

# Commercial Development CSAH 75/Roosevelt Road St Cloud, MN

# FOR SALE

## IMPROVED SITES LOCATED ON MAJOR GATEWAY IN ST. CLOUD!

- 72 acres have already been sold. 10 acre luxury apartment homes, 2 acre professional office and 60 acres for private use.
- Currently available sites include a 2 acre office parcel and 16 acres of C5 Commercial parcels can be subdivided to accommodate your needs.
- This central location is just minutes to downtown, medical care, regional shopping, church and entertainment.
- Site location has close immediate access to I-94 and easy access to the Highway 15 from 33rd Street South.
- C5 Commercial zoned area can be subdivided, preliminary plat concept is completed.
- Civil engineering has been completed to help assist with future development plans.
- City services, roads, curb and water/sewer connections are stubbed in.

THE COMPLETION OF NEW TECH HIGH SCHOOL, IMPROVEMENTS ON 33<sup>RD</sup> STREET, FUTURE PLANNED ROAD EXTENSIONS, AND A 254 ACRE RECREATIONAL PARK ARE ALL A PART OF THE ACTIVE GROWTH OF THIS AREA FOR BOTH RESIDENTIAL AND COMMERCIAL USES.



## 16 Acres Commercial Frontage

This is a PUD Development. Sale prices vary and may include assessments. Call for further detailed information

For more information contact:

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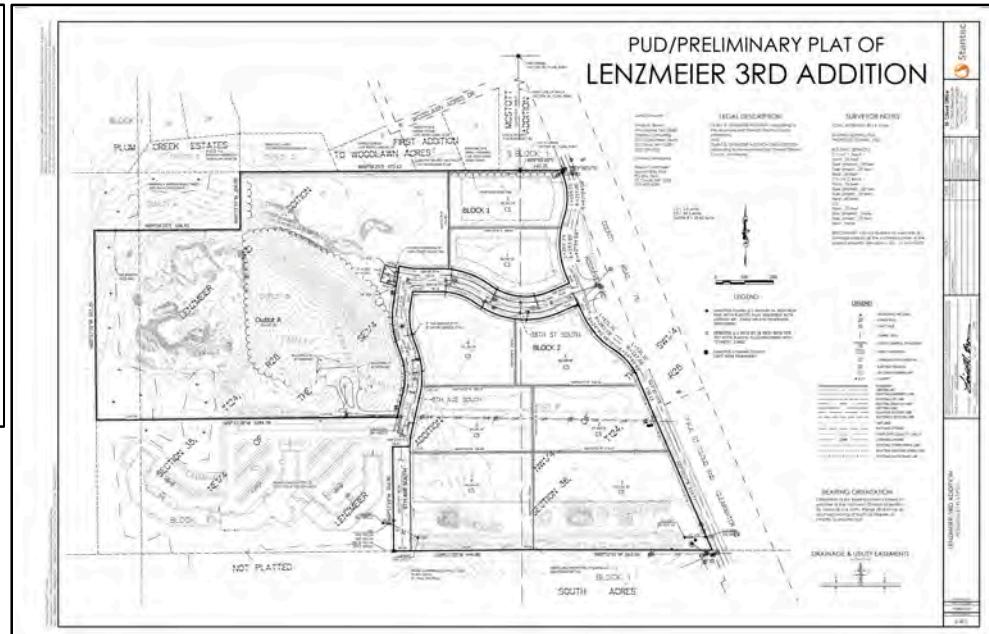
**WARNERT**  
COMMERCIAL REAL ESTATE

Commercial Development  
CSAH 75/Roosevelt Road  
St Cloud, MN

Preliminary  
Plat Overlay



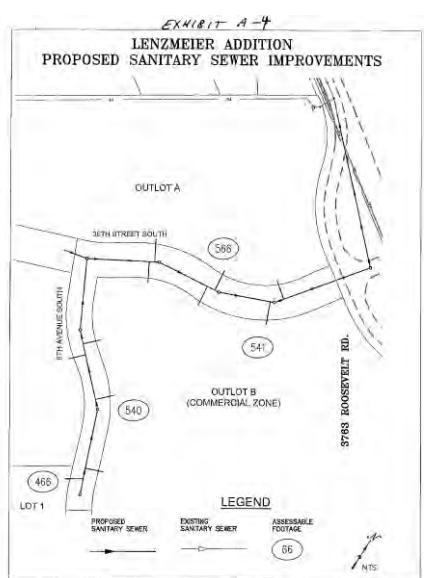
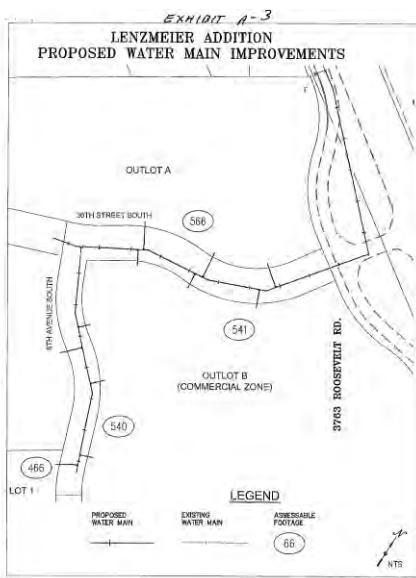
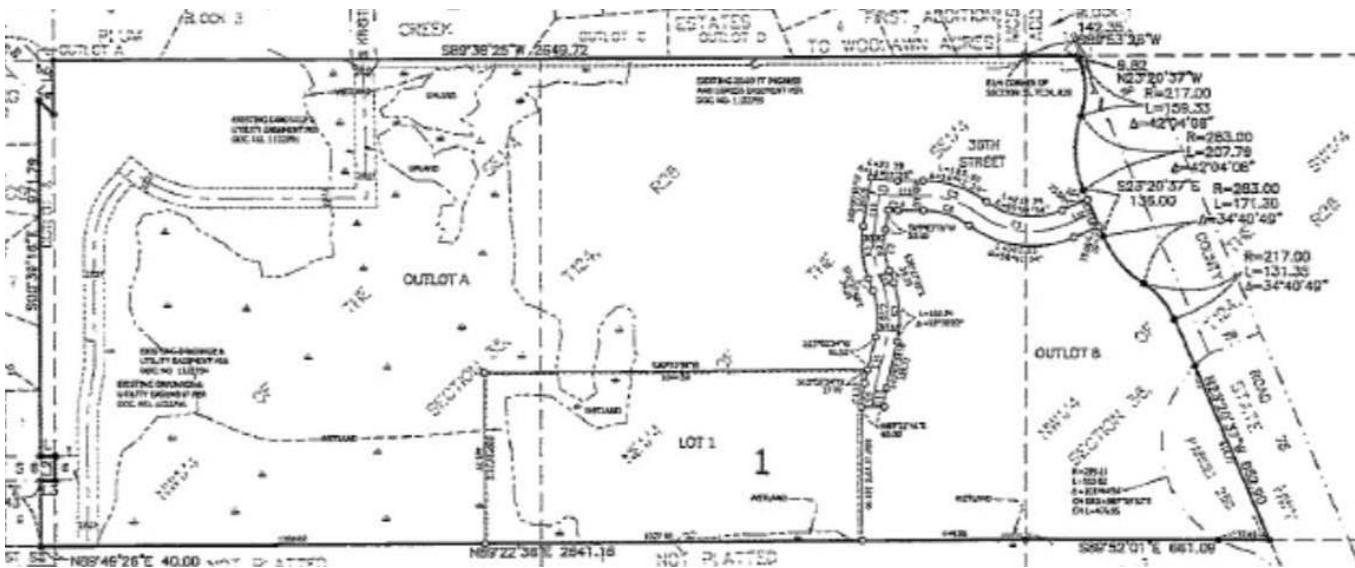
Full Plans are  
Available for Review



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## Utility Connection Detail

Improvements shown are installed and some assessments already paid.



**WATER AND SEWER  
CONNECTION  
LOCATIONS**

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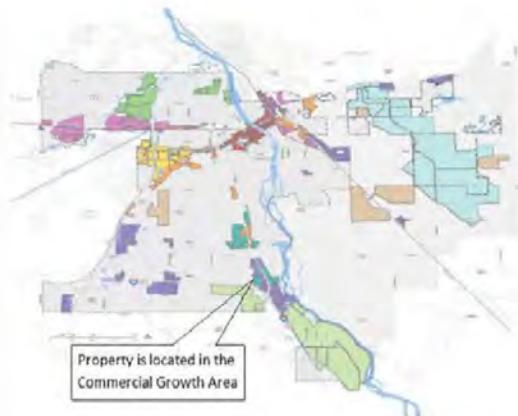
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This information has been obtained from sources believed reliable. We make no guarantee, warranty or representation about it. It is your responsibility, along with your tax and legal advisors to confirm its accuracy.

# Commercial Development CSAH 75/Roosevelt Road St Cloud, MN

## Comprehensive Plan Detail



CITY OF ST CLOUD  
**Commercial & Industrial Areas Framework Plan**  
COMMERCIAL AREAS FRAMEWORK  
INDUSTRIAL AREAS FRAMEWORK  
COMMERCIAL & INDUSTRIAL AREAS FRAMEWORK



Growth Area Framework  
• City Core  
• River Corridor Area  
• Innenstadt Area  
• Rail Corridor Area  
• Midway Airport Property Boundary

### PRIMARY GROWTH AREA

This development is located between 33rd Street South and I-94 in St Cloud's Primary Growth Area.

Traffic counts of 40,000 plus will increase as the area continues to develop with a new high school, secondary schools, 250 acre Neenah Creek Park, medical, hotel, industrial and future commercial activity.

Easy access to the Highway system with its close proximity to I-94, Highway 15 and 23.



From City of St Cloud Comprehensive Plan

[See Full Report at \[www.ci.stcloud.mn.us/1015/Comprehensive-Plan\]\(http://www.ci.stcloud.mn.us/1015/Comprehensive-Plan\)](http://www.ci.stcloud.mn.us/1015/Comprehensive-Plan)

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