



COMMERCIAL REALTY SOLUTIONS

For Sale  
Commercial  
Land

Stride Academy

1.0 Acre  
Usable

33rd Street S

**ST. CLOUD**

**Commercial Land**

**Sale Price: \$8.50/psf**

**Lot is 4.91 Acres**

3283 Stone Gate Dr, St. Cloud, MN 56301

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## PROPERTY LOCATION

- \* St. Cloud is located 66 miles from Minneapolis along I-94
- \* East of Highway 15 at the new Granite Parkway Interchange
- \* Frontage to the newly expanded 33rd Street S (Primary West/East connector between Hwy 15 and C.R. 75 on the South Side of St. Cloud).
- \* West of the new Tech High School
- \* Adjacent to Stride Academy

## TRAFFIC COUNTS - 2025

- \* County Road 74 - 5,600 VPD
- \* 33rd Street - 5,100 VPD



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# PROPERTY OVERVIEW

3283 Stone Gate Drive, St. Cloud, MN

Sales Price  
**\$8.50/psf**  
(for usable acreage)

Lot Size	1 Acre (Total 2.75 Acres)
County	Stearns
PID	82.51188.0103
Taxes 2026	\$3,412.00
Zoned	PUD Planned Unit Development
Businesses in the Area	New Tech High School, Klein Landscape, Stride Academy Charter School, Jubilee Worship Center and more...



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