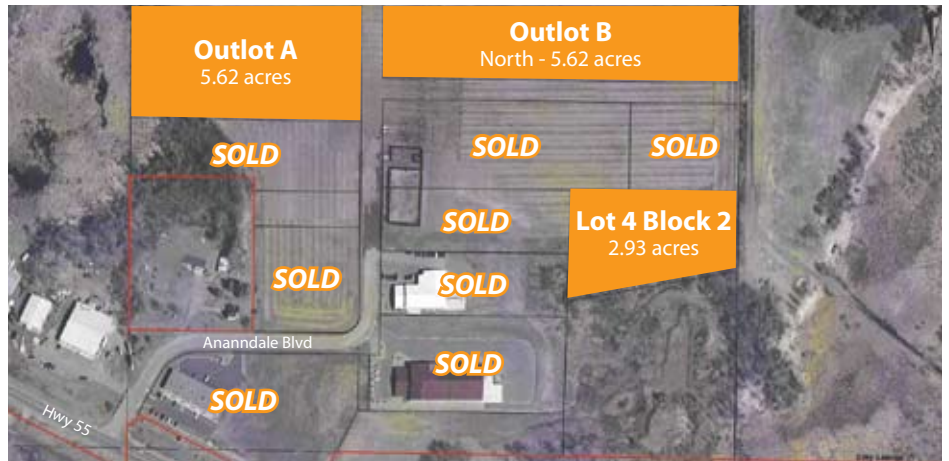


COMMERCIAL/INDUSTRIAL SITES FOR SALE

ANNANDALE BUSINESS PARK – ANNANDALE, MN



A CONVENIENT LOCATION,
JUST OFF HIGHWAY 55,
IN THE STATE'S FASTEST
GROWING CORRIDOR!

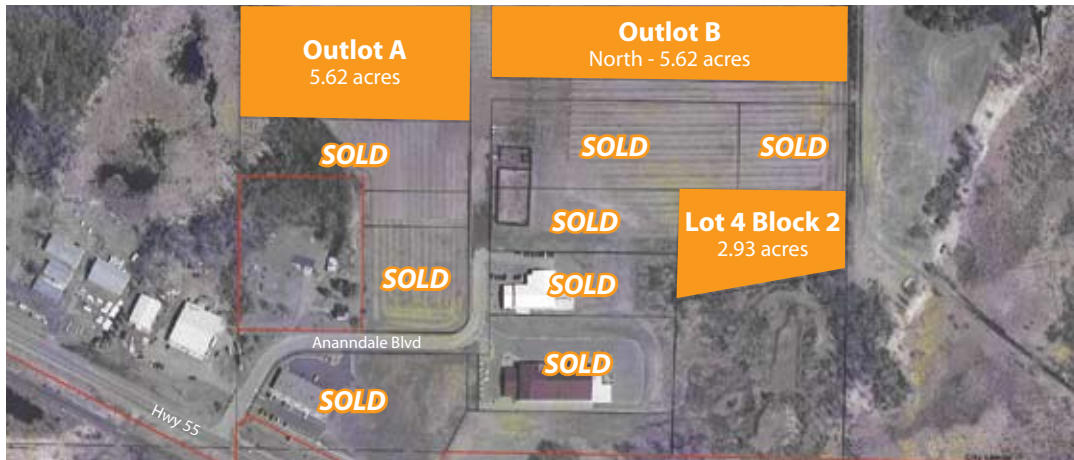
THE OPPORTUNITY

- \$49,000 per acre/negotiable based on job creation
- TIF and tax abatement available
- One+ acre lots available
- Quick access to I-94
- Conveniently located on Highway 55
- Annandale location with short commute times to St. Cloud and the Twin Cities
- Business-friendly community
- Close proximity to rail
- City sewer and water is stubbed in
- Situated among some of the nicest and most popular lakes in Minnesota


VANTAGE POINT
PARTNERS

contact WAYNE ELAM
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website www.vantage-point-partners.com

ANNANDALE BUSINESS PARK – ANNANDALE, MN



KEY PROPERTY DETAILS

LOCATION

- Conveniently located just off of Highway 55:
 - 25 minutes from St. Cloud
 - 45 minutes from the Twin Cities
 - 10 Minutes from I-94
 - In Wright County

ECONOMIC INCENTIVES

- To qualifying businesses the city may offer the following economic incentives:
 - Tax increment financing
 - Tax abatement
 - Other local incentives

UTILITIES PROVIDED

- City sewer and water
- Natural gas provider CenterPoint Energy
- Electricity provider Wright Hennepin Electric
- High-Speed DSL internet available from Lakedale Telecommunications

LABOR FORCE

- Annandale businesses benefit from the ability to recruit a skilled labor force from our rural surroundings as well as from the Minneapolis/St. Paul and St. Cloud metropolitan areas

QUALITY OF LIFE

- The city of Annandale has:
 - A well respected public school program that serves a population of more than 10,000 residents
 - Numerous health care facilities
 - Outstanding area recreational opportunities which will help any business attract and retain employees
 - 26 lakes within a 10 mile radius

PRICING

- \$49,000 an acre
- City will subdivide land based on amount of land required by purchaser
- Additional acreage available



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