



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Albert Lea Land Development

XXX Consul Street, Albert Lea , MN 56007

16.81 Acres

Build-to-Suit

Land For Sale



CONTACT

TATE NELSON

(952) 213-5025 | TATE@BROOKSHIRECO.COM



Albert Lea Land

PROPERTY HIGHLIGHTS

- Convenient to I-35, less than 1.5 miles
- Located by Home Depot, Walmart, Love's Gas Station
- 3 Minutes to I-35

PRICING

- Negotiable
- Potential equity contribution from owner for desired project

PROPERTY PARCELS

- PID #343840010 (4.78 Acres)
- PID #343840030 (1.17 Acres)
- PID # 344220040 (10.86 Acres)

TOPOGRAPHY

- Flat
- Current Use: Vacant

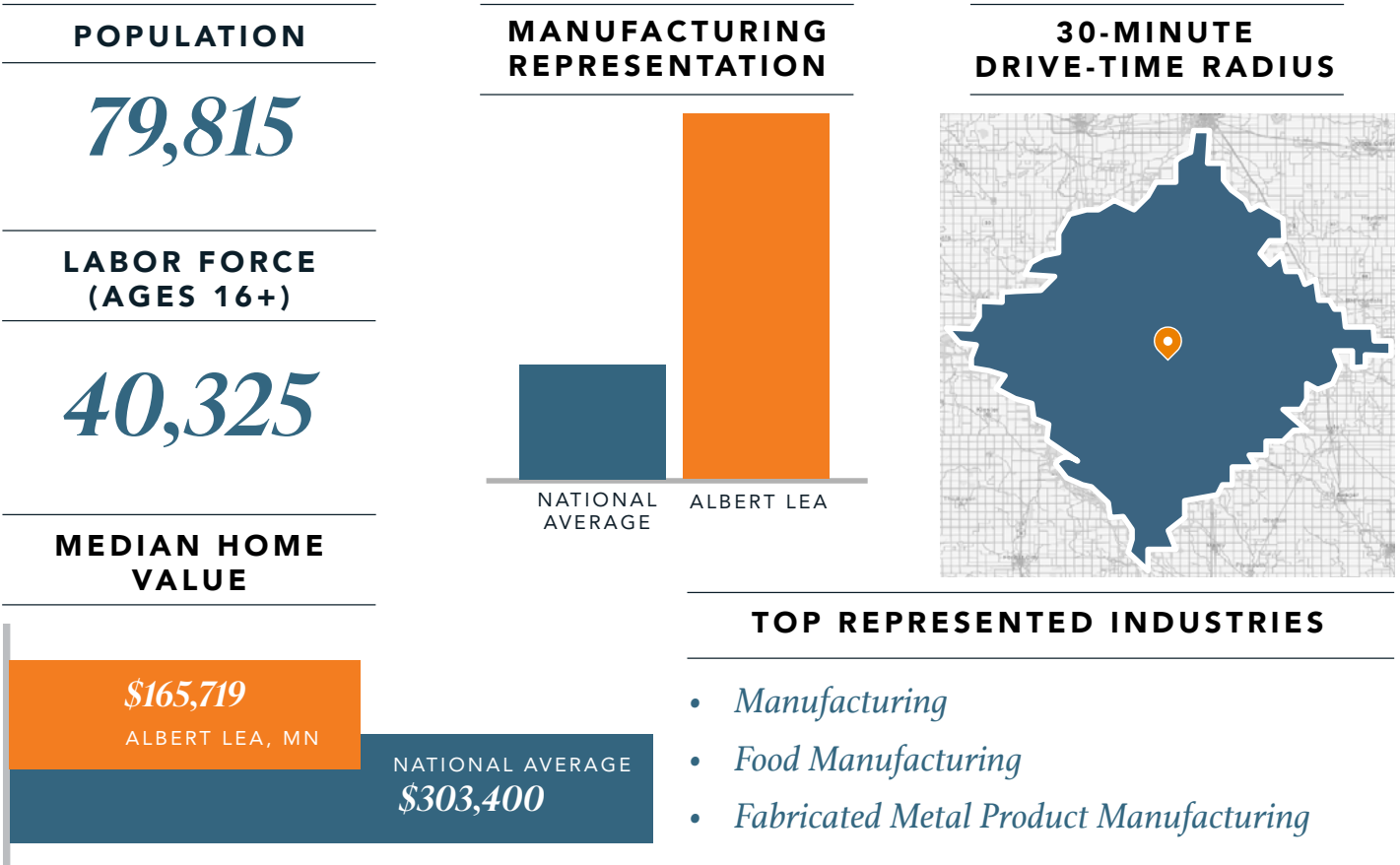
ZONING | IDD - Industrial Development District

Preliminary discussions with Municipality for potential rezoning have begun. Contact broker for questions.



LABOR SNAPSHOT ALBERT LEA

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



FOOD MANUFACTURING *EXAMPLE

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Meat, Poultry, & Fish Cutters & Trimmers	750	\$20.14/hour
Slaughterers & Meat Packers	649	\$20.96/hour
Packaging & Filling Machine Operators	433	\$22.45/hour

WAGE SPECTRUM, ALL OCCUPATIONS

Region	Mean	Entry-Level	Experienced	50% (Median)	75%	90%
Albert Lea	\$29.07	\$15.98	\$35.62	\$23.77	\$33.80	\$47.64
Minneapolis / St. Paul MSA	\$35.46	\$17.17	\$44.60	\$27.92	\$42.21	\$62.02
Minnesota	\$33.92	\$16.96	\$42.39	\$26.79	\$39.97	\$58.08

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.