



COMMERCIAL REALTY SOLUTIONS

City of Buffalo Industrial Park

For Sale
Industrial
Lots



Highway 25



Walmart

Highway 55

BUFFALO

City Industrial Park Lots

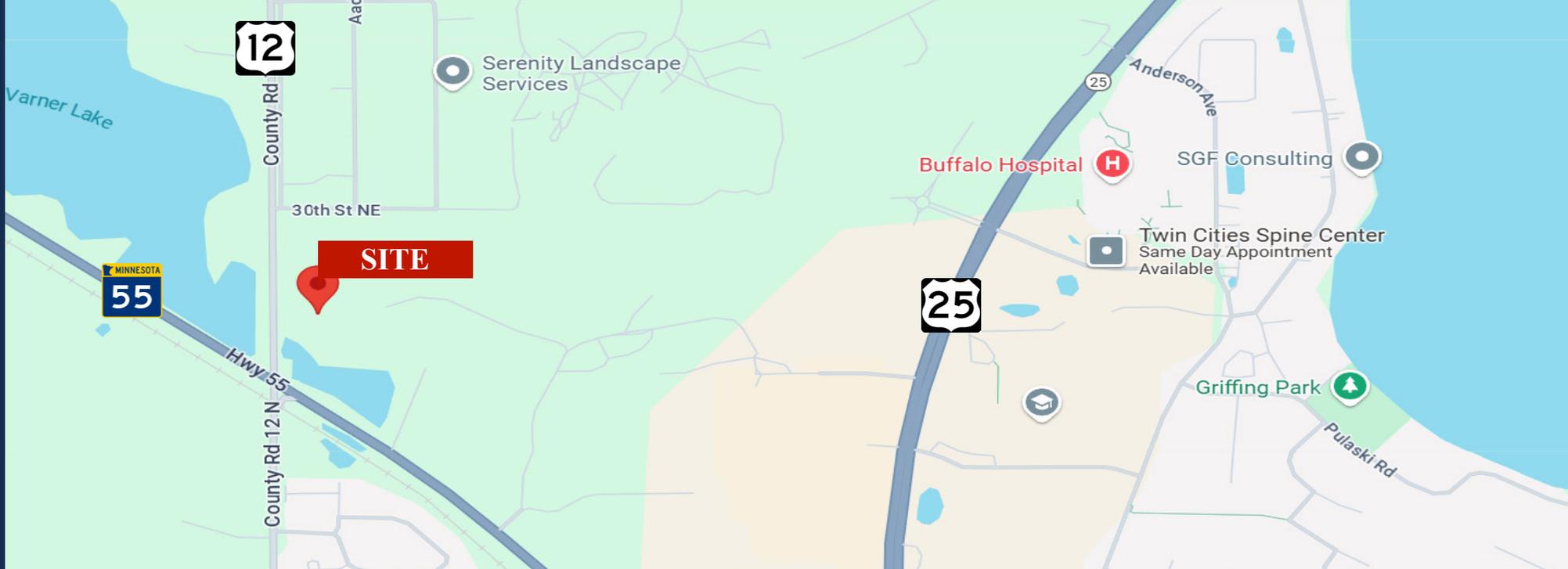
Sale Price: \$2.00 - \$4.00/psf

51,980/sf (1.2 Acres)

2852 County Road 12 North, 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

- * Corner of Hwy 55 West and CR 12
- * West of Highway 25
- * 8 Miles from I-94
- * Businesses in the Area:
Walmart, Gems Appliance Outlet, Neil's Flooring, Arby's, Buffalo Covenant Disc Golf Course, Moon Donuts, Wright Lumber, Walgreens, Holiday Station and more...

TRAFFIC COUNTS - 2024

- * Highway 25 - 17,954 VPD
- * Highway 55 - 11,789 VPD
- * C.R. 12 - 2,402 VPD



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).

PROPERTY OVERVIEW

Sale Price

\$2.00 - \$4.00/psf

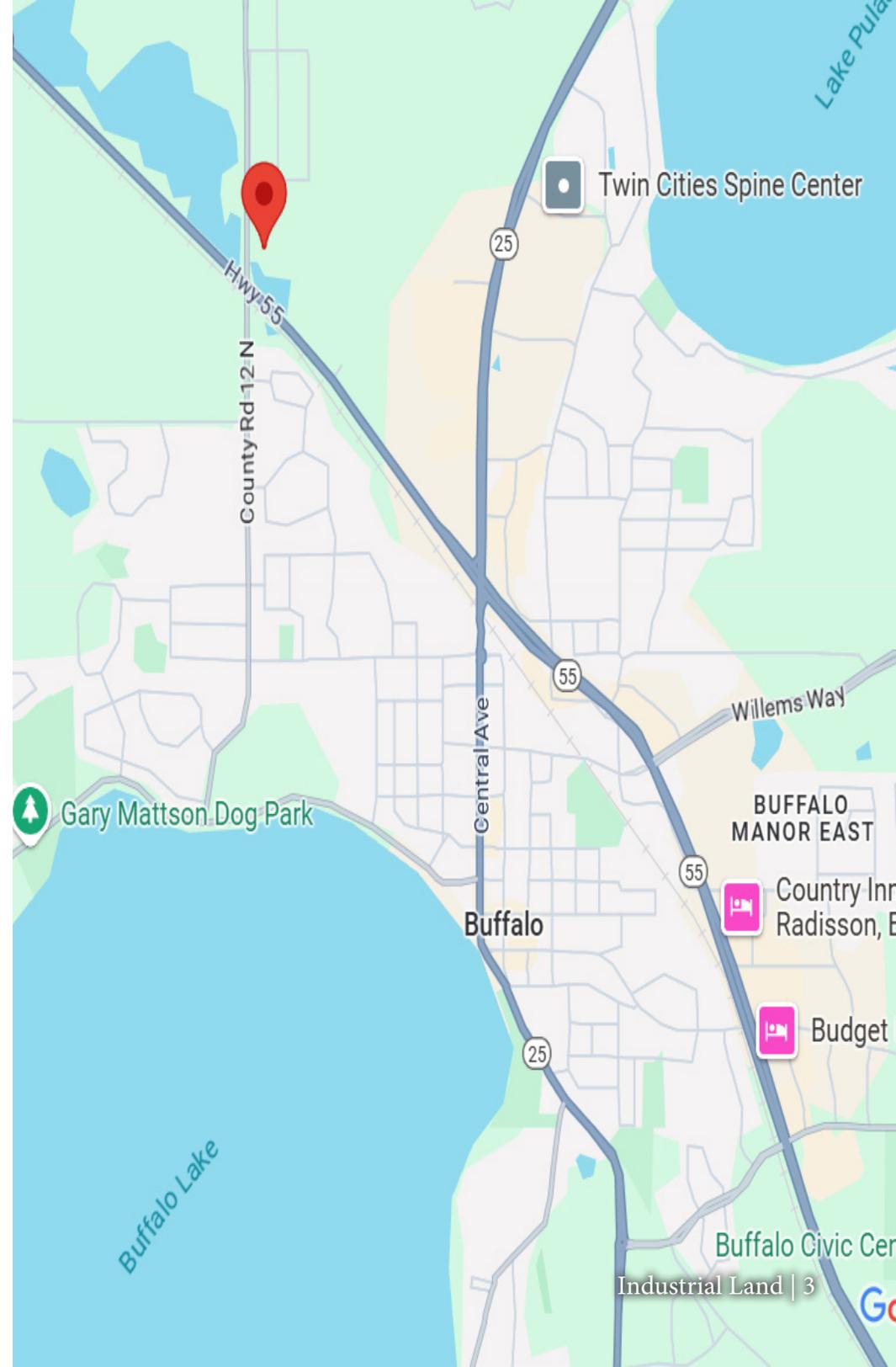
Lot Size 99.93 Acres (Divisible Lot Sizes Vary)

Wright County PID 103-500-192200

2025 Taxes TBD

Zoned I-1 Light Industrial

Other Info New City of Buffalo Industrial Park
City TIF Incentives

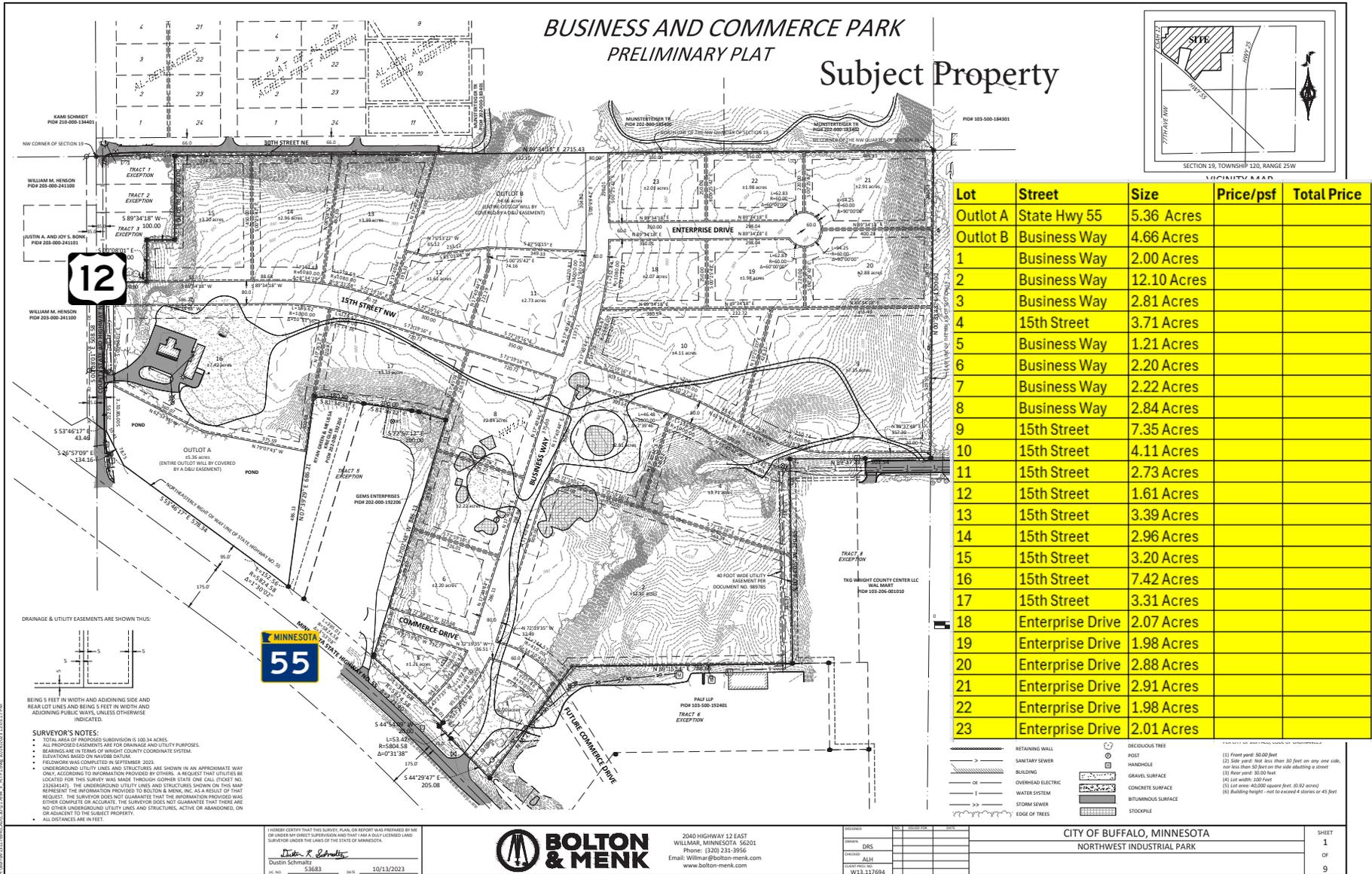
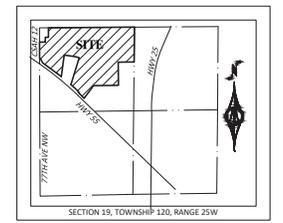


This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN

BUSINESS AND COMMERCE PARK PRELIMINARY PLAT

Subject Property



Lot	Street	Size	Price/psf	Total Price
Outlot A	State Hwy 55	5.36 Acres		
Outlot B	Business Way	4.66 Acres		
1	Business Way	2.00 Acres		
2	Business Way	12.10 Acres		
3	Business Way	2.81 Acres		
4	15th Street	3.71 Acres		
5	Business Way	1.21 Acres		
6	Business Way	2.20 Acres		
7	Business Way	2.22 Acres		
8	Business Way	2.84 Acres		
9	15th Street	7.35 Acres		
10	15th Street	4.11 Acres		
11	15th Street	2.73 Acres		
12	15th Street	1.61 Acres		
13	15th Street	3.39 Acres		
14	15th Street	2.96 Acres		
15	15th Street	3.20 Acres		
16	15th Street	7.42 Acres		
17	15th Street	3.31 Acres		
18	Enterprise Drive	2.07 Acres		
19	Enterprise Drive	1.98 Acres		
20	Enterprise Drive	2.88 Acres		
21	Enterprise Drive	2.91 Acres		
22	Enterprise Drive	1.98 Acres		
23	Enterprise Drive	2.01 Acres		

BEING 5 FEET IN WIDTH AND ADJOINING SIDE AND REAR LOT LINES AND BEING 5 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED.

SURVEYOR'S NOTES:

- TOTAL AREA OF PROPOSED SUBDIVISION IS 100.34 ACRES.
- ALL PROPOSED EASEMENTS ARE FOR DRAINAGE AND UTILITY PURPOSES.
- BEARINGS ARE IN TERMS OF MINNESOTA COUNTY COORDINATE SYSTEM.
- ELEVATIONS BASED ON NAVD83 DATUM.
- FIELDWORK WAS COMPLETED ON SEPTEMBER 2023.
- UNDERGROUND UTILITY LINES AND STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY ACCORDING TO INFORMATION PROVIDED BY OTHERS. A REQUEST THAT UTILITIES BE LOCATED FOR THIS SURVEY WILL BE MADE THROUGH GROUND SURVEYING (G.S. 11.01, MINN. STAT. 232.24(4)). THE SURVEYOR DOES NOT GUARANTEE THAT THE INFORMATION PROVIDED ON THIS MAP REPRESENTS THE INFORMATION PROVIDED TO BOLTON & MENK, INC. AS A RESULT OF THAT REQUEST. THE SURVEYOR DOES NOT GUARANTEE THAT THE INFORMATION PROVIDED WAS EITHER COMPLETE OR ACCURATE. THE SURVEYOR DOES NOT GUARANTEE THAT THERE ARE NO OTHER UNDERGROUND UTILITY LINES AND STRUCTURES, ACTIVE OR ABANDONED, ON OR ADJACENT TO THE SUBJECT PROPERTY.
- ALL DISTANCES ARE IN FEET.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Dustin R. Schmitz
Dustin Schmitz
Lic. No. 53683 10/13/2023



2040 HIGHWAY 12 EAST
WILLMAR, MINNESOTA 56201
Phone: (320) 231-3556
Email: Willmar@bolton-menk.com
www.bolton-menk.com

REVISION	BY	DATE	DESCRIPTION
1	DRS		
2	ALH		
3	WLS	11/7/2024	

CITY OF BUFFALO, MINNESOTA
NORTHWEST INDUSTRIAL PARK

SHEET 1 OF 9

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.