

City of Clearwater
Available Commercial and Industrial Land

In City Limits	
<p align="center">Coldwell Banker Site</p> <p>Size: 3 acres Address: Togography: Flat Prior Use: N/A Zoning: Residential Office Transition Sale Price: \$395,000 2006 Taxes: \$862 Lease Rate: Date Available: Immediately Contact Name: Lynne Crandall Contact Company: Coldwell Banker Herges Contact Phone: 320.420.7144 Additional Information: Co Rd 75, E. of Hwy. 24; near Daniels Funeral Home</p>	<p align="center">Tri-Pal Property</p> <p>Size: 3 acres Address: xxx Ash Street Togography: Prior Use: N/A Zoning: Residential High Density Sale Price: 2006 Taxes: Lease Rate: Date Available: Purchase Agreement Pending Contact Name: Greg Beall Contact Company: Contact Phone: 218.387.2880 Additional Information: Near Burger King</p>
<p align="center">Anderson Property</p> <p>Size: 41 acres Address: 7500-7999 Co. Rd. 7 NW Togography: Flat Prior Use: N/A Zoning: Urban Reserve; Future Land Use-Highway Commercial Sale Price: 2006 Taxes: Lease Rate: Date Available: Contact Name: Contact Company: Contact Phone: 320.255.7476 Additional Information:</p>	<p align="center">RES Property</p> <p>Size: 2.5 acres Address: 83 Main Street Togography: Flat Prior Use: N/A Zoning: R-4, Residential Low Density Sale Price: \$350,000 2006 Taxes: \$2,864 Lease Rate: - Date Available: Immediately Contact Name: Al Hammel Contact Company: Real Estate Services Inc. Contact Phone: 763.784.2877 Additional Information:</p>
<p align="center">Haegle/Miller Property</p> <p>Size: 15 acres Address: Togography: Flat Prior Use: N/A Zoning: I1, Light Industrial Sale Price: \$2.50/sf 2006 Taxes: \$9,812 Lease Rate: - Date Available: Immediately Contact Name: Pat Haegle/Dave Miller Contact Company: - Contact Phone: 320.558.6156 (Pat Haegle) Additional Information: Hwy 24/I-94; Behind Truck Center</p>	<p align="center">Stewart Brothers Investments</p> <p>Size: 25 acres Address: County Road 75 Togography: Flat Prior Use: N/A Zoning: I-1, Light Industrial Sale Price: Negotiable 2006 Taxes: Lease Rate: N/A Date Available: Immediately Contact Name: Al Stewart Contact Company: Contact Phone: 320.250.2852 Additional Information: Along Co. Rd. 75 with I-94 exposure</p>
<p align="center">Smith/Nelson</p> <p>Size: 83,899 sf Address: Corner of Ash & Smith Streets Togography: flat Prior Use: - Zoning: C-4, General Commercial Sale Price: Negotiable 2006 Taxes: Lease Rate: N/A Date Available: Immediately Contact Name: Michelle LaGue or Aaron Barnard Contact Company: North Star Partners/Cushman & Wakefield Contact Phone: 952.465.3300 Additional Information: Near Coborn's Grocery Store, close to I-94/Hwy. 24</p>	<p align="center">Franklin Property</p> <p>Size: 5 acres Address: County Road 7 Togography: flat Prior Use: - Zoning: Urban Reserve - Future Land Use: Highway Commercial Sale Price: \$400,000/acre 2006 Taxes: Lease Rate: N/A Date Available: Immediately Contact Name: Jim Franklin Contact Company: Contact Phone: 763.263.6155 Additional Information: Great exposure/access to I-94</p>

<p align="center">Smith/Nelson</p> <p>Size: 1 acre Address: Corner of Ash & Smith Streets Togography: flat Prior Use: - Zoning: C-4, General Commercial Sale Price: Negotiable 2006 Taxes: Lease Rate: N/A Date Available: Immediately Contact Name: Michelle LaGue or Aaron Barnard Contact Company: North Star Partners/Cushman & Wakefield Contact Phone: 952.465.3300 Additional Information: Adjacent to the new Post Office, close to I-94/Hwy. 24</p>

Just Outside City Limits	
<p align="center">Kotzer Site</p> <p>Size: 8.5 acres Address: 17272-17441 Co. Rd. 75 NW Togography: Flat Prior Use: N/A Zoning: I1, Light Industrial Sale Price: \$3.50/sq ft 2008 Taxes: \$5,810 Lease Rate: Date Available: Immediately Contact Name: Gary Sneide Contact Company: CBC Orion Contact Phone: 320.251.1171 Additional Information: Co. Rd. 75, east of Hwy. 24; near Tri-County Lumber</p>	
<p align="center">Edina Realty Site</p> <p>Size: 4.5 acres Address: Togography: Prior Use: N/A Zoning: Future Land Use - Highway Commercial Sale Price: \$399,900 2006 Taxes: \$2,866 Lease Rate: Date Available: Contact Name: Joe Rosen Contact Company: Edina Realty Contact Phone: 320.761.2761 Additional Information: Near I-94, Hwy 24 near Northland Steel</p>	