

LAND > FOR SALE



# Montrose Land

HIGHWAY 12 & HIGHWAY 25, MONTROSE, MN



## PROPERTY DETAILS

- > Exceptional visibility and access to Highway 12 & Highway 25
- > Guided Commercial & Residential
- > Sewer and water adjacent to site
- > The “gateway” to Montrose
- > Excellent mixed-use development potential
- > Offering Price: \$5,000,000

## Contact Us

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# Site Information

- > **Location** Southeast Corner of Highway 12 and CR 25
- > **Description** 144 acres/ 6,272,640 square feet
- > **Zoning** Guided Commercial & Residential
- > **Property ID** 112500012300, 112500012201, 112500011200

## SALE PRICE:

\$5,000,000 (\$0.80 psf)

## TRAFFIC COUNTS:

- > US Highway 12: 12,000 vpd
- > MN Highway 25 SW: 2,550 vpd

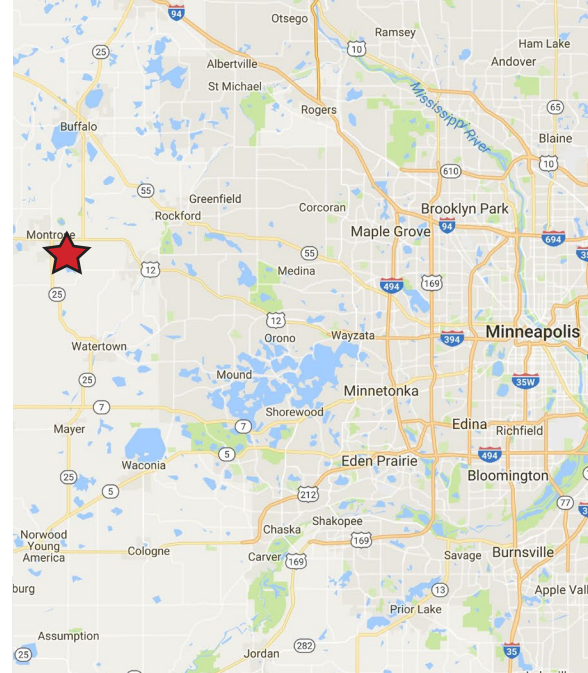
*\* Minnesota Department of Transportation, 2016*

## COMMENTS:

The city of Montrose is located in Wright County, just west of Delano and south of Buffalo. Montrose is approximately 25 miles west of Minneapolis on Highway 12 and 17 minutes from Interstate 94.

Located at the southeast corner of Highway 12 and Highway 25, the subject property's 144 acres are entirely within city limits. Access to the site will be allowed along both Highway 12 and Highway 25. Sewer and water are adjacent to the site with plenty of available capacity. The subject property's 3,000 lineal feet of frontage along both major roadways and a commercial/residential zoning designation create endless potential.

This is an opportunity for business owners, developers, and investors.



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