



COMMERCIAL REALTY SOLUTIONS

**For Sale**  
**Residential Development**  
**Land**

**Broadway Street**

Alexandria Area  
High School



# ALEXANDRIA

## Residential Development Land

**Sales Price: \$1,500,000.00**

**156.5 Acres**

Broadway St, Alexandria, MN 56308

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## PROPERTY LOCATION

- \* North of I-94
- \* East of Walmart & Menards
- \* Close proximity to High School
- \* Land is a mix of Agriculture, Forest and Wetland
- \* 68 Miles to St. Cloud

### TRAFFIC COUNTS - 2024

- \* S Broadway St - 5,700 VPD
- \* 50th Ave W - 5,200 VPD



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# PROPERTY OVERVIEW

Broadway Street, Alexandria, MN

Sales Price

\$1,500,000.00

Lot Size 156.5 Acres

Douglas County/Taxes  
PID's  
63-3093-000 2025 \$4,972.00  
63-3130-000 2025 \$1,288.00

Zoned R1 Single Family Residential

Businesses in the Area  
Walmart, Menards, Holiday,  
Mills Fleet Farm, Culver's,  
McDonald's, Taco Bell, Arby's,  
Target, Doolittle's Woodfire Grill,  
Alexandria High School, and more.



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