



COMMERCIAL REALTY SOLUTIONS

# For Sale Residential Development Land xxx Broadway St, Alexandria 56308



## PROPERTY INFORMATION

\* Sales Price **\$1,500,000.00**

\* Lot is 156.5 Acres

\* Douglas County

\* PID 63-3093-000 2019 Taxes \$4,438.00

\* PID 63-3130-000 2019 Taxes \$2,114.00

\* Zoned: R1 Single Family Residential

\* Businesses in the area include:

Walmart, Menards, Mills Fleet Farm, Holiday, Culvers, McDonalds, Taco Bell, Arby's Target, Doolittles Woodfire Grill, Alexandria High School, and more...



**Contact:**

**WAYNE ELAM**  
**(763) 229-4982**

**WElam@commrealtysolutions.com**

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## LOCATION INFORMATION

- \* North of I-94
- \* East of Walmart & Menards
- \* Close proximity to High School
- \* Land is a mix of Agriculture, Forest and Wetland
- \* 68 miles to St. Cloud



## TRAFFIC COUNTS - 2018

- \* S Broadway St - 5,700 VPD
- \* 50th Avenue W - 5,200 VPD

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