

WELSH



INNOVATION FROM THE GROUND UP

# Land for Sale 144 Acres

County Road 12 & Highway 25  
Montrose, Minnesota

- Exceptional visibility and access to Highway 12 & Highway 25
- Guided Commercial & Residential
- Adjacent to new proposed City Hall
- Sewer and water adjacent to site
- The “gateway” to Montrose
- 2,159 total new residential lots/units in preliminary and final plat approval
- Offering Price: \$5,000,000



For more information contact:

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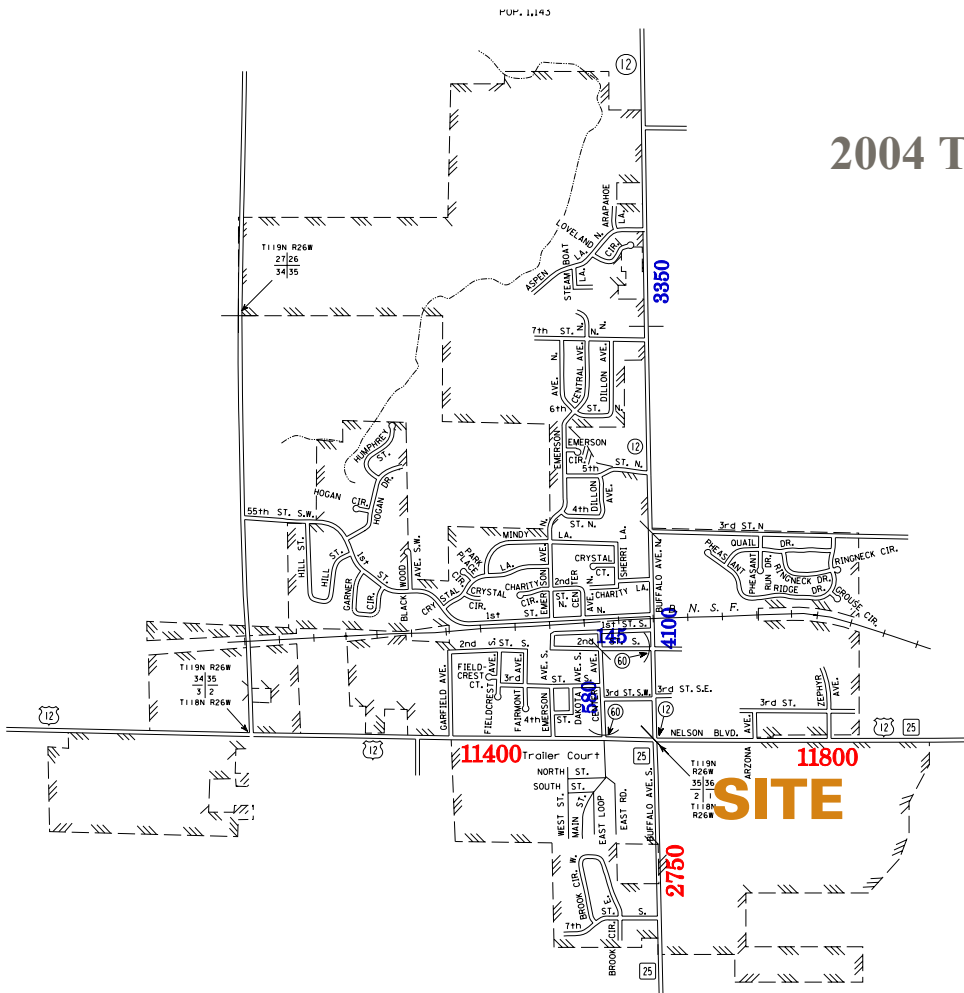
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The city of Montrose is located in Wright County, just west of Delano and south of Buffalo. Montrose is approximately 25 miles west of Minneapolis on Highway 12 and 17 minutes from Interstate 94.

Located at the southeast corner of Highway 12 and Highway 25, the subject property's 144 acres are entirely within city limits. Access to the site will be allowed along both Highway 12 and Highway 25. Sewer and water are adjacent to the site with plenty of available capacity. The subject property's 3,000 lineal feet of frontage along both major roadways and a commercial/residential zoning designation create endless potential.

Directly adjacent to the south of the subject property, is the location of the new City Hall Campus. To the west and north of the subject property, 12 new subdivisions have been proposed, totaling 2,159 total new residential lots/units. From Cottage and Assisted Living units to Townhome and Single Family lots, these proposed developments are expected to provide consistent, balanced growth to the city of Montrose.

This is an opportunity for business owners, developers, and investors.



## 2004 TRAFFIC VOLUMES

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## 144 Acres - Montrose For Sale

**Site Address:**

Southeast corner of Hwy 12 & CR 25  
Montrose, Minnesota

**Bill Ritter, CCIM, SIOR**

- 952.897.7743
- [britter@welshco.com](mailto:britter@welshco.com)

**Size:**

144 acres/ 6,272,640 square feet

**Sale Price:**

\$5,000,000 (\$0.80 psf developable land)

**Ted Gonsior**

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**Amenities:**

- Exceptional Highway 12 & Highway 25 visibility
- Great access via Highway 12 & Highway 25
- Guided Commercial & Residential
- Adjacent to new proposed City Hall
- Sewer and water adjacent to site
- The “gateway” to Montrose
- 2,159 total new residential lots/units in preliminary and final plat approval
- Excellent mixed use development potential

[www.billritter.info](http://www.billritter.info)

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