



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land

County Rd 35

Highway 55

1.2 Acres

BUFFALO

Commercial Land

Sale Price: \$8.00/psf

51,980/sf (1.2 Acres)

xxx Crossroads Campus Drive, Buffalo, MN 55313

Joseph Elam, Broker

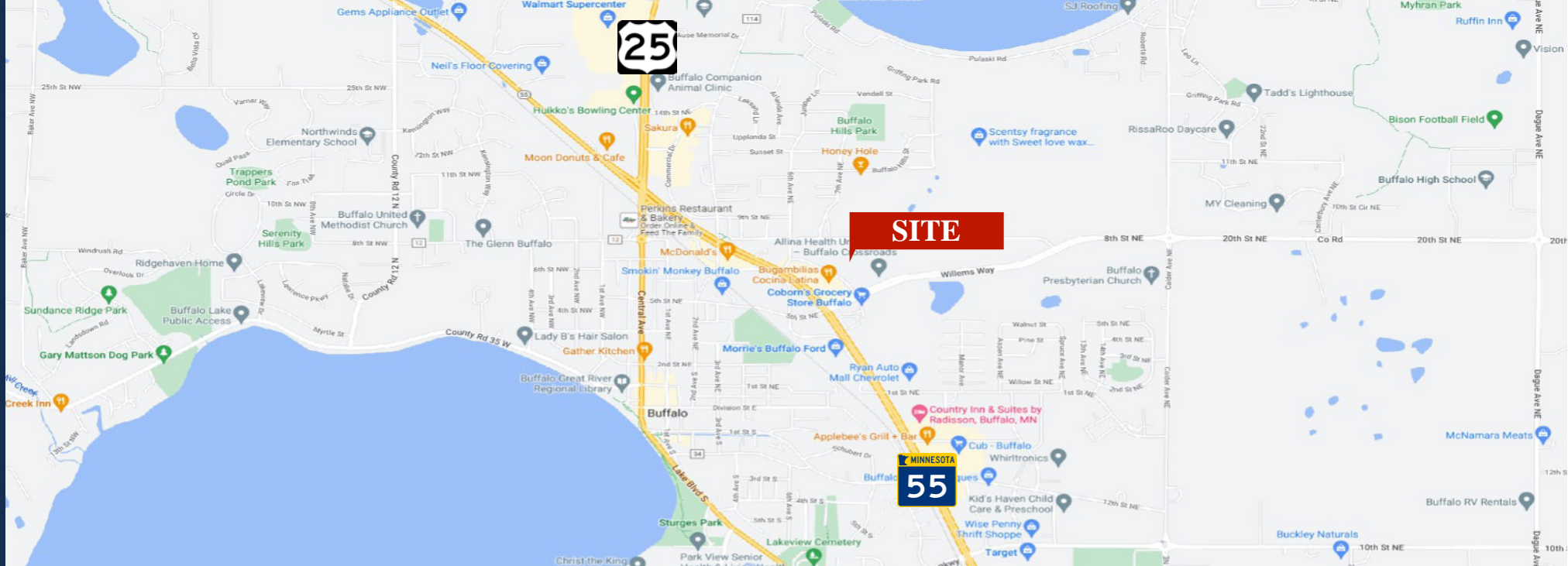
320.282.8410

JElam@Crs-Mn.com

Wayne Elam, Broker

763.229.4982

WElam@Crs-Mn.com



PROPERTY LOCATION

- * High Visibility Location
- * Great Commercial Site
- * Adjacent to Allina Clinic
- * New Site Adjacent to New Home of SouthPoint Credit Union
- * Businesses in the Area:
Dairy Queen, McDonald's, Culver's, Wells Fargo, Verizon, Ryan's Chevrolet, Morrie's Ford, Coborn's Grocery Store, Lil' Explorers Childcare, Napa, Dunkin Donuts and more...

TRAFFIC COUNTS - 2025

- * Highway 55 - 21,848 VPD
- * County Road 35 - 10,308 VPD



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PROPERTY OVERVIEW

Sale Price

\$8.00/psf

Lot Size 51,980/sf (1.2 Acres)

Wright County PID 103-251-001010

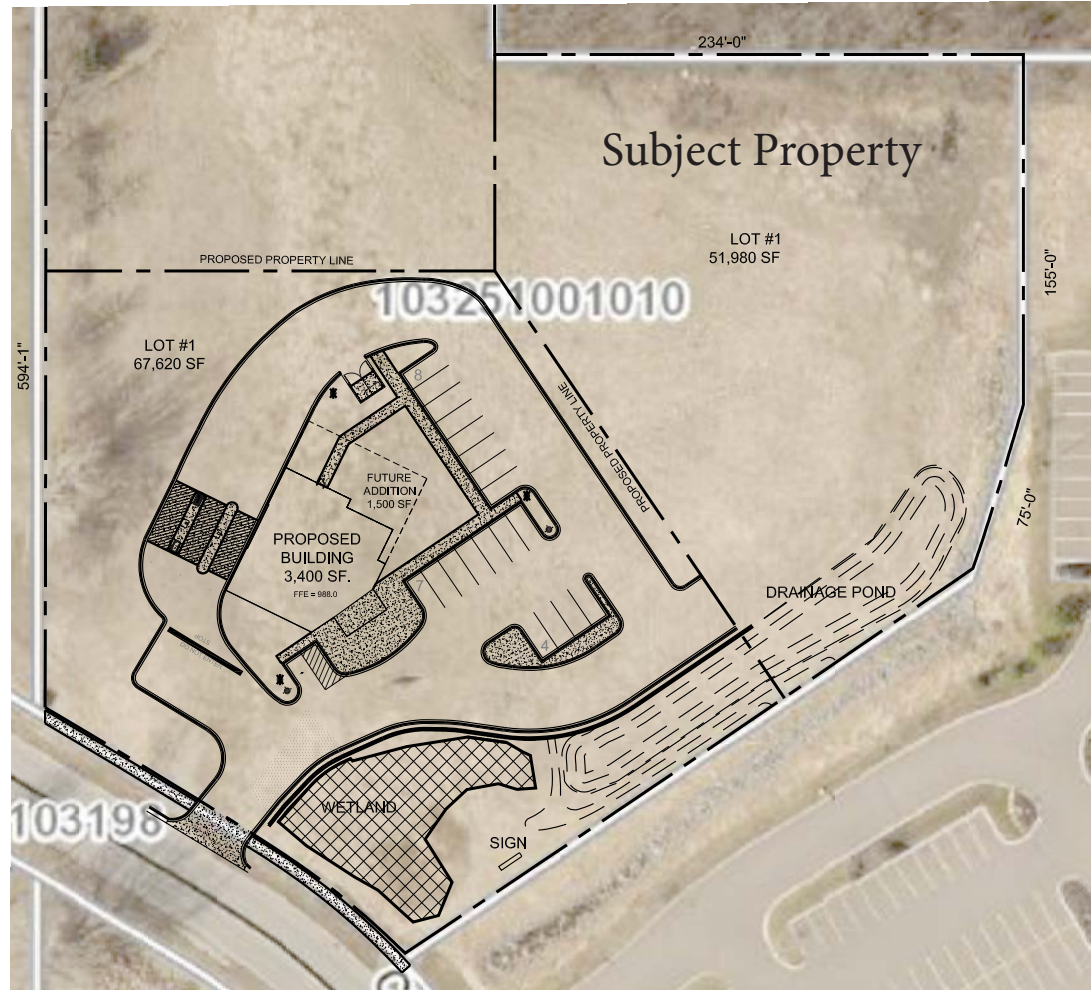
2026 Taxes \$33,536.00

Zoned B-4 Highway Commercial



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SITE PLAN



S1.0
 SITE PLAN - CREDIT UNION
 1'-0" = 50'



1010 Mainstreet, Suite 100
 Hopkins, MN. 55343
 Tel: 952.278.8880

SOUTHPOINT FCU
 BUFFALO, MN

PROJECT #: 221153
 DATE: 03-06-2023

SHEET:
S1.0

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