

FOR SALE



SARTELL LAND

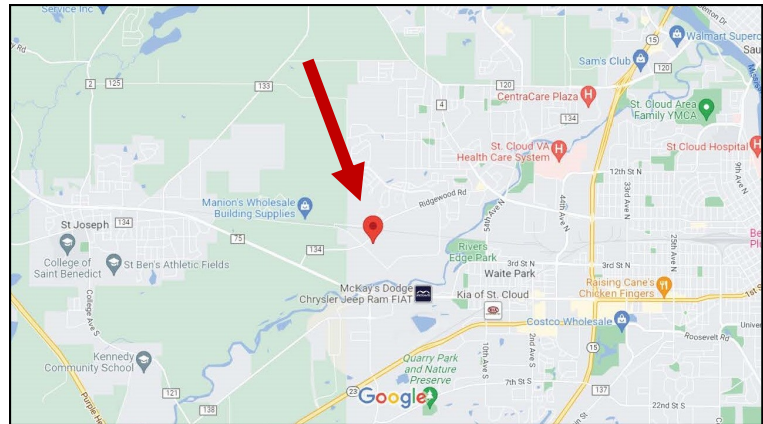
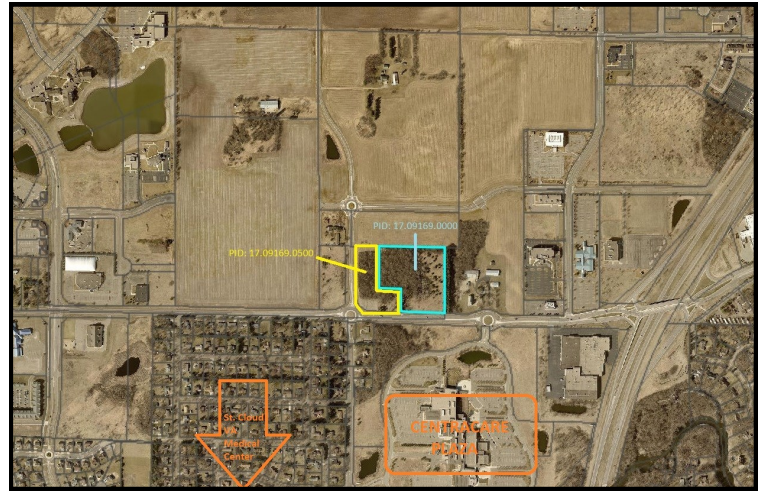
4832 County Road 134
Sartell, MN 56303

Features:

Sale Price	Parcel A \$1,790,000 Parcel B \$2,430,000
Property Type	Vacant Land
County	Stearns
Zoned	B-3 Medical Professional
Size (land is divisible)	Parcel A = 5.14 Acres (yellow) 223,898 sq feet PID: 17.09169.0500 Parcel B = 6.97 Acres (blue) 303,613 sq feet PID: 17.09169.0000
Real Estate Taxes	Both parcels currently listed as tax exempt.
Utilities	City water & sewer available to the property
Other	<ul style="list-style-type: none">◆ Easy access to Highway 15, just north of County Rd 120.◆ Traffic Counts: Highway 15—27,500 vpd City Rd 120—19,700 vpd◆ Divisible or can be combined.

About The Area:

Sartell is a northwestern suburb of the City of St. Cloud, MN with a population of 19,351 and is the 4th largest city in central Minnesota. The city is in the process of urbanizing, having attracted larger chain retailers like Sam's Club and Walmart in an area being developed for a new downtown. Great development opportunity in this raw land for sale.



About The Land:

- ◆ Part of urban expansion plan.
- ◆ Fantastic opportunity for medical, retail or redevelopment for housing.
- ◆ Close proximity to existing medical campuses (as indicated in orange on map above).
- ◆ Additional 2 parcels of land adjacent directly north also available under separate ownership.



JBL COMPANIES

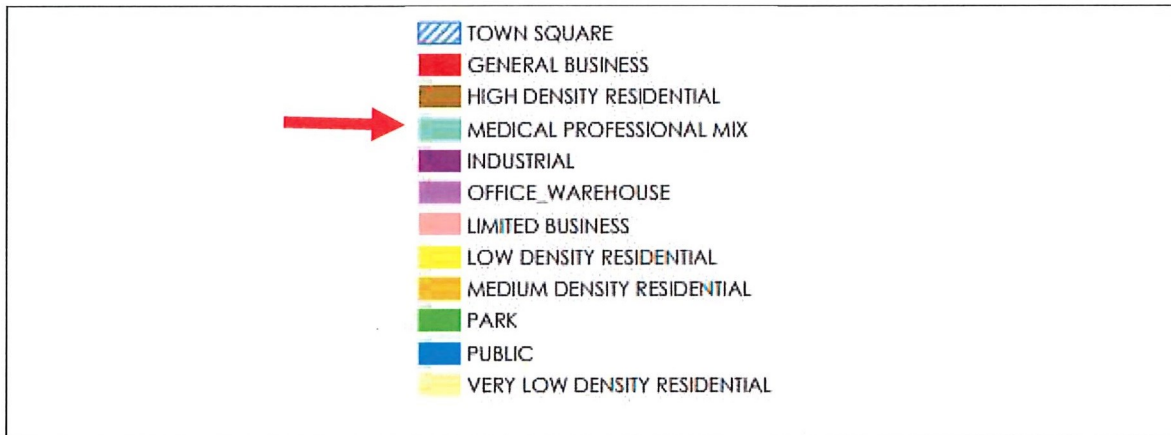
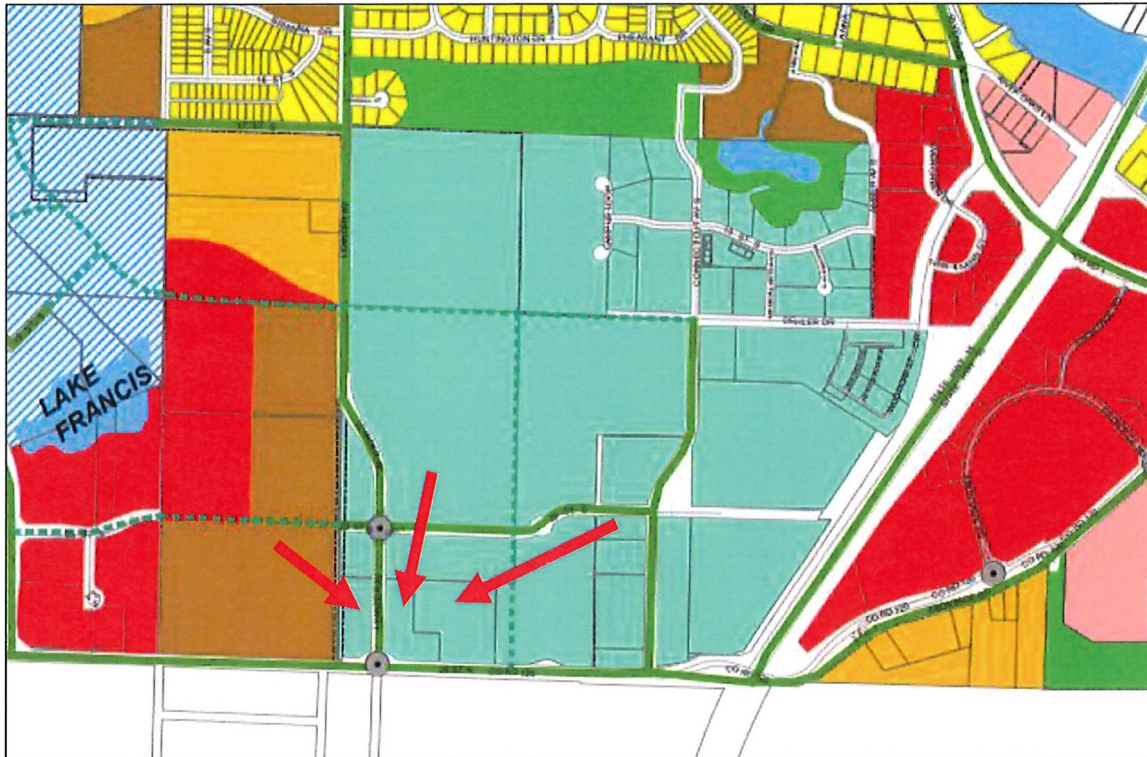
3440 Federal Drive, Suite 250, Eagan, MN 55122 | Phone: 651-686-0212 | Fax: 651-686-6113 | jbroker@jblcompanies.com

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ZONING

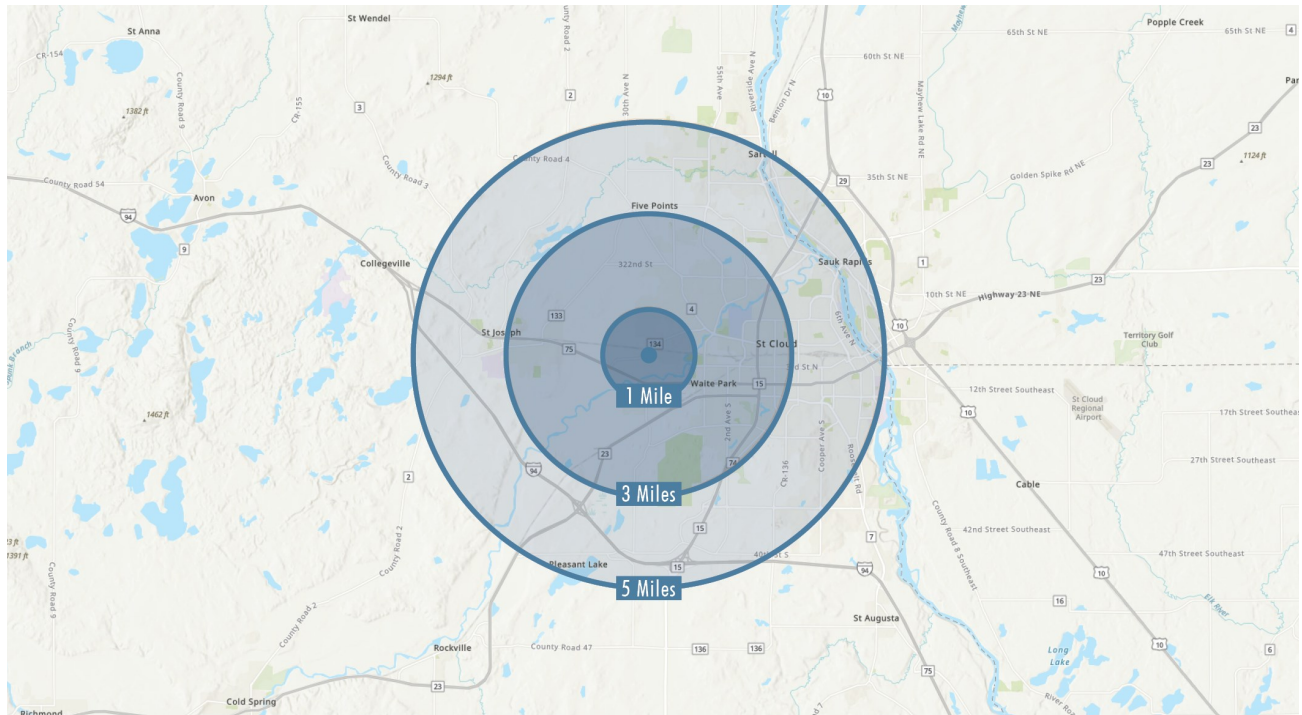
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ZONING MAP (Future Land Use Map for City of Sartell)



DEMOGRAPHICS

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2022 Summary	1 Mile	3 Miles	5 Miles
Population	3,007	31,662	91,395
Households	1,326	13,392	36,561
Families	896	7,795	20,614
Average Household Size	2.25	2.27	2.38
Owner Occupied Housing Units	1,021	8,304	21,947
Renter Occupied Housing Units	305	5,089	14,613
Median Age	37.0	35.9	34.4
Median Household Income	\$83,482	\$71,988	\$73,536
Average Household Income	\$104,896	\$93,915	\$95,624



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NEARBY AMENITIES

