

County Road 136 & 40th Street  
12 Acre Site  
St Cloud, MN

FOR SALE

## Redevelopment Site with Future Commercial Zoning

- 12 Acres currently zoned Agriculture. Comprehensive Plan designates land for Commercial Zoning.
- Corner site with 254 Acre Neenah Creek Recreational Park bordering 2 sides of this parcel.
- Site location has close access to I-94 and easy access to the Highway 15 and 33rd Street South.
- Future plans show a roundabout at this intersection and possible future I-94 Interchange across 40th Street.
- This will become one of the main East/West corridors connecting 40th Street to County Rd 75.
- Home on the property is leased and tenants take care of home, lawn and snow removal.
- Cellular tower lease brings approximately \$8500 annually with 3% increases.
- Wetland delineation done in 2014 showed approximately 3 acres of wetlands.



THE COMPLETION OF NEW TECH HIGH SCHOOL, IMPROVEMENTS ON 33<sup>RD</sup> STREET, FUTURE PLANNED ROAD EXTENSIONS, AND A 254 ACRE RECREATIONAL PARK ARE ALL A PART OF THE ACTIVE GROWTH OF THIS AREA FOR BOTH RESIDENTIAL AND COMMERCIAL USES.

Price: \$871,000

For more information contact:

Sheila DeVine  
320.492.3230

[sdevine@warnert.com](mailto:sdevine@warnert.com)

Justin Studer  
320.309.9178

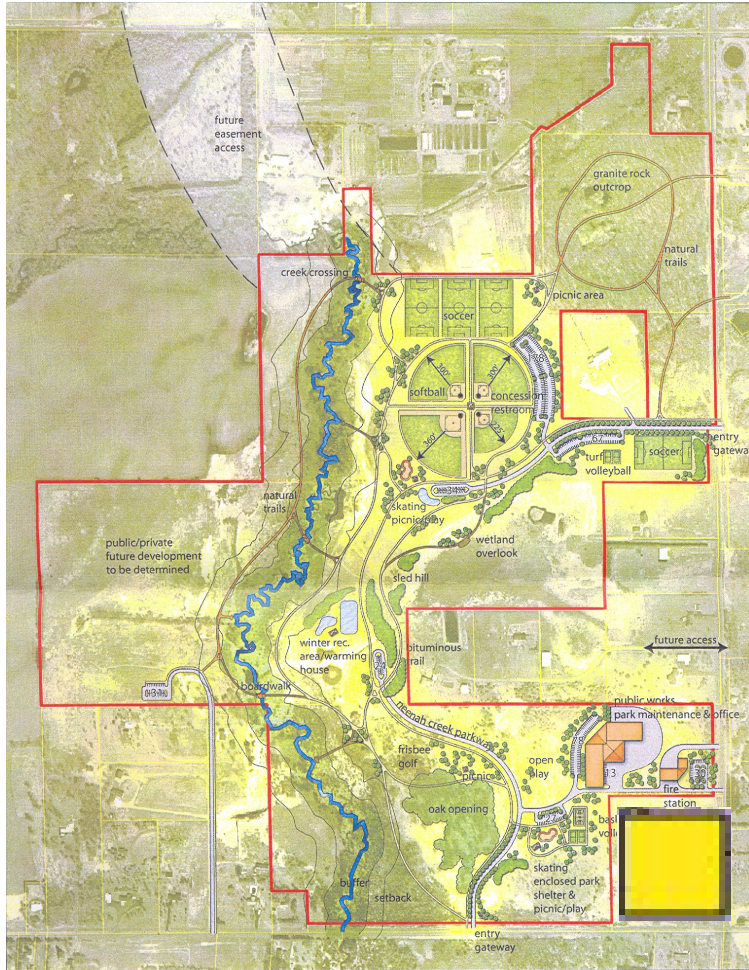
[jstuder@warnert.com](mailto:jstuder@warnert.com)



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# Neenah Creek Park Concept Plan

# Site Map



Neenah Creek Park is 254 Acre full recreational park connected to the new Technical High School opening Fall of 2019.

The 12 Acre Parcel is on the hard corner of County Rd 136 and 40th Street which will be a valuable corner site suited for commercial development such as a gas/convenience operation, fast food, restaurant etc serving the area.

Traffic counts will increase as the area continues to develop with the new high school, secondary schools, park, medical, hotel, and future commercial activity.

Easy access to the Highway system with its close proximity to I-94, Highway 15 and 23.



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