



HWY 23 LAND/DEVELOPMENT PROPERTY

XXX N Old Hwy Rd | St. Cloud, MN 56301

FOR SALE | \$1,050,000

16.15 Acres



RICE
REAL ESTATE
SERVICES



FOR SALE | \$1,050,000 | 16.15 ACRES

XXX N Old Highway Rd | St. Cloud, MN 56301

PROPERTY SUMMARY

St. Cloud development opportunity in a high-traffic, business-friendly corridor just minutes from I-94 and west of Highway 23. This industrial-zoned land offers up to 16.15 acres that is divisible up to three lots. Strategically positioned within an established mix of industrial, commercial, and service businesses. This property is west of Highway 23 with direct access to major arterial roads and minutes from I-94 connecting to the Twin Cities, Fargo, and beyond. Ideal for industrial, distribution, transportation, and more.

PROPERTY FEATURES

PRIMARY USE: Commercial or Industrial

PROPERTY DESCRIPTION: 16.15 acres with 3 separate parcels

- Parcel 1: 12.02 acres
- Parcel 2: 3.7 acres
- Parcel 3: 0.43 acres

LOCATION: Right off of HWY 23 in St. Cloud with prime visibility

VEHICLES PER DAY (VPD):

- HWY 23 (frontage): 17,397
- I-94 (close proximity): 27,893

PROPERTY HIGHLIGHTS

LEVEL LOT

OUTSIDE STORAGE ALLOWED WITH CITY APPROVAL

PRIME VEHICLE PER DAY COUNTS

HIGH VISIBILITY

EASY ACCESS TO HIGHWAY AND INTERSTATE

SURROUNDING PROPERTIES:

- Love's Truck Stop & Hardee's
- Grande Depot
- Pomp's Tire
- CWMF Corporation
- Anderson-Crane
- Rock On Trucks
- Luther St. Cloud Honda
- Menard's



320.252.0404 | RICEPROPERTIES.COM

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INTERSTATE 94

HIGHWAY 23



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