

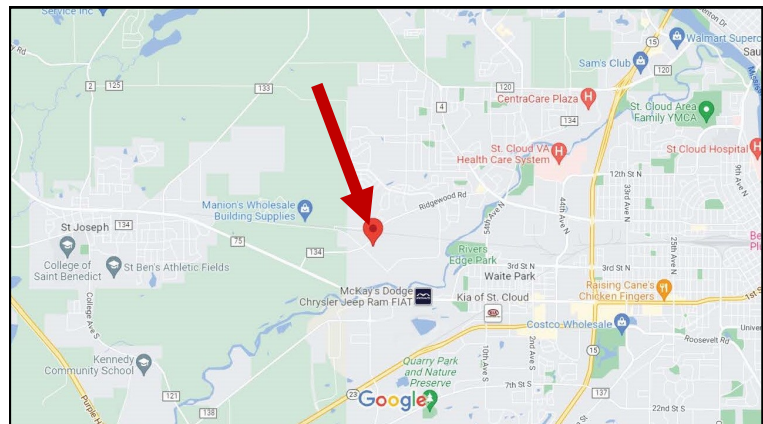
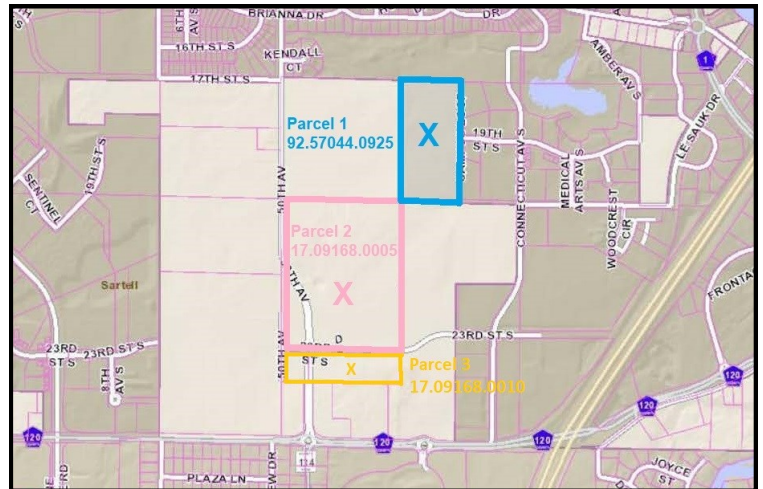
# FOR SALE



## SUBURBAN ST. CLOUD Campus Loop and 50th Avenue Sartell, MN 56303

### Features:

Sale Price	Parcel 1 \$4,300,000 Parcel 2 \$10,818,125 Parcel 3 \$1,683,594
Property Type	Vacant Land
County	Stearns
Zoned	B-3 Medical Professional
Size (land is divisible)	Parcel 1 (outlined in blue) Unassigned on Campus Loop 19.96 acres or 869,457.6 s.f. PID: 92.57044.0925  Parcel 2 (outlined in pink) 32396 50th Avenue 49.67 acres or 2,163,625.2 s.f. PID: 17.09168.0005  Parcel 3 (outlined in orange) Unassigned on 50th Avenue 7.73 acres or 336,718.8 s.f. PID: 17.09168.0010
Real Estate Taxes (2024)	Parcel 1 \$524.00 annually Parcel 2 \$4,664.00 annually Parcel 3 \$1,646.00 annually
Utilities	City water & sewer available to the property
Other	♦ Traffic Counts: Highway 15—27,500 vpd Cty Rd 120—19,700 vpd ♦ Parcel 2&3 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:

- ♦ Great location with easy access to Highway 15, just north of County Rd 120.
- ♦ Fantastic opportunity for medical, retail or redevelopment for housing.
- ♦ Close proximity to existing nearby medical campus.
- ♦ Part of urban expansion plan.
- ♦ Parcels can be sold together or individually.
- ♦ Additional land adjacent to the south of Parcel 3 also available under separate ownership.



JBL COMPANIES

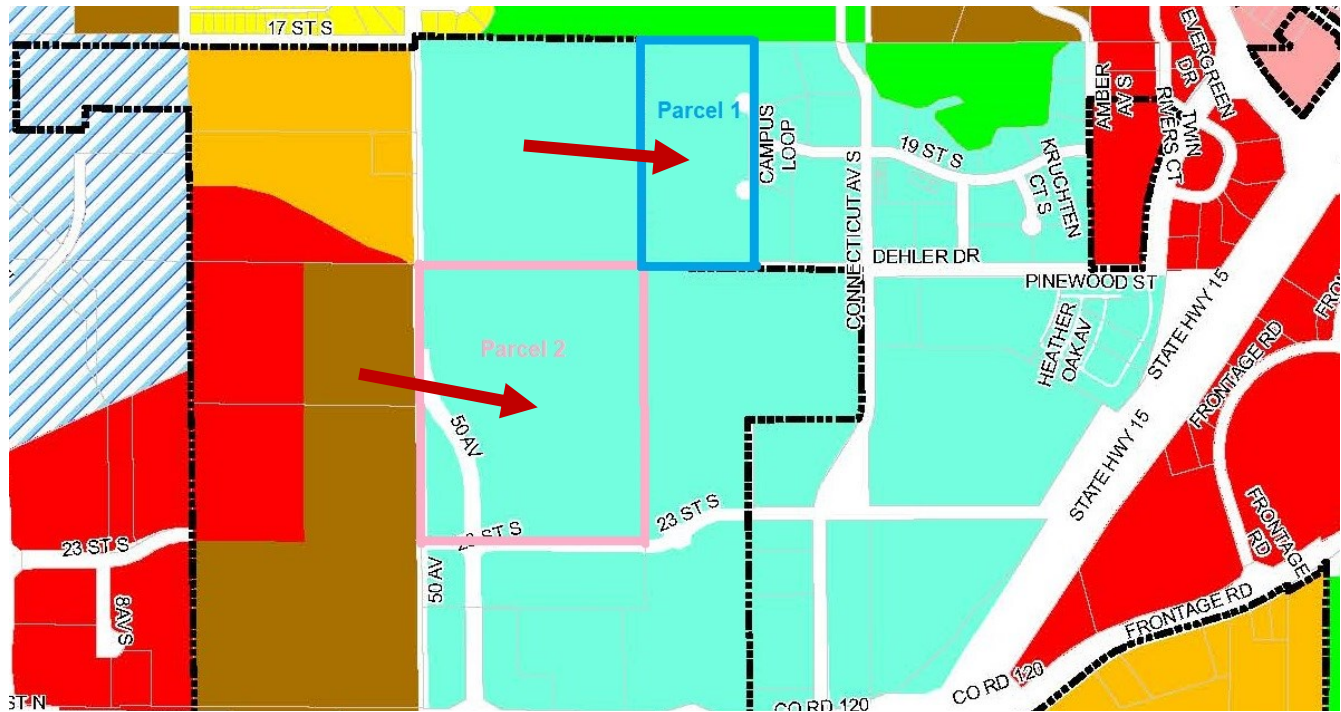
3440 Federal Drive, Suite 250, Eagan, MN 55122 | Phone: 651-686-0212 | [jbroker@jblcompanies.com](mailto:jbroker@jblcompanies.com)

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# ZONING

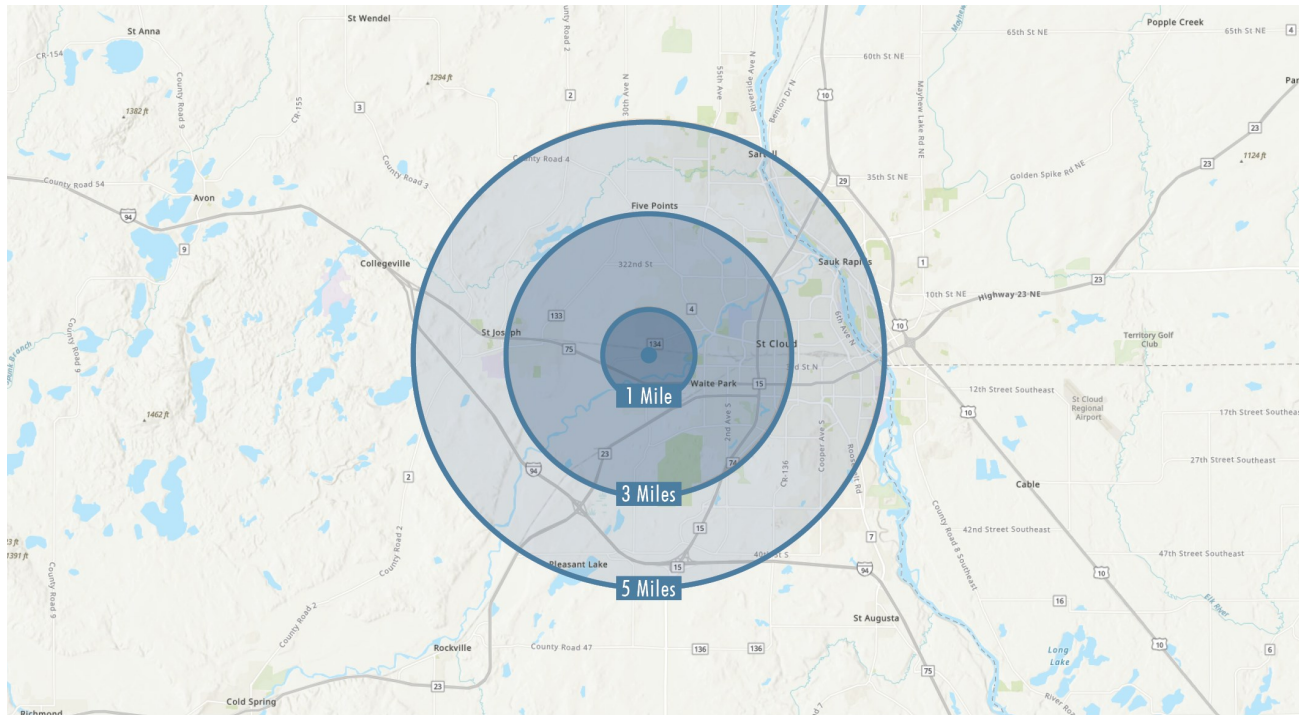
Suburban St. Cloud Land  
Campus Loop / 50th Avenue  
Sartell, MN 56303

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



# DEMOGRAPHICS

Suburban St. Cloud Land  
Campus Loop / 50th Avenue  
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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



# NEARBY AMENITIES

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