

Land

# SARTELL DEVELOPMENT LAND

DEHLER DRIVE, SARTELL, MN 56303

FOR SALE



## PROPERTY DESCRIPTION

Seize a rare development opportunity in the heart of Sartell's thriving corridor. This 40-acre parcel sits between two of Sartell's highest traveled thoroughfares which are Highway 15 and Pine Cone Road which provides it with ease of access for multiple directions. The site is designated within a primary growth area for future annexation as a B-3 zone for the City of Sartell. City utilities have already been stubbed to the property to help aid in future development. Just south of the property lies CentraCare Plaza which is the hub of healthcare in Central Minnesota. There is also a strong mix of surrounding businesses in immediate proximity ranging from large national retailers like Wal-Mart and McDonald's, a variety of private healthcare users, and a mix of financial institutions.

## PROPERTY HIGHLIGHTS

- **Development Potential:** Located in the City of Sartell's designated primary growth area, this 40-acre site has development potential, supported by existing city utilities which have been stubbed to the property
- **Versatile Zoning:** The City of Sartell's has future plans to zone the parcel as B-3 zoning which will feature a variety of permitted uses
- **Strategic Location:** Situated in a thriving developing corridor with CentraCare Square being located just south of the property. There is a strong mix of other surrounding businesses ranging from private healthcare institutions to major national retailers like McDonald's and Wal-Mart
- **Ease of Access:** Both Pine Cone Road and Highway 15 make the property easily accessible from all directions

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	40 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	81	327	1,508
Total Population	160	640	3,157
Average HH Income	\$60,008	\$59,635	\$71,905

AUSTIN RUEHLE

320.309.7598

aruehle@inventureproperties.com

JAKE CLEVELAND

320.291.8625

jcleveland@inventureproperties.com

JOHN UPHOFF

763.267.2942

juphoff@inventureproperties.com

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