

FOR SALE



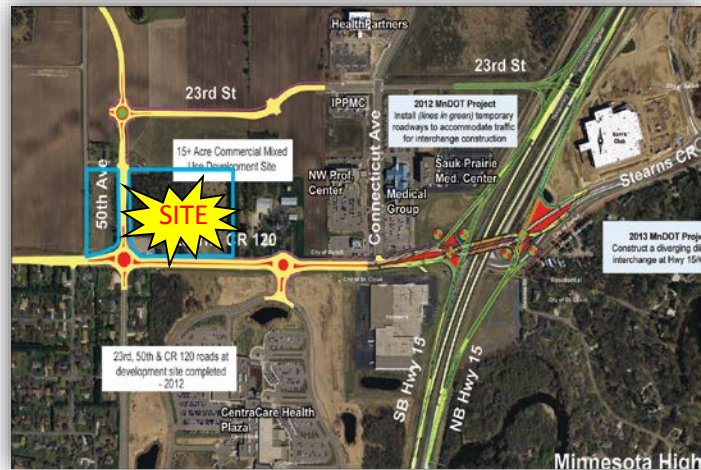
15+ Acre Commercial Mixed Use Development Site

Leander Rd (50th Ave) and County Rd 120,
Sartell, Minnesota

Up to 15+ acres of prime, vacant, developable commercial land for sale with great visibility and frontage just west of Hwy 15 and Cty Road 120 intersection. Road and utility infrastructure completed. The property is directly across the street from CentraCare Health Plaza, Central Minnesota's largest primary and specialty care clinic.

FOR MORE
INFORMATION
PLEASE CONTACT:

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FEATURES

- Sale price for 15.24 acres for \$4,150,163
- NW and NE corners of Leander Rd and Cty 120
- Individual parcels also available for sale
- City roads and municipal utility infrastructure completed to serve the property
- Superior location in fast growing Northwest Corridor of greater St. Cloud Area
- Part of Sartell Medical Arts District of 20+ Clinics with over 1,000,000sf Medical office
- Great daily traffic counts:
Hwy. 15: 38,000 VPD
County 120: 19,500 VPD

15+ Acre Commercial Mixed Use Development Site

50th Avenue (Leander Road) and County Road 120, Sartell, Minnesota

20+ clinics with over 1,000,000sf Medical

Up to 15.24 acres of prime, vacant, developable commercial land for sale with great visibility just west of Hwy 15 and Cty Road 120 intersection. The property is just west of the Diverging Diamond Interchange on Hwy 15, across from the CentraCare Plaza.

- Site bisected by 50th Avenue (Leander Road) at County Road 120 creates Prime 12+ and 3+ acre parcels
- Located in the northwest and northeast corners of newly completed roundabout intersection
- Multiple access points including only direct RIRO access via Cty Road 120 in area
- Adjacent to Sartell Medical Arts District of 20+ Clinics with over 1,000,000sf Medical office
- Orderly Annexation Agreement in place to City of Sartell
- Guided Comprehensive Design Zone (CDZ), a commercial mixed office, retail and medical business district
- All City Roads and municipal utility infrastructure completed to serve the property
- Negotiable price for smaller parcels
- Sale price for the 15.24 acres: \$4,150,163 (\$6.25/SF for the entire site)

