



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land I-94 & County Road 75, Clearwater 55320



PROPERTY INFORMATION

- * Sales Price **\$5.00/psf**
- * 22.71 Acres (divisible)
- * Wright County PID 104.500.022405
- * 2019 Taxes: \$11,016.00
- * Zoning: I-1 Light Industrial
- * Businesses in the area include:
Clearwater Truck Stop, Burger King, Subway,
Dairy Queen, City Hall, USPS, Coborn's,
True Value Hardware, Petro Clearwater,
Kettle Family Restaurant, T.O. Plastics,
Clearview Eye Clinic, Eagle Trace Golf Club,
and much more!



Contact:
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PROPERTY INFORMATION

- * Clearwater is Pro Business
- * Lots can be subdivided
- * 1400' of I-94 Frontage
- * Great visibility from I-94
- * Quick and easy access to the interstate
- * Signage available on I-94



TRAFFIC COUNTS - 2018

- * I-94 - 45,000 VPD
- * Hwy 24 - 13,800 VPD
- * County Road 75 - 2,350 VPD

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