

Annandale - Business Park LAND FOR SALE

xxx Annandale Blvd, Annandale, MN 55302



Annandale - Business Park

PROPERTY INFORMATION:

- \$49,000 per acre/negotiable based on job creation
- TIF and tax abatement available
- One+ acre lots available
(Total of 114 Acres available!)
- Quick access to I-94
- Conveniently located just off Highway 55
- Annandale location with short commute times to St. Cloud and the Twin Cities
- Business-friendly community
- Close proximity to rail
- City sewer and water is stubbed in
- Situated among some of the nicest and most popular lakes in Minnesota



Traffic Counts - 2008
* Hwy 55 - 10,000 VPD

**A CONVENIENT LOCATION, JUST OFF
HIGHWAY 55, IN THE STATE'S FASTEST
GROWING CORRIDOR!**

Contact:
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Property Description

- * City incentives available
 - * City Sewer and Water
 - * Natural gas provider is Center Point Energy
 - * Electricity provider is Wright Hennepin Electric
 - * High Speed DSL internet available from Lakedale
 - * Numerous health care facilities in the area
 - * Outstanding area recreational opportunities which will help any business attract and retain employees
 - * 26 lakes in a 10 mile radius
- * Convenient location off of Highway 55:
 - 25 Minutes from St. Cloud
 - 45 Minutes from the Twin Cities
 - 10 Minutes from I-94



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