

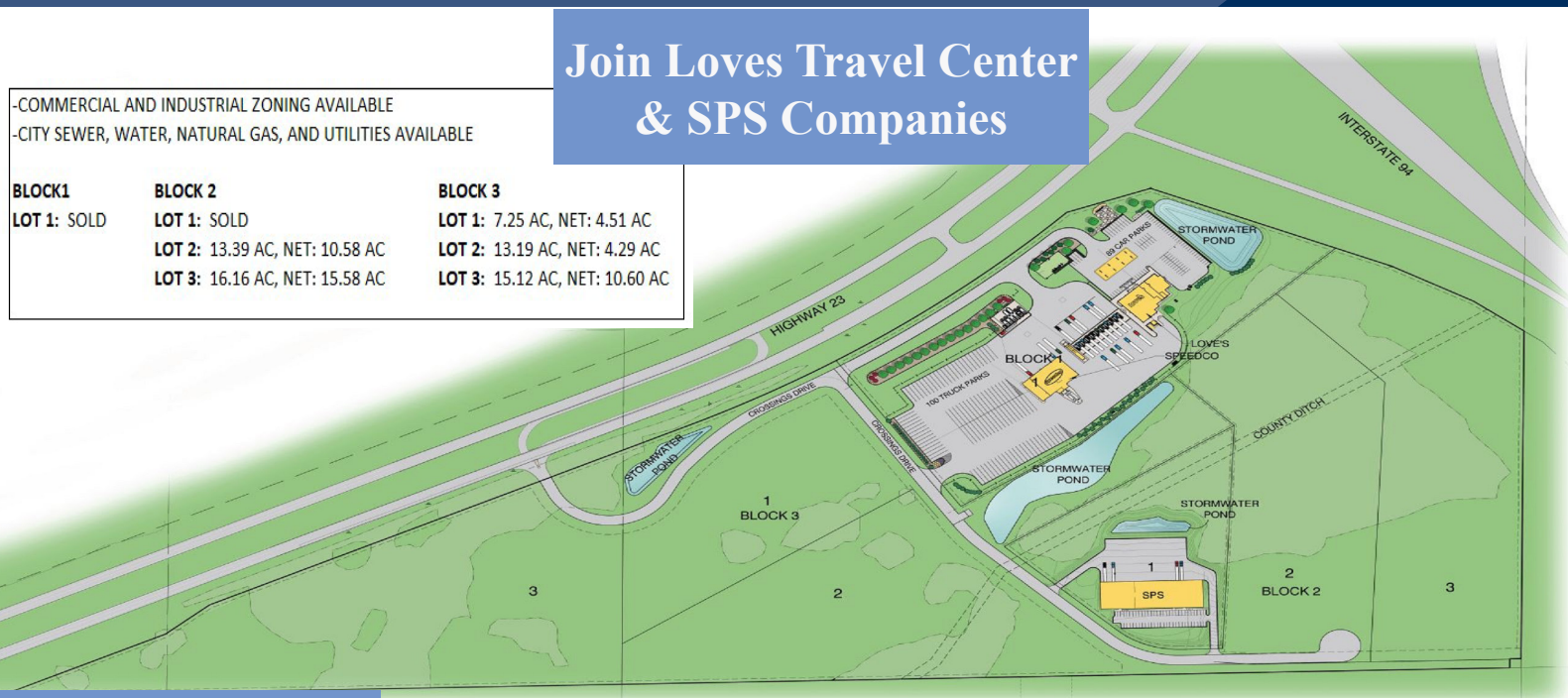


For Sale
Commercial/Industrial Development Land
Highway 23 & I-94, St Cloud 56369

Join Loves Travel Center & SPS Companies

-COMMERCIAL AND INDUSTRIAL ZONING AVAILABLE
-CITY SEWER, WATER, NATURAL GAS, AND UTILITIES AVAILABLE

BLOCK1	BLOCK 2	BLOCK 3
LOT 1: SOLD	LOT 1: SOLD	LOT 1: 7.25 AC, NET: 4.51 AC
	LOT 2: 13.39 AC, NET: 10.58 AC	LOT 2: 13.19 AC, NET: 4.29 AC
	LOT 3: 16.16 AC, NET: 15.58 AC	LOT 3: 15.12 AC, NET: 10.60 AC



Sewer & Water Available

ROCKVILLE CROSSING

ROCKVILLE, MN



- * Sales Price **\$3.00-\$5.00/psf**
- * 65 Acres Divisible (Concept Drawing lot lines may change)
- * Stearns County
- * PID 76.42240.0207 (39.79 Acres)
2025 Taxes \$3,920.00 + Assessments \$119.86
- * PID 76.42240.0208 (28.31 Acres)
2025 Taxes \$2,260.00 + Assessments \$86.06
- * Great Interstate Visibility
- * Easy Access to Highway 23 and I-94
- * Businesses in the Area Include: Love's Travel Center, SPS Companies, The Grand Depot, Pomp's Tire, ADM Grain St. Cloud, Anderson Crane, Bimbo Bakeries USA, Luther St. Cloud Honda, Menards, Culver's, St. Cloud Hyundai, Subway, Anytime Fitness and much more . . .



Contact:

ERIC O'BRIEN
(612) 281-4163

EObrien@crs-mn.com

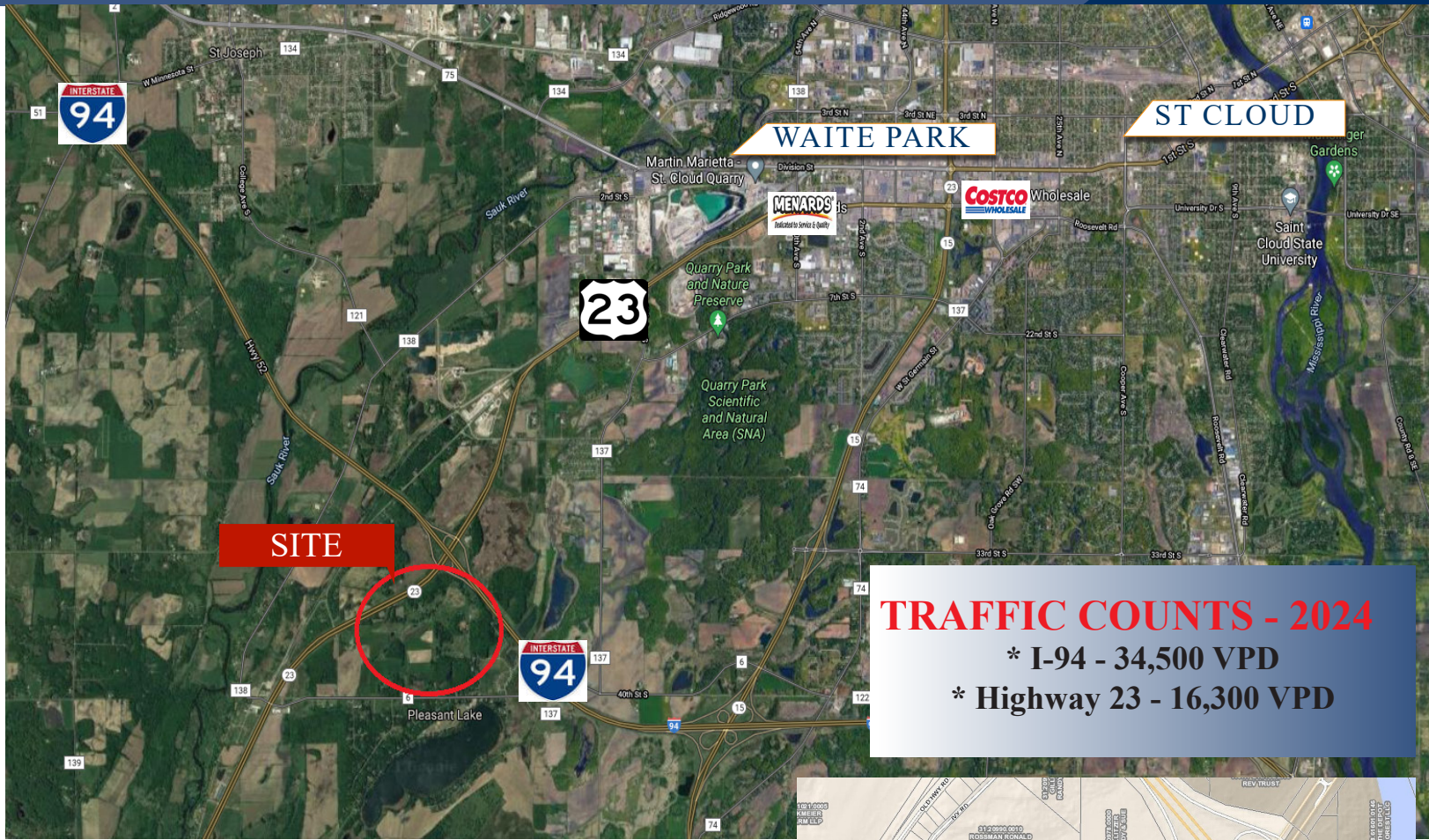
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).



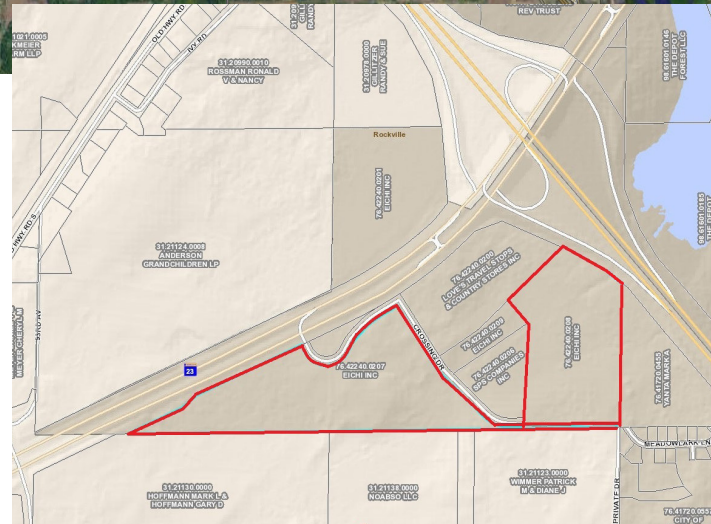
COMMERCIAL REALTY SOLUTIONS

For Sale Commercial/Industrial Development Land Highway 23 & I-94, St Cloud 56369



Rockville Crossings

Block	Lot	Acres	Net Acres	Sold or Available
1	1	20+/-		SOLD
2	1	5		SOLD
2	2	13.39	10.58 Net	Available
2	3	16.16	15.58 Net	Available
3	1	7.25	4.51 Net	Available
3	2	13.19	4.29 Net	Available
3	3	15.12	10.60 Net	Available



Contact:
ERIC O'BRIEN
(612) 281-4163
EObrien@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

For Sale Commercial/Industrial Development Land Highway 23 & I-94, St Cloud 56369

Love's Travel Center Opened - May 2022



SPS Companies - Opened Fall 2022

Contact:
ERIC O'BRIEN
(612) 281-4163
EObrien@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).