



COMMERCIAL REALTY SOLUTIONS

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

BLOCK 1
LOT 1: SOLD
LOT 2: 13.39 AC, NET: 10.58 AC
LOT 3: 16.16 AC, NET: 15.58 AC

BLOCK 2
LOT 1: SOLD
LOT 2: 13.19 AC, NET: 4.29 AC
LOT 3: 15.12 AC, NET: 10.60 AC



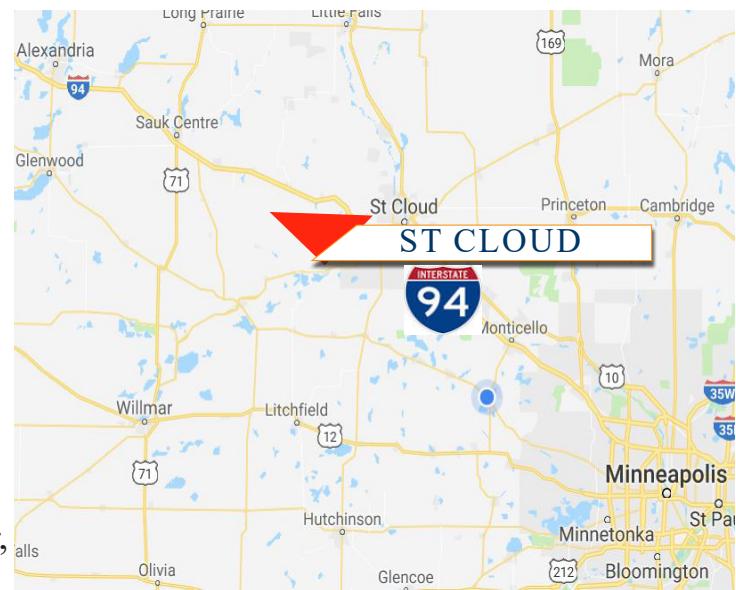
Sewer & Water
Available

ROCKVILLE CROSSING
ROCKVILLE, MN



PROPERTY INFORMATION

- * 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:

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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).



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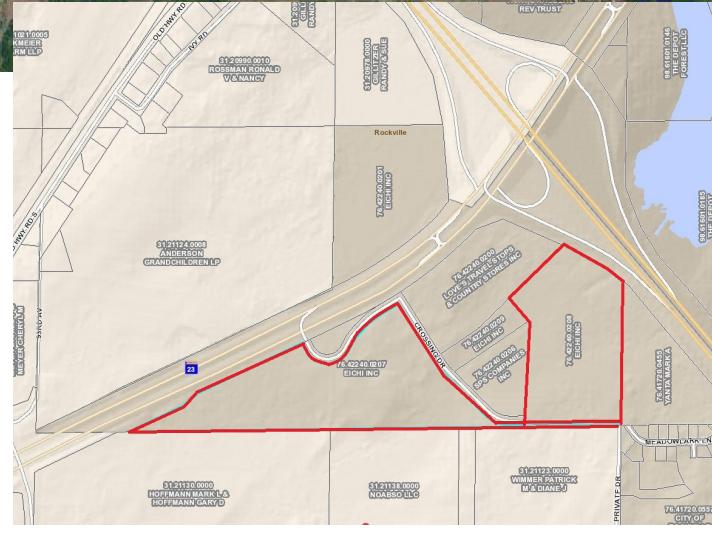


TRAFFIC COUNTS - 2024

* I-94 - 34,500 VPD
* Highway 23 - 16,300 VPD

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



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**Love's Travel Center
 Opened - May 2022**



SPS Companies - Opened Fall 2022

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