRO AREAS (MINNEAPOLIS-ST. PAUL AND ST. CLOUD).**
- **THE ADJACENT CITY OF BECKER PROVIDES ADDITIONAL SERVICES, SCHOOLS, AND AMENITIES BUT IS SEPARATE FROM THE TOWNSHIP GOVERNMENT.**



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BECKER TOWNSHIP**