

Pifer's



OFFERED AT \$12,937,320 | \$2.25 PER SQUARE FOOT

THE ALEXANDRIA GATEWAY

ALEXANDRIA, MINNESOTA 56308

Pifer's Auction & Realty
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THE ALEXANDRIA GATEWAY

132+/- ACRES • ALEXANDRIA, MINNESOTA • INTERSTATE 94 • 56308

THE OFFERING

A rare opportunity to acquire a regional-scale development site at Alexandria's interstate gateway.

The Alexandria Gateway brings together approximately 132 contiguous acres north of Interstate 94 with extensive frontage along 50th Avenue SE, one of the largest development tracts currently available in the Alexandria market. Its scale allows a developer or major owner-user to plan a coordinated district rather than assemble smaller parcels over time.

132 +/-
ACRES / 6 PARCELS

\$12.9M
OFFERING PRICE

\$2.25
PER SQUARE FOOT

Alexandria is a progressive metro with a population of over 15,000 people and operates as a regional employment, healthcare, manufacturing, shopping, hospitality, and tourism hub. Public data show nearly \$949.4 million in 2022 retail sales within the city, approximately \$63,852 per resident, while the local economic-development organization reports seasonal population expansion to roughly 35,000 at summer peak.

INVESTMENT HIGHLIGHTS

- 132 +/- contiguous acres under common offering control, with nearly one mile of combined I-94 / 50th Avenue SE frontage.
- Alexandria 2040 Comprehensive Plan identifies the area for future Highway Commercial use.
- Regional demand anchored by manufacturing, healthcare, education, tourism, retail, and agriculture, not a single economic engine.
- Multiple exit paths: whole-site sale, phased vertical development, land subdivision, ground leases, or build-to-suit.
- Scale sufficient for a master-planned district: anchor pads, corporate/HQ sites, hospitality, medical, mixed-use, and open space in one plan.



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THE OPPORTUNITY

The Alexandria Gateway offers the scale, visibility, and strategic flexibility required for a project that can matter to Alexandria and the broader region, suitable for developers, major retailers, corporate users, healthcare and hospitality operators, institutional investors, and public-private partners seeking a long-term position in a growing west-central Minnesota hub.

OFFERED AT \$12,937,320 | \$2.25 PER SQUARE FOOT

Price per sq. ft. is based on 132.00 acres. Final acreage, boundaries, and price allocation are subject to survey, title review, and definitive agreement. All inquiries and property access must be coordinated through Pifer’s Auction & Realty.

Steve Link, Broker

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Jared Nelson, Commercial Realtor

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OWNERSHIP & VISION

The Property Owners have held this land at Alexandria’s Interstate 94 gateway for many decades, and have chosen not to sell it simply to the highest bidder. Their standard has been consistent: a buyer whose plans align with the vision the City of Alexandria holds for this corridor, development built to a level of quality the entire community can be proud of.

Pifer’s Auction & Realty, on behalf of the Property Owners, is seeking a buyer prepared to develop this gateway to that same standard.

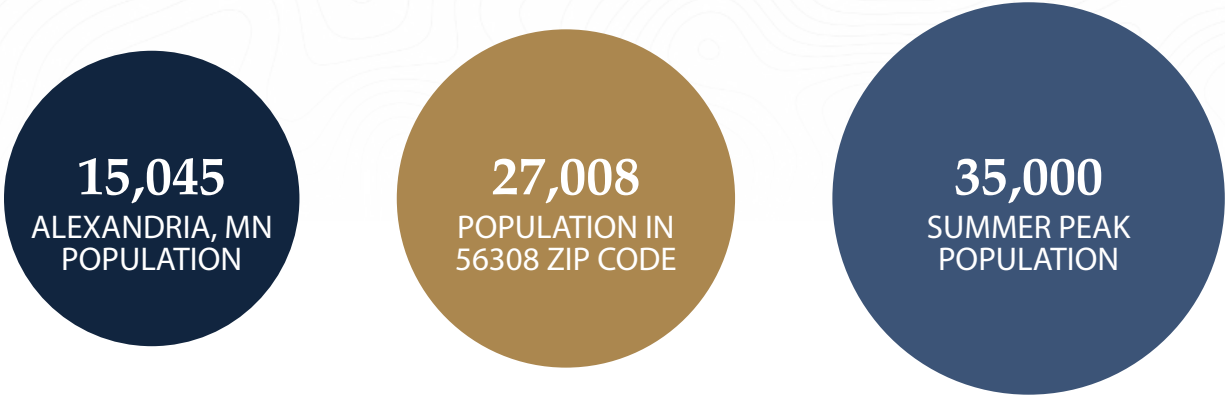
PROPERTY AT A GLANCE

Attribute	Current Information
Offering size	Approximately 132 acres across 6 parcels; subject to survey.
Location	North of Interstate 94 along 50th Avenue SE, Alexandria, Douglas County, MN.
Future land use	Highway Commercial in the Alexandria 2040 Comprehensive Plan.
Road exposure	Interstate 94 visibility and nearly one mile of combined 50th Avenue SE frontage.
Utilities	Water, electric, and sanitary sewer reported in the vicinity; capacity requires provider confirmation.
Offering price	\$12,937,320 \$2.25 per square foot based on 132.00 acres.

Acreage, boundaries, zoning, utilities, and all other details are subject to independent buyer verification. See full Offering Memorandum for complete terms.

MARKET POSITION: REGIONAL DEMAND

ALEXANDRIA POPULATION



\$949.4M 2022 CITY RETAIL SALES	\$234.3M TOURISM IMPACT	29.5% CITY GROWTH, 2010–2020
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DEVELOPMENT & OCCUPANCY OPPORTUNITIES

The property offers a compelling platform for purchasers and users with different site-selection priorities, national retailers benefit from regional sales capture and interstate visibility; corporate and regional-office users pair workforce access with quality of life; developers can pursue a phased land strategy with multiple product types and several exit paths.

Prospect Profile	Site-Specific Opportunity
National / destination retail	Regional sales capture, seasonal population, interstate visibility, large contiguous footprint.
Corporate HQ / regional presence	Two-market I-94 location, business aviation, quality of life, skilled workforce.
Utility / energy company	Regional service position, visible community presence, training/operations potential.
Healthcare / wellness	Regional healthcare hub, aging population, room for campus growth.
Local / regional developer	Multiple product types, phased land strategy, premium pads, flexible exits.
Hospitality / entertainment	Interstate access plus lakes-region visitation and corporate travel.

Illustrative profiles only. Organizations such as Costco, Scheels, and Otter Tail Power Company illustrate the scale and type of potential users; no interest, affiliation, or site evaluation by any named organization is represented.

SURROUNDING AREA & VISIBILITY



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National and regional retailers, hotels, and schools within minutes of the site, including Target, Walmart Supercenter, Fleet Farm, Starbucks, and multiple hotels.



Street-level visibility along Interstate 94 approaching the site, existing billboard signage confirms strong sightlines for future site identification.

PROPERTY IMAGES



Aerial drone photography of the subject property, captured July 23, 2026.

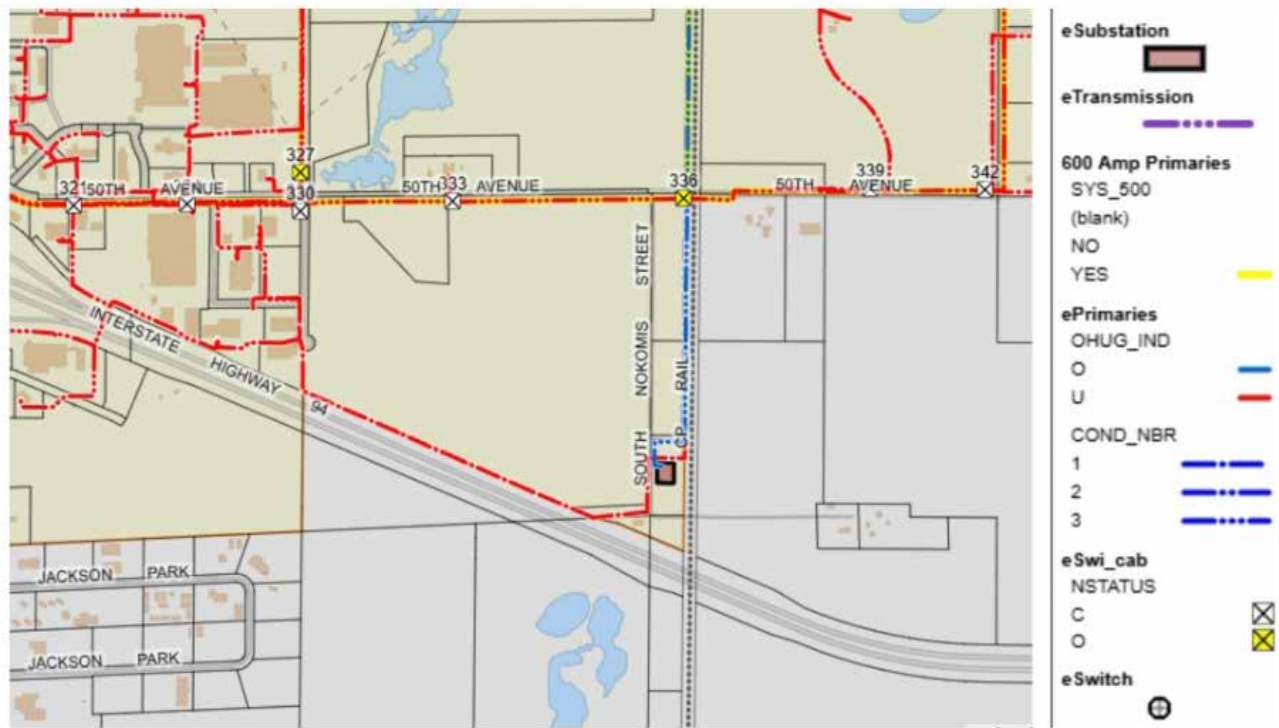
TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC COUNTS



UTILITIES

Electric Service Territory



Alexandria Light & Power electric distribution infrastructure near the site. Feeder locations, voltage, and available capacity require provider confirmation.

Water Distribution



Alexandria Light & Power municipal water infrastructure near the site. Main size, pressure, and extension requirements require provider confirmation.

UTILITIES

Sanitary Sewer



Alexandria Light & Power sanitary sewer mains near the site.



Alexandria Lake Area Sanitary District (ALASD) service district and site location within it.

