

FOR SALE 99 ACRES



Nevada Street W | Alexandria, MN

This area is adjacent to the well defined Industrial Park and currently under agricultural production. The future use for this area has been defined as Highway Commercial which should fit well for the assumed use. There is a an airport Flyzone across the NE of property. Flyzone A restricts building but can have parking. Flyzone B restricts some types and height of buildings. Note pipeline easement also. Additional acreage may be available.

Lot Size	Comprised of 5 Parcels
Acres Available	99+
Price	\$851,000.00
Zoning	Commercial B-1
Home Leased	\$1,450/mo
Farmland Lease	Approx 50ac at \$100/ac

TRAFFIC COUNTS

I 94 — 21,000

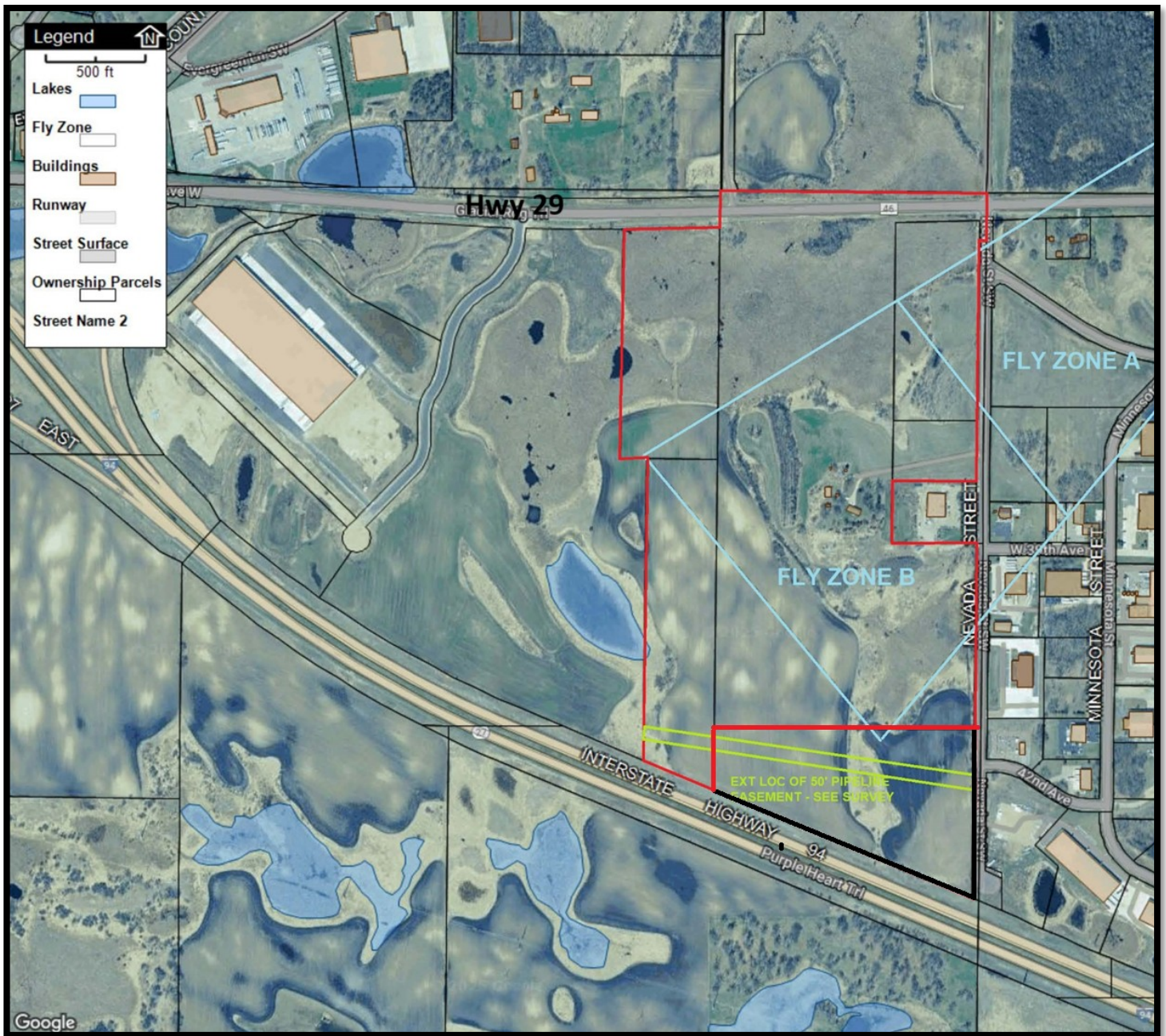
MN 27— 6,500



David L Johnson

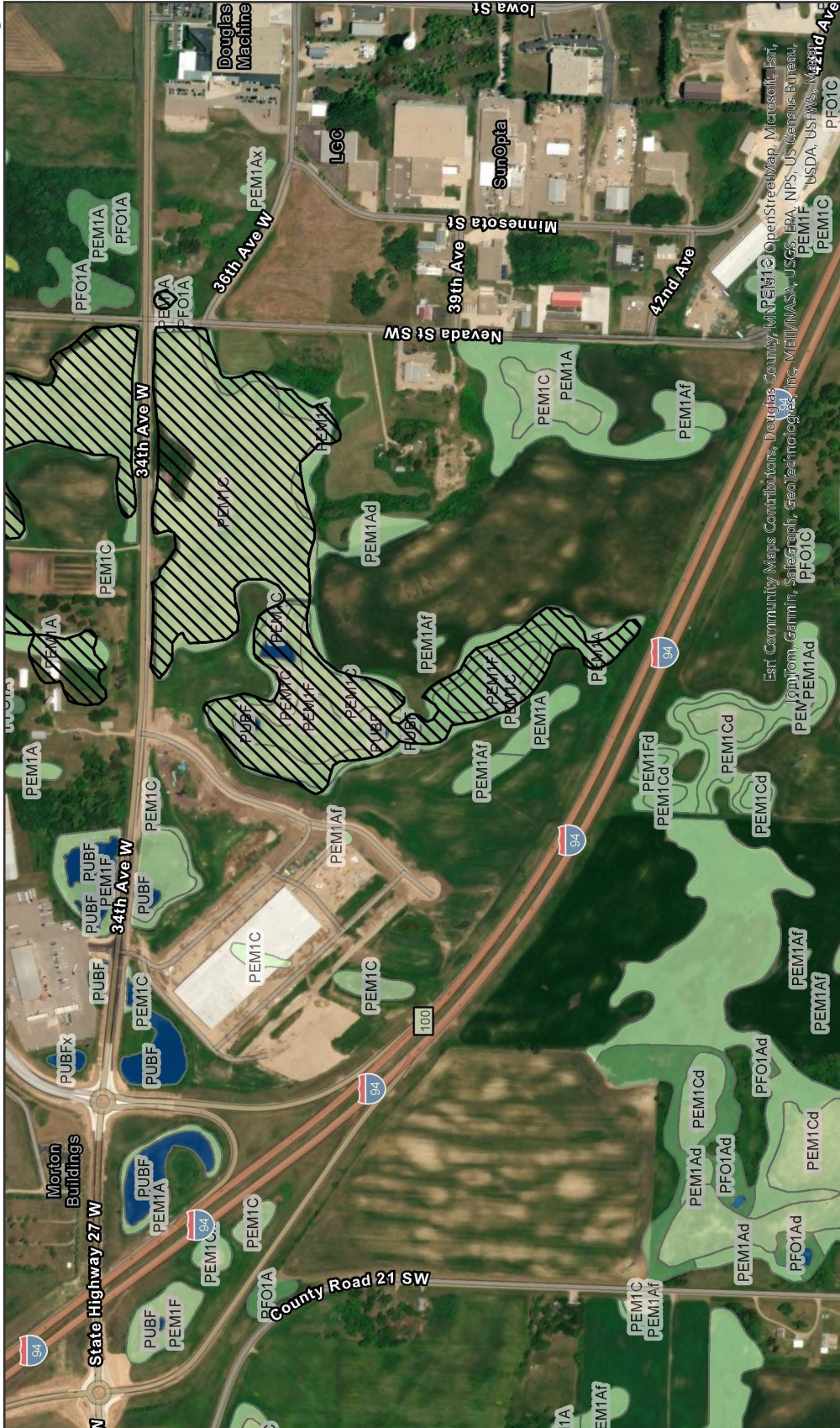
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Cowardin Classification

- Aquatic Bed/Nonpersistent Emergent
- Emergent
- Forested
- Moss/Lichen
- Rock Bottom

Rocky Shore

- Streambed (Intermittent)
- Scrub-Shrub
- Unconsolidated Bottom (Open Water)
- Unconsolidated Shore (Banks & Sandbars)

Public Waters Basins

- Public Water
- Watercourse
- Public Ditch/Altered
- Natural Watercourse

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