



# 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





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## 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](http://RICEPROPERTIES.COM)

**CHRIS SCHUVER**

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