



COMMERCIAL REALTY SOLUTIONS  
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# Clearwater - Commercial Land FOR SALE

County Road 75, Clearwater, MN 55320



**Great I-94  
Visibility  
and Access!**

## PROPERTY INFORMATION

- \* Sales Price **\$3.00/psf**
- \* 22.71 Acres (divisible)
- \* Wright County PID 104.500.022405
- \* 2017 Taxes \$10,192.00
- \* Zoning: L-1 Light Industrial
- \* Located across from Eagle Trace Golf Club (Co. Road 75 NW - West of Highway 24)
- \* Other businesses in the area include: Clearwater Truck Stop, Burger King, Subway, Dairy Queen, City Hall, USPS, True Value Hardware, Coborn's, Petro Clearwater, Kettle Family Restaurant, T.O. Plastics, Clearview Eye Clinic, and much more!



**Contact:**  
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# Clearwater - Commercial Land

# FOR SALE

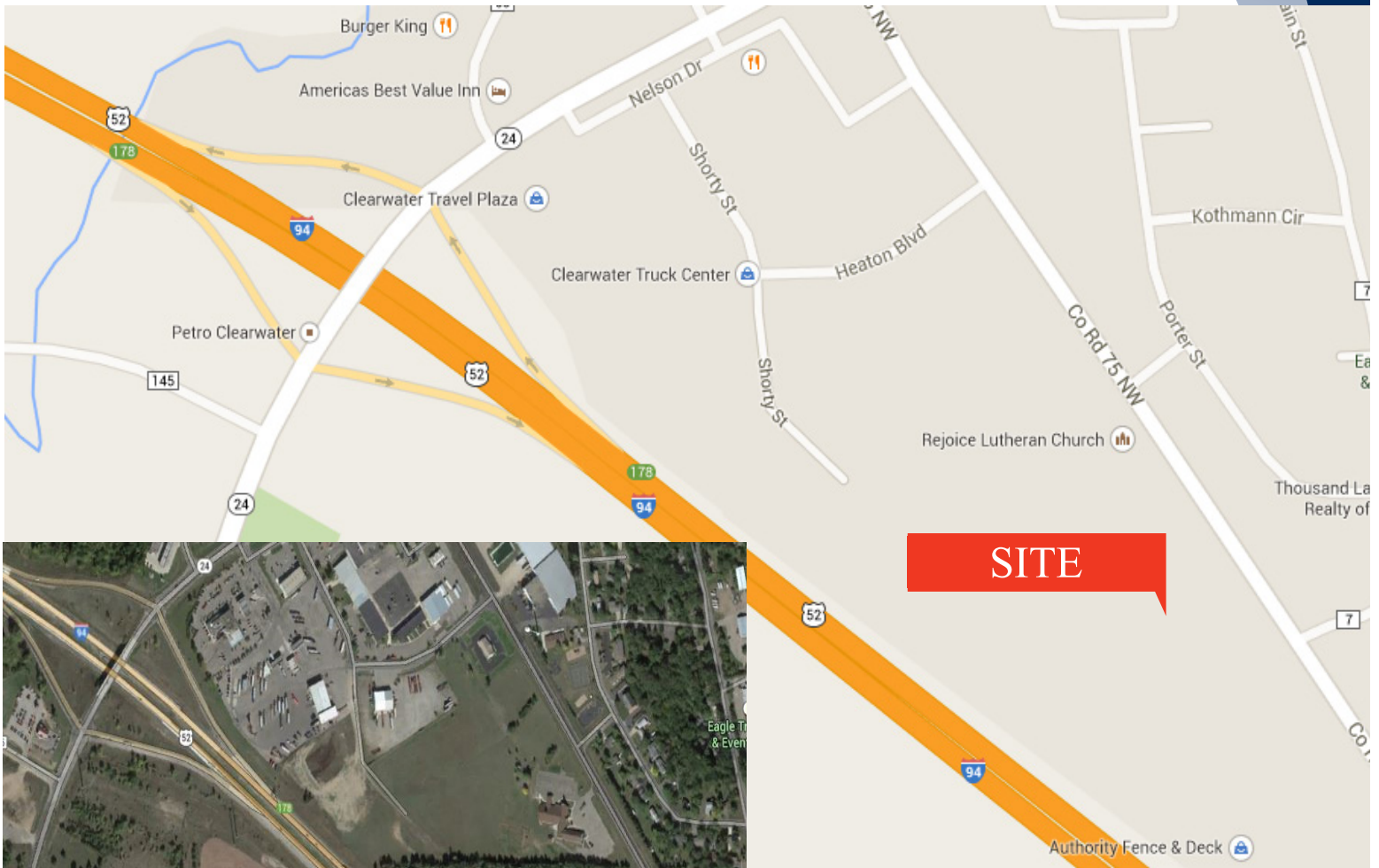
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## TRAFFIC COUNTS - 2017

\* I-94 - 45,500 VPD

\* Highway 24 - 13,800 VPD

\* County Road 75 - 2,350 VPD



**SITE**

### PROPERTY INFORMATION

- \* Clearwater is Pro Business
- \* Lots can be subdivided to 1 acre lots
- \* Great visibility from I-94
- \* Quick and easy access to the interstate
- \* Signage available on I-94

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