

HIGHWAY 15 Development Lots

ST AUGUSTA, MN

For Sale

PRICE REDUCED TO SELL!



SITE DESCRIPTION

HIGHWAY 15 LOCATION

SHOVEL READY LOTS

ALL UTILITIES IN ROAD

3 PHASE POWER

OUTLOT A CAN BE SUBDIVIDED - THE PRELIMINARY PLAT IS DONE

* Viking Coke purchased 79 acres across from this site for future development of their bottling plant, warehouse and museum!

COUNTRY SQUARE PLAT FOUR LOTS						
PARCEL #	LOT BLOCK DESCRIPTION	SF	TOTAL	REDUCED PRICE PSF	Maximum Contiguous	
PARCEL # 81.43180.324	LOT 1 BLOCK 1	48170	\$52,987.00	\$1.10 PSF FOR ALL REMAINING PLATTED LOTS!	2.21 Acres	
PARCEL # 81.43180.325	LOT 2 BLOCK 1	48153	\$52,968.30			
PARCEL # 81.43180.328	LOT 5 BLOCK 1	86971	\$95,668.10		3.73 Acres	
PARCEL # 81.43180.329	LOT 6 BLOCK 1	75525	\$83,077.50			
PARCEL # 81.43180.333	LOT 4 BLOCK 2	60387	\$66,425.70		3.95	
PARCEL # 81.43180.334	LOT 5 BLOCK 2	52941	\$58,235.10			
PARCEL # 81.43180.335	LOT 6 BLOCK 2	58687	\$64,555.70			
PARCEL # 81.43180.336	OUTLOT A	663180	\$1,326,360.00	\$2.00	15.22 Acres	

For more information contact:

Sheila DeVine

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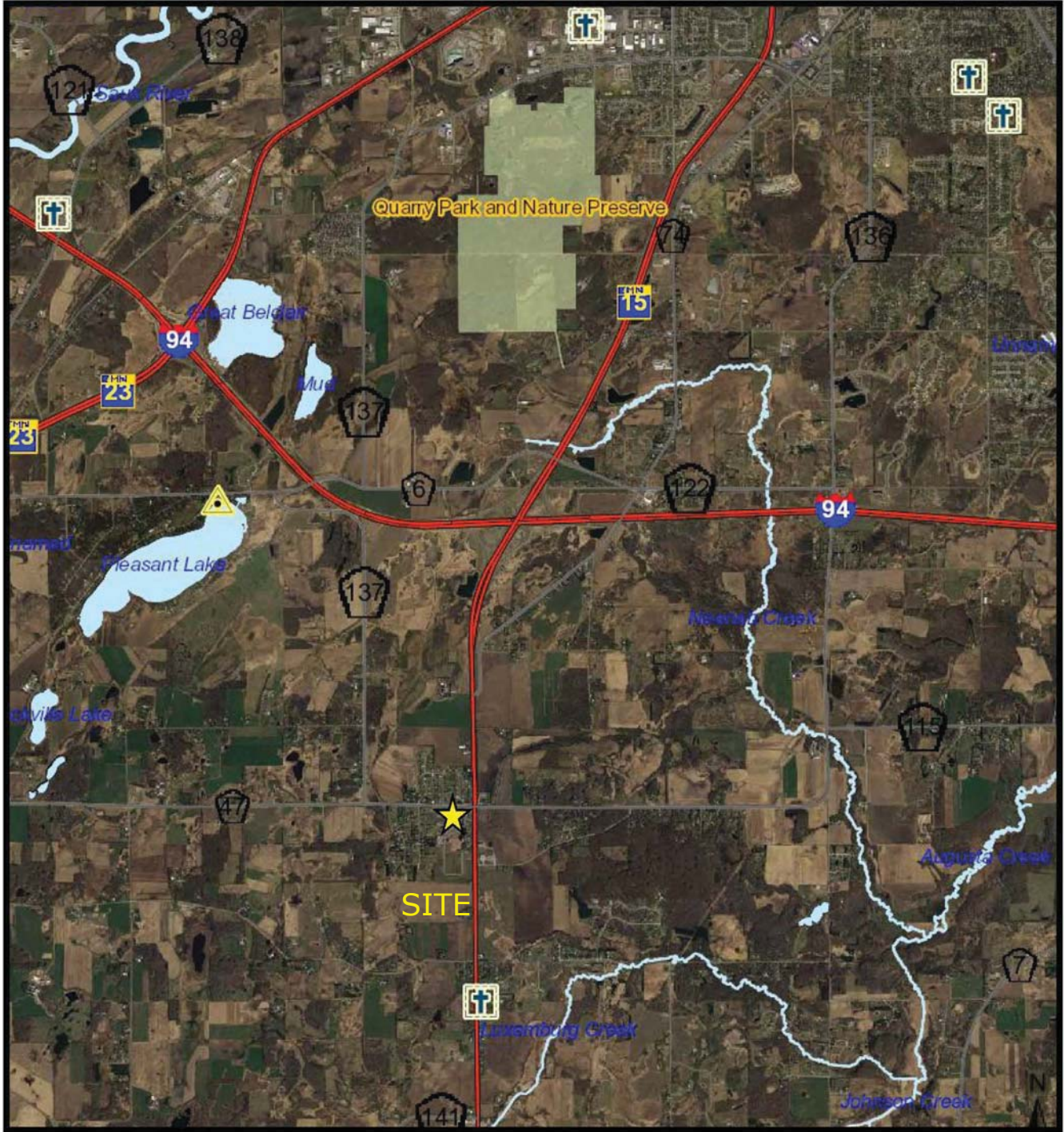
Justin Studer

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HIGHWAY SYSTEM VIEW



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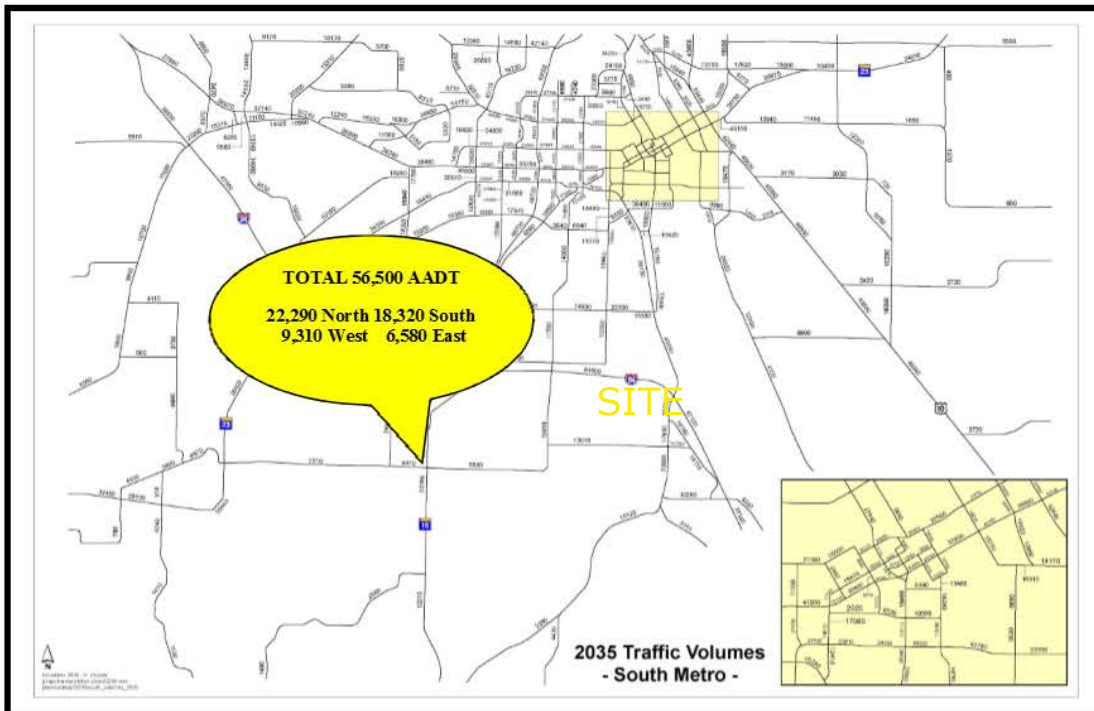
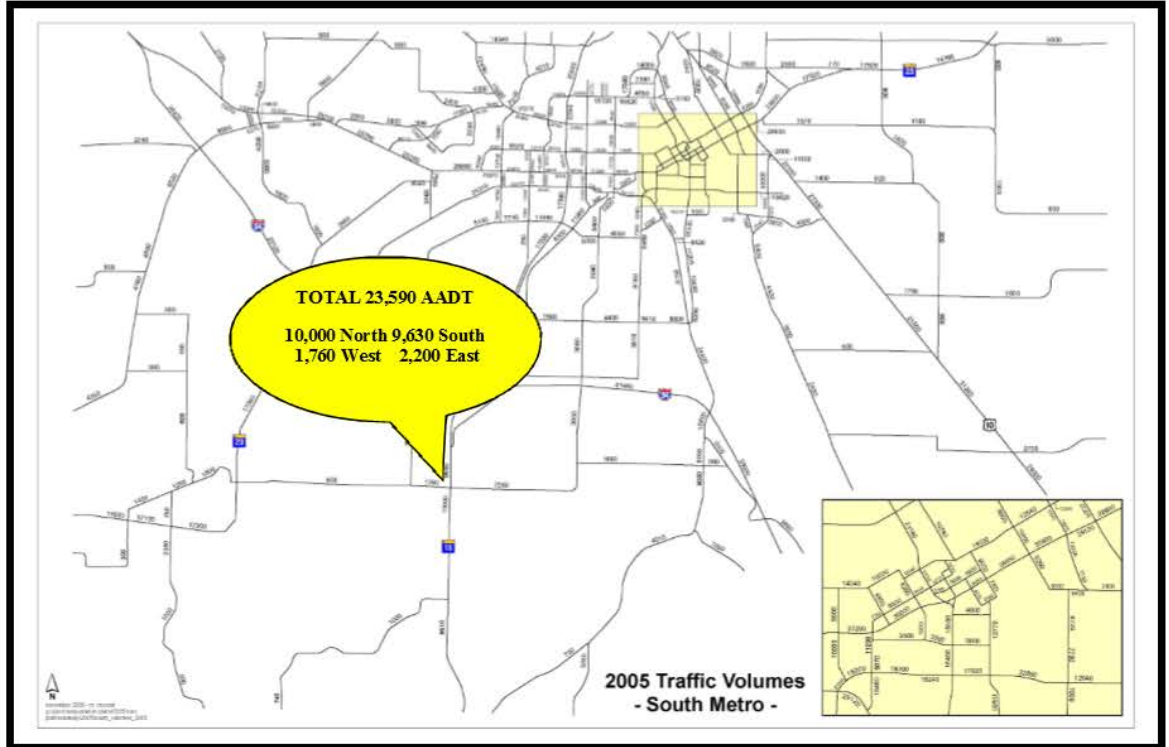
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Highway15 TRAFFIC VOLUMES

2005 TRAFFIC VOLUME



2035 TRAFFIC FORECAST

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