



COMMERCIAL REALTY SOLUTIONS

**For Sale
Redevelopment
Site**



**High-Profile Redevelopment Lots on
Becker's Most Visible Corridor!**

BECKER

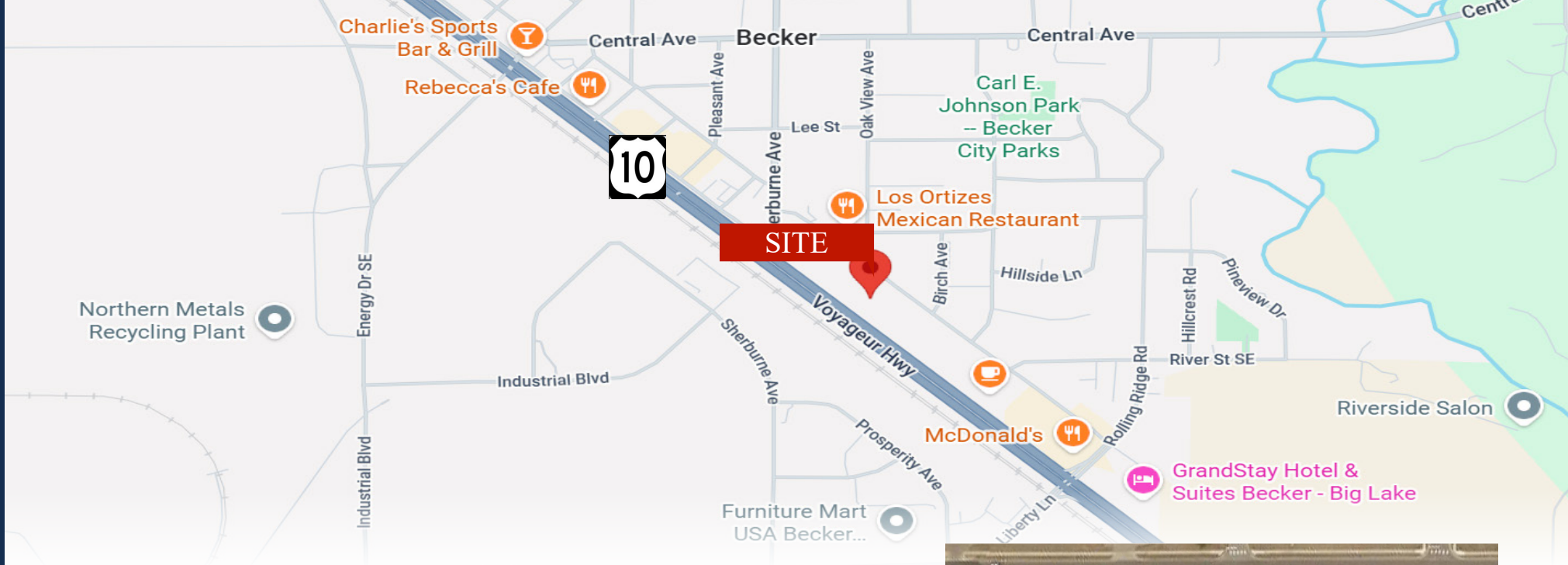
Commercial Development Land

Sales Price: \$5.75/sf

Lot Sizes: 1.25 to 1.80 Acres (Negotiable)

12575 Oakview Avenue, Becker, MN 55308

Doug Cook, Broker
651.333.2170
DCook@Crs-Mn.com



PROPERTY LOCATION

- * North of Hwy 10
- * Convenient Access and Strong Visibility
- * Quick Access to I-94 from Hwy 25 located 4 Miles South

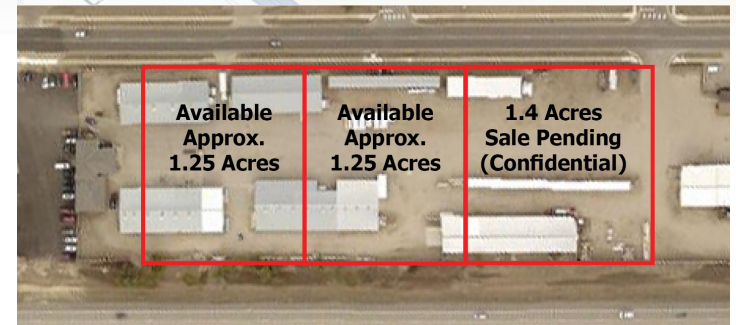
TRAFFIC COUNTS - 2024

- * Highway 10 - 18,770 VPD
- * Bank Street - 4,801 VPD

Businesses in the Area:

Country Lumber, TJ Potter Trucking, Becker Veterinary Clinic, Bill's Superette, Charlie's Sports Bar, G-Will Liquors, Manufacturing Partners, Sherburne State Bank, Kwik Trip and more.

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



Lot Division Options: See Description of Illustration on Page 3

PROPERTY OVERVIEW

12575 Oakview Avenue, Becker, MN

Sales Price
\$5.75/sf

Lot Sizes	1.25 to 1.80 Acres (Negotiable)
Sherburne County	PID: 60-00406-0430
2025 Taxes	\$7,000.00 (Est.)
Zoned	CC - Community Commercial

PROPERTY INFORMATION

This 3.90-acre high-profile site represents a rare infill redevelopment opportunity created by the relocation of a long-standing lumber yard. With exceptional visibility along Becker’s most traveled corridor, multiple points of access, and surrounding commercial activity already in place, the property offers developers and owner-users a chance to secure a premier position in a market where comparable, high-exposure land is increasingly scarce. A sale is currently pending on approximately 1.4 acres, underscoring strong demand for this location. The site’s size, exposure, and zoning flexibility make it well-suited for a wide range of commercial and professional users seeking long-term visibility and growth. Existing open-frame and metal-sided cold storage buildings may be removed by the owner, as needed, to accommodate buyer-specific site plans.

The property is zoned CC (Commercial), allowing for a broad range of permitted uses, including administrative, executive, financial, professional, real estate, insurance, and medical offices; service and trade-support businesses; light retail and showroom uses; printing and business services; warehousing and storage; and similar commercial operations.

The remaining land (approximately 2.5 acres) offers flexible subdivision options, including configurations as a single parcel or smaller user-sized lots. Buyers can tailor site size and layout while maintaining strong visibility and access along Becker’s most prominent corridor. Offered at \$5.75 per square foot, the property provides continued exposure to Highway 10 and Bank Street. Illustrated layouts on page 2 are conceptual only; final configurations are subject to seller, zoning and municipal approvals.

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

EXTERIOR PHOTOS



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).