

LAND FOR SALE

Prime Development Opportunity
14XX County Road D Ct
Vadnais Heights, MN



PROPERTY HIGHLIGHTS

- Highly visible and accessible site to Interstate 694 at Highway 61
- The City of Vadnais Heights is open to a variety of uses for the site
- Tax increment financing (TIF) is available for the development of the site
- Utilities to the site will be available via the City of Maplewood
- The westerly border sites adjacent to a 3+ acre vacant MNDOT site
- The easterly border sits adjacent to the 7.6-mile Bruce Vento walking and biking trail system
- The Seller's will retain the billboard signage rights on the NE corner of the site as shown on the cover page with a red dot



SALE PRICE
Negotiable



EST. TAX 2023
\$11,454.00



SITE
8.11 Acres
Ramsey County PID#
34-30-22-34-0008



ZONING
Open

AREA AMENITIES



