

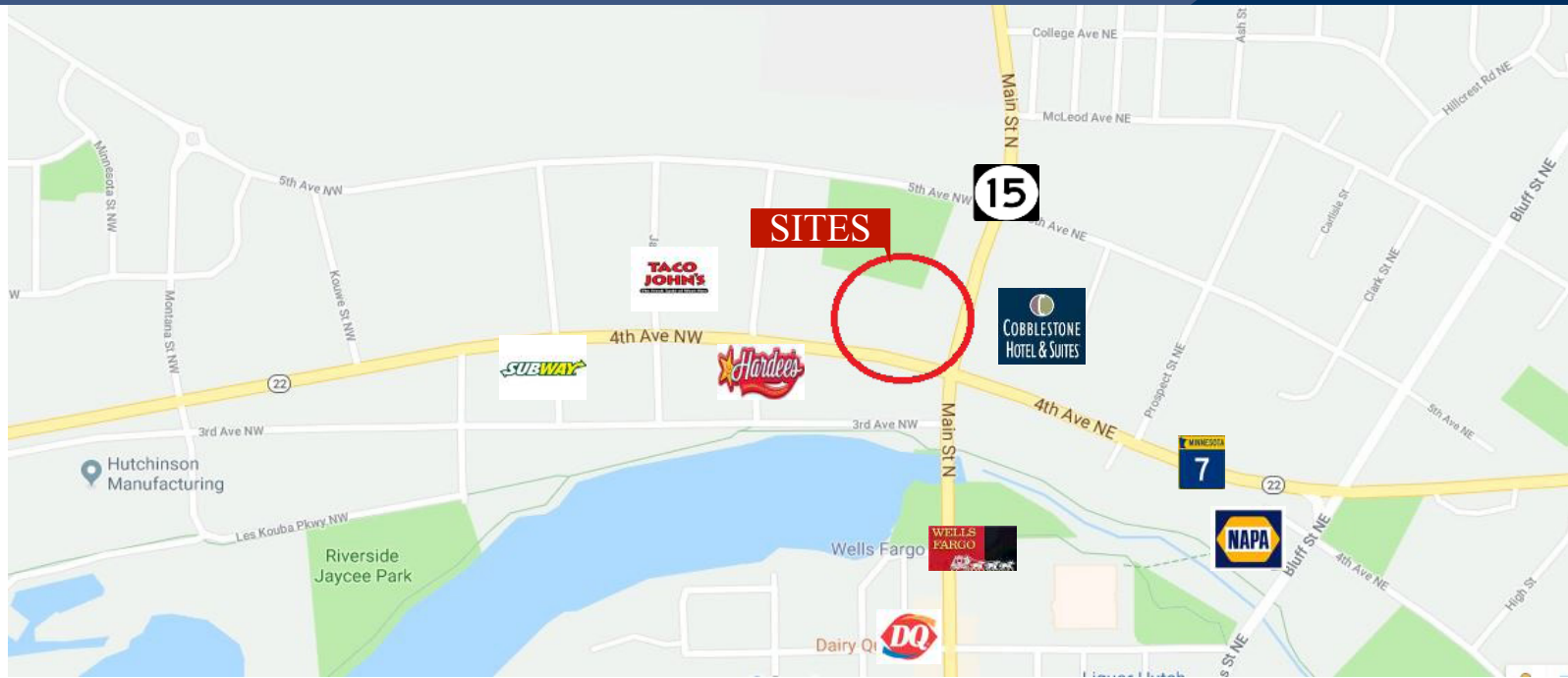
**Highest Traffic Count  
Intersection in  
Hutchinson!**

## **PROPERTY INFORMATION**

- \* Sales Price **\$9.75/Per SF**
- \* Lot is 3.16 Acres (dimensions approx. 480' x 300')
- \* McLeod County
- \* PID 23-056-1280 \* 2018 Taxes \$2,762.00
- \* PID 23-056-1290 \* 2018 Taxes \$2,808.00
- \* PID 23-056-1300 \* 2018 Taxes \$1,082.00
- \* PID 23-056-1320 \* 2018 Taxes \$500.13
- \* PID 23-056-1350 \* 2018 Taxes \$328.00
- \* Zoned: C1 - Neighborhood Convenience
- \* Zoned: R2 - Medium Density Residential
- \* Businesses in Area Include: Hardees, Taco John's, Southwest Initiative Foundation, Subway, Wells Fargo, Cobblestone Hotel & Suites, Napa Auto Parts, Drop-N-Go, Dairy Queen and more...



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@commrealtysolutions.com**



## LOCATION INFORMATION

- \* Property located on NW Corner Hwy 7 & Hwy 15
- \* Excellent High Profile Location
- \* 40 miles to I-94
- \* 47 miles to I-494



## TRAFFIC COUNTS - 2017

- \* Hwy 7 - 12,100 VPD
- \* Hwy 15 - 10,600 VPD

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**View of Lot**

**New Cobblestone  
Hotel & Suites**



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