

Developer Packet

Bagley Ave Parcels – Faribault, MN



RARE
DEVELOPMENT
OPPORTUNITY
95 ACRES IN
FARIBAULT

21126 Bagley Avenue,
Faribault, MN 55021
MLS #6772873

Edina Realty®

Kathy Kalow, REALTOR®
507-323-5236 | KathyKalow@edinarealty.com

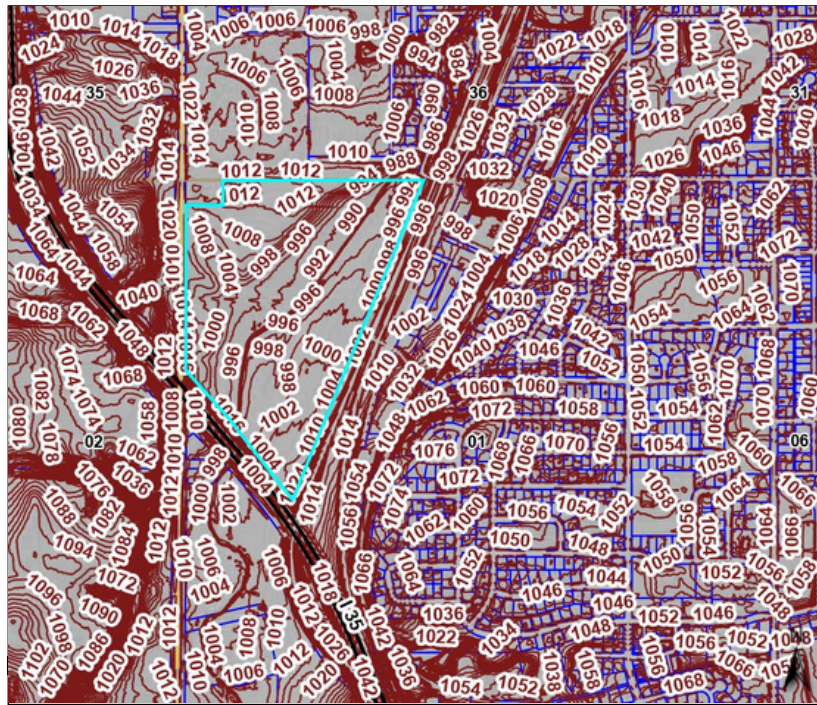
Kelly Harbal, REALTOR®
507-456-6294 | kellyharbal@edinarealty.com

Topography & Contour Map

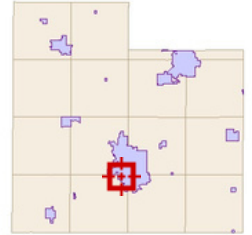
Bagley Ave Parcels – Faribault, MN

Source: Beacon

1801225001



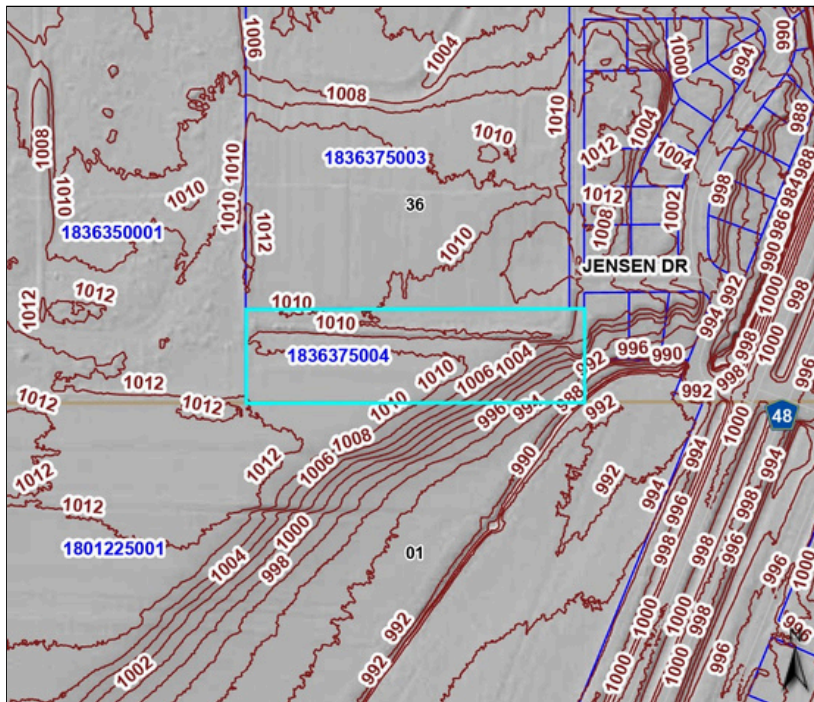
Overview



Legend

-  Townships
-  Sections
-  Parcels
-  Roads
-  Road Numbers
-  Ditchshed
-  Contours

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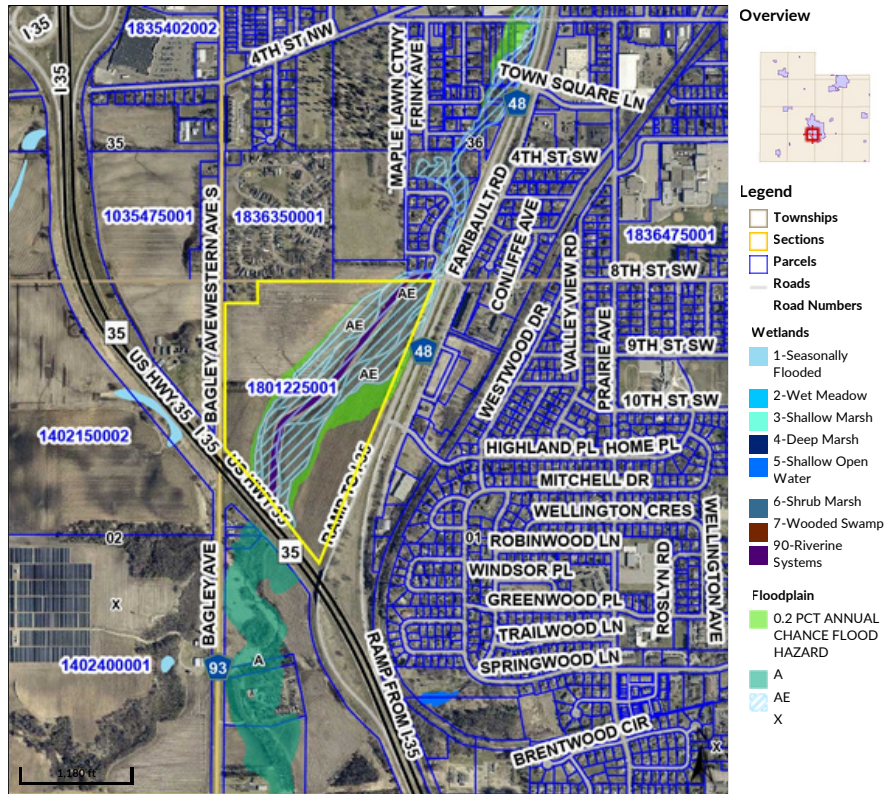
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Wetland & Flood Plains Map

Bagley Ave Parcels – Faribault, MN

Source: Beacon

1801225001



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Zoning map

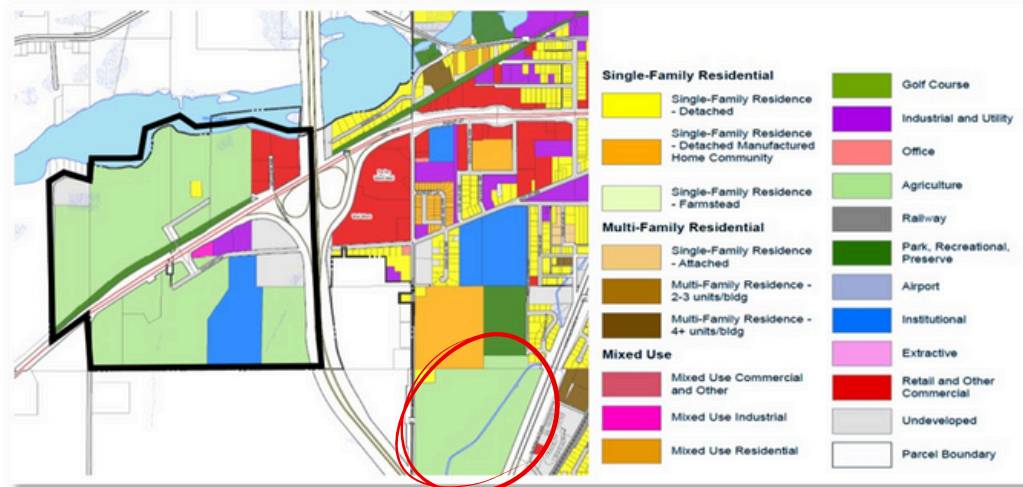
Bagley Ave Parcels – Faribault, MN

- Journey to 2040: Comprehensive Plan: Faribault, MN

Existing Zoning

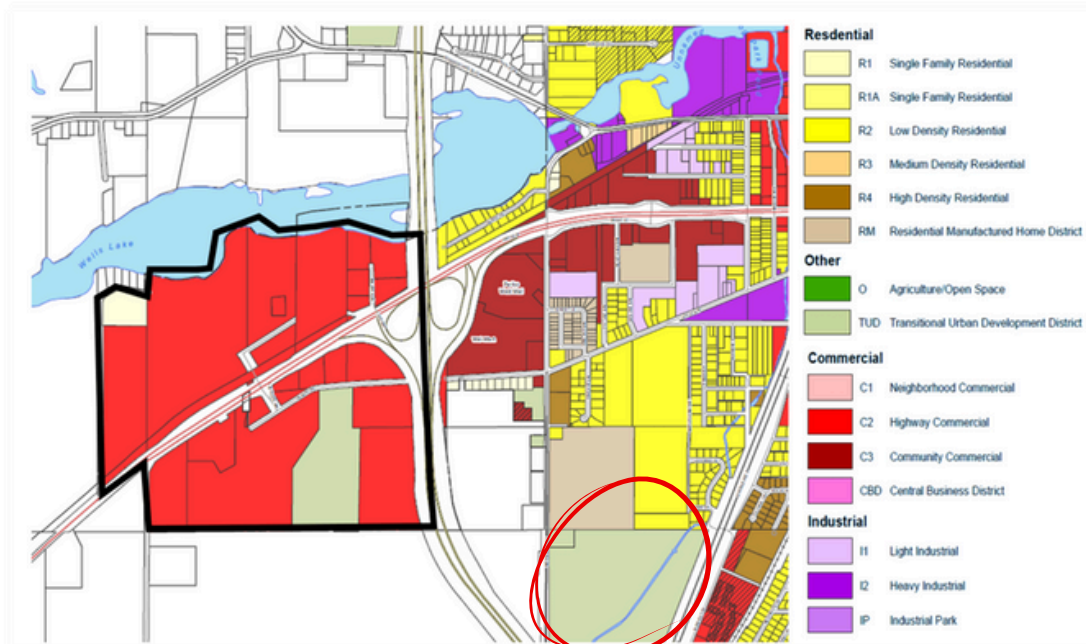
JOURNEY TO 2040: COMPREHENSIVE PLAN

ADOPTED: SEPTEMBER 22, 2020



Map 8-2: Highway 60 West - Existing Land Use 2020

Future Zoning- TUD & R2



Map 8-3: Highway 60 West - Zoning Map 2020

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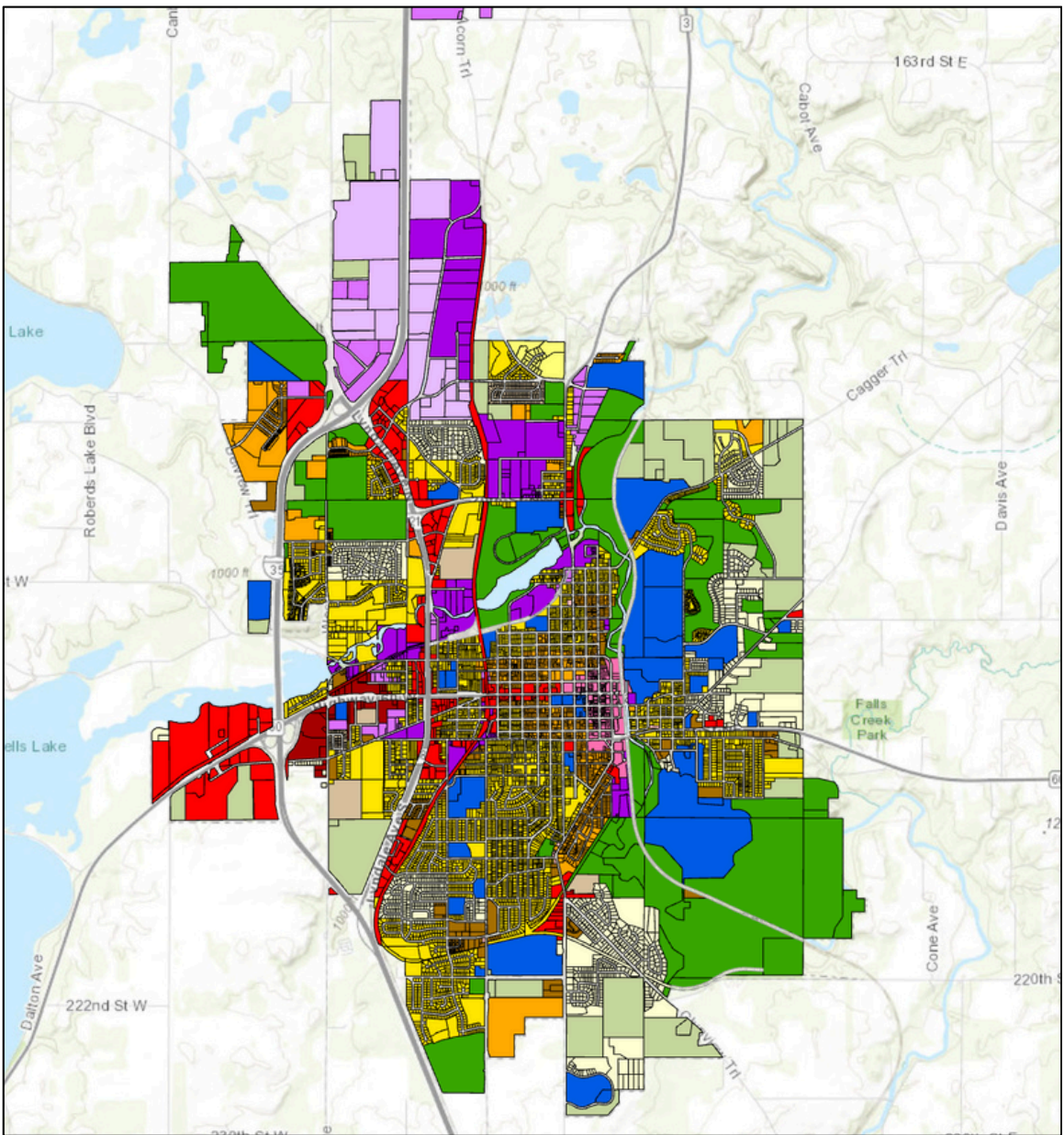
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Zoning map

Bagley Ave Parcels – Faribault, MN

City of Faribault, MN Current Zoning Map 12/3/25

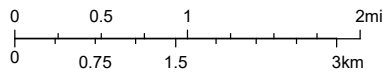
Viewer Map



December 3, 2025

1:78,694

- | | |
|---|---|
| Zoning | C-3: Community Commercial CBD: |
| R-1: Single Family Residential | Central Business District I-P: Industrial |
| R-1A: Single and Two Family Residential | Park I-1: Light Industrial I-2: Heavy |
| R-2: Low Density Residential | Industrial O: Agriculture/Open Space |
| R-3: Medium Density Residential | TUD: Transitional Urban Development |
| R-4: High Density Residential | P-1: Public Institutional ROW: Right of |
| RM: Residential Manufactured Home | Way |
| C-1: Neighborhood Commercial | |
| C-2: Highway Commercial | |



Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

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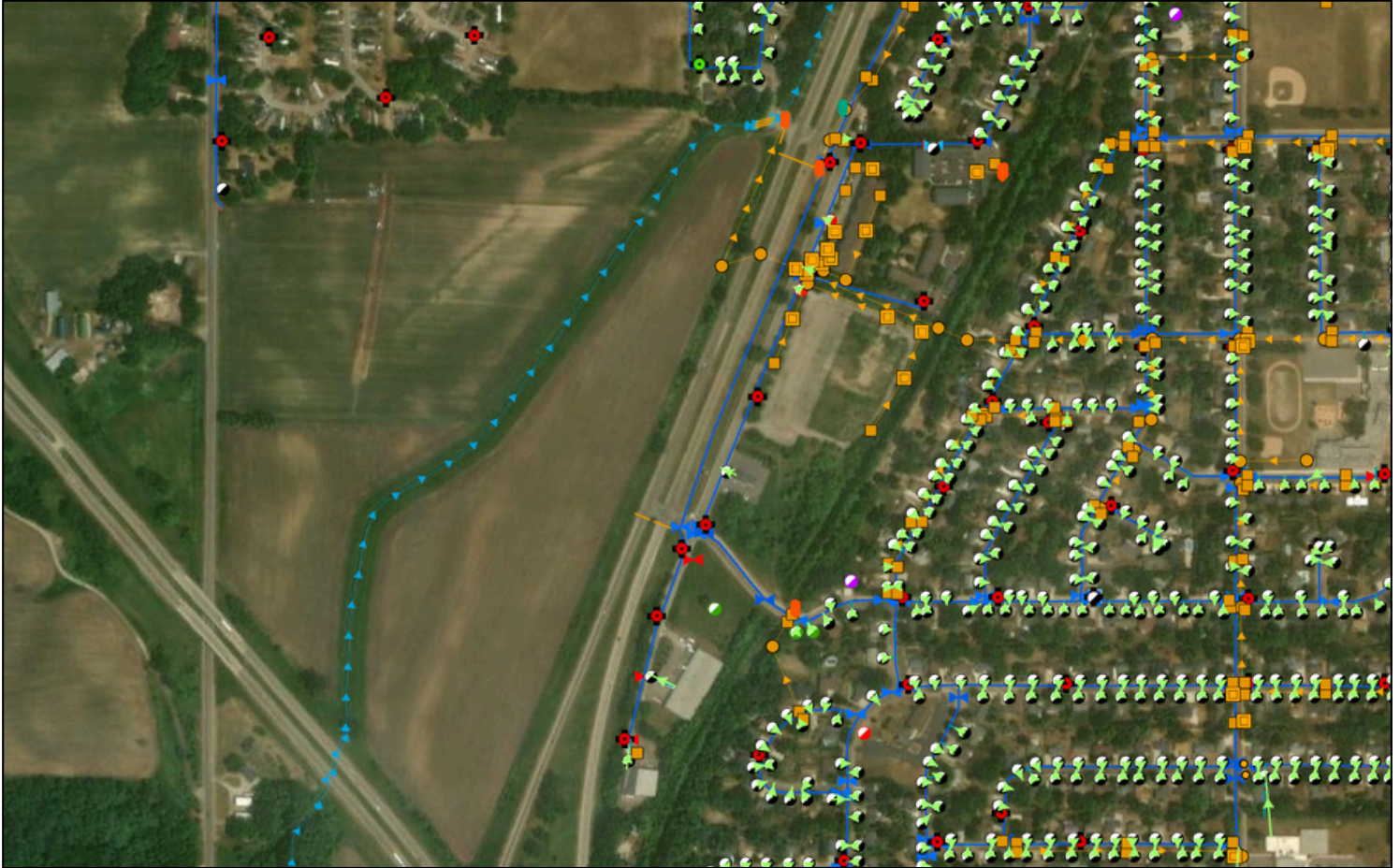
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Utility Map

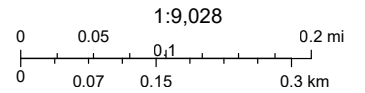
Bagley Ave Parcels – Faribault, MN
 City of Faribault, MN Current Utility Map 12/3/25

Viewer Map



December 3, 2025

Water Main	Water Valve	Hydrant	Water Curbstop Tapcard	Virtual Flow Lines	Storm Catch Basin	FES-Outlet
Main	Fire Valve	Hydrant	Active	Storm Sewer Pipe	Catchbasin	Storm Cleanout
Private Main	Service Valve	Plugged Hydrant	Abandon	Storm Culvert	Catchbasin Manhole	Sanitary Service
Water Station	Valve Manhole	Water Service	No Service	Storm Manhole	Storm Outlet	
			Inactive		FES-Inlet	



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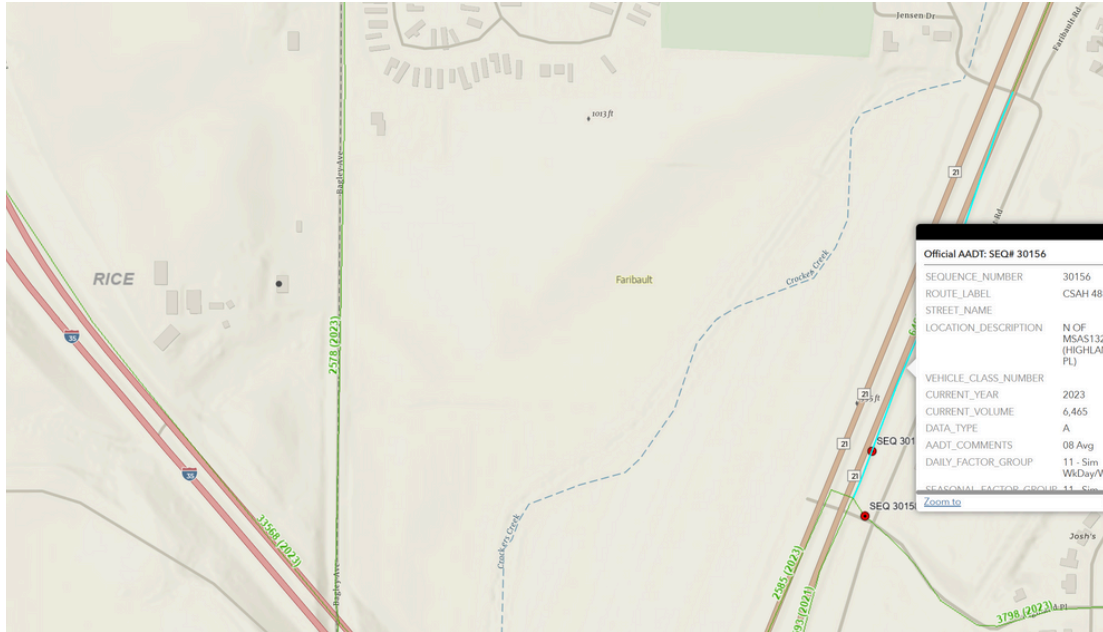
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Traffic Counts Pg 1 of 2

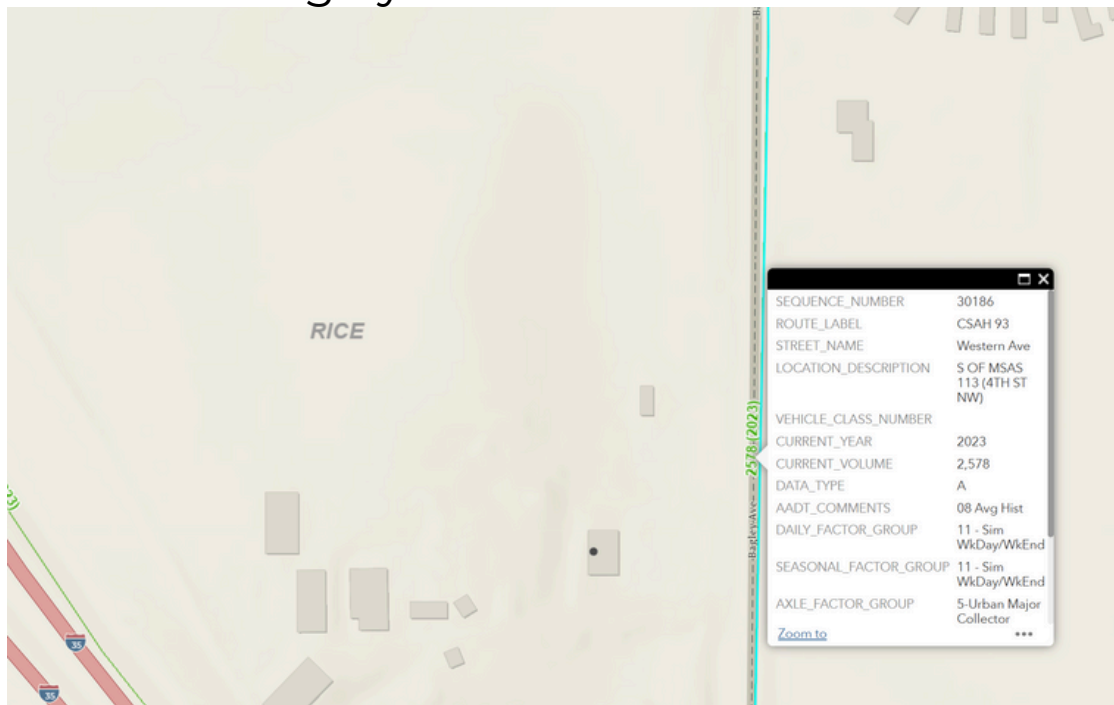
Bagley Ave Parcels – Faribault, MN

- Journey to 2040: Comprehensive Plan: Faribault, MN

Lyndale Ave HWY 21 Traffic Counts



Bagley Ave Traffic Counts



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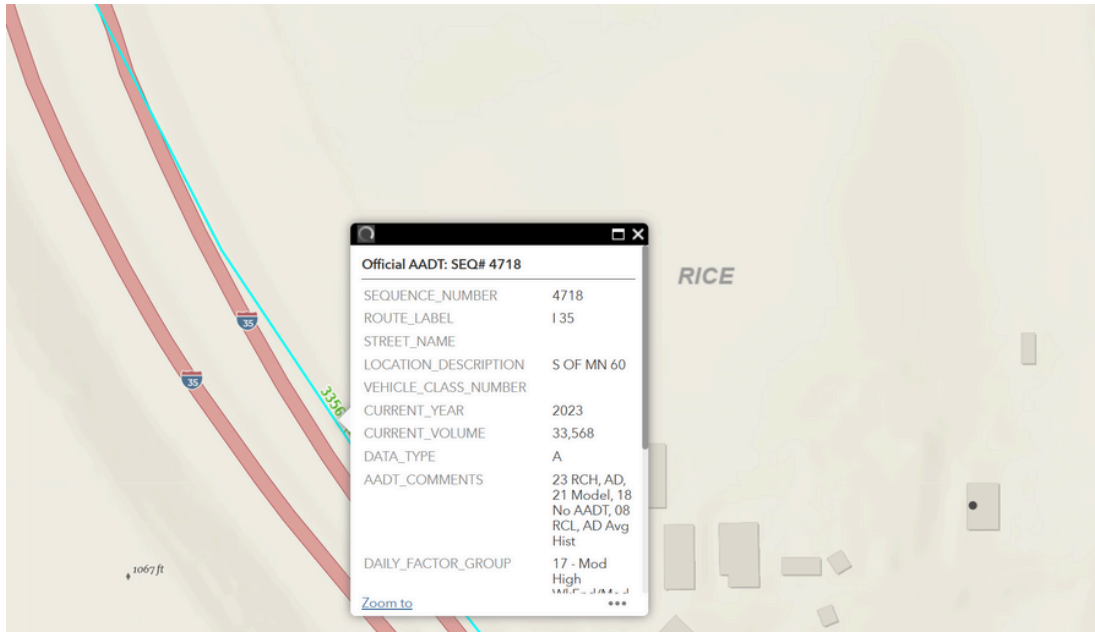
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Traffic Counts - Pg 2 of 2

Bagley Ave Parcels – Faribault, MN

- Journey to 2040: Comprehensive Plan: Faribault, MN

I35 Traffic Counts



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Aerial map with parcel outlines

Bagley Ave Parcels – Faribault, MN

- Journey to 2040: Comprehensive Plan: Faribault, MN



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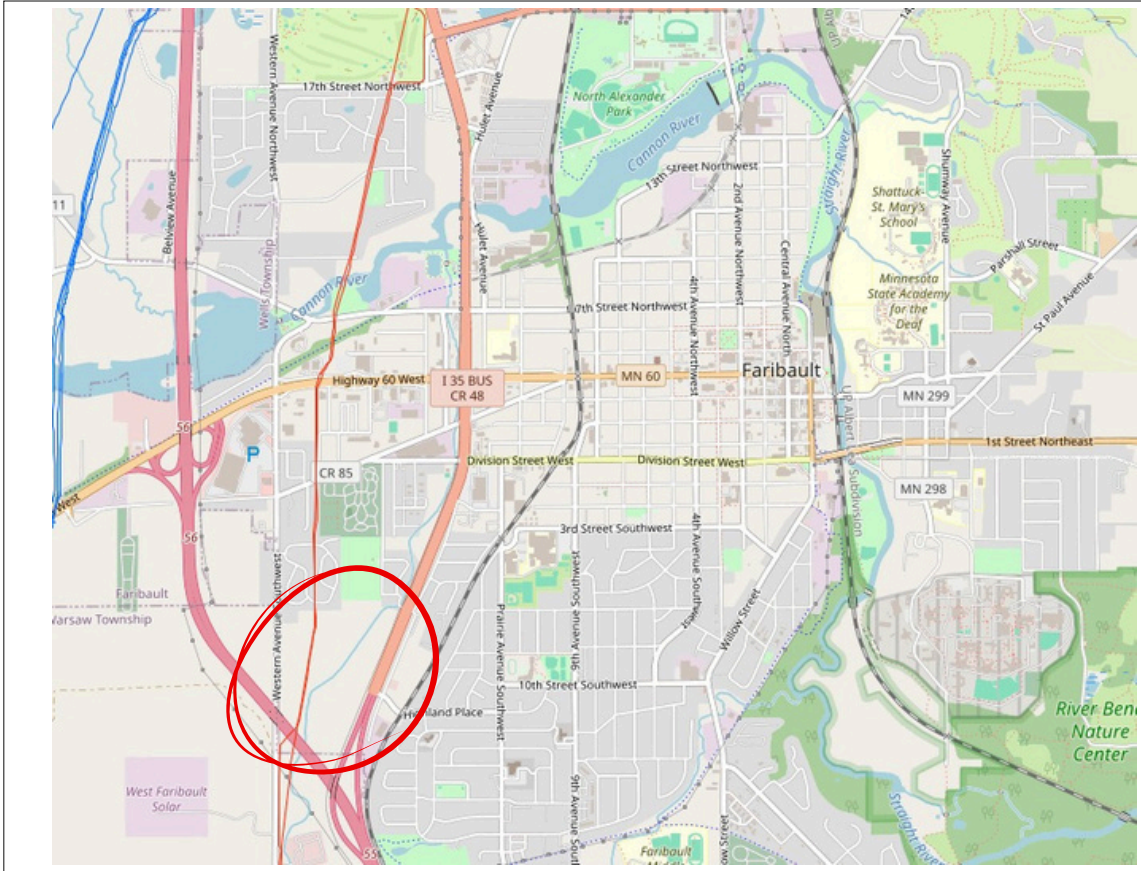
Pipeline Map

Bagley Ave Parcels – Faribault, MN

Source: National Pipeline Mapping System



NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Accidents (Liquid)
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npmis@dot.gov.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npmis.phmsa.dot.gov

Basemap image © OpenStreetMap contributors

Date Printed: Dec 03, 2025



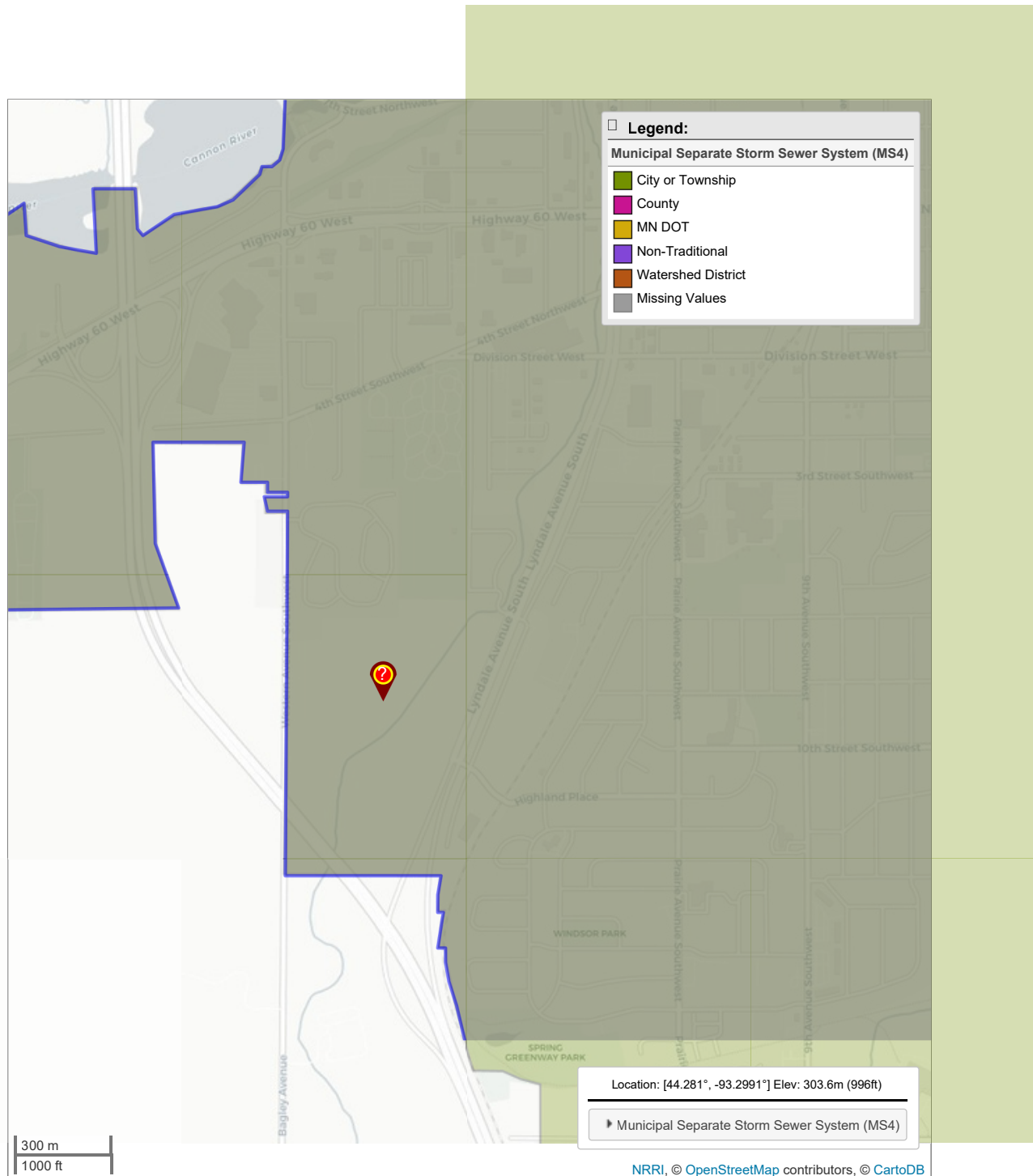
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Municipal Separate Storm Sewer System (MS4)

Bagley Ave Parcels – Faribault, MN

Source: Natural Resources Research Institute
Minnesota Natural Resource Atlas



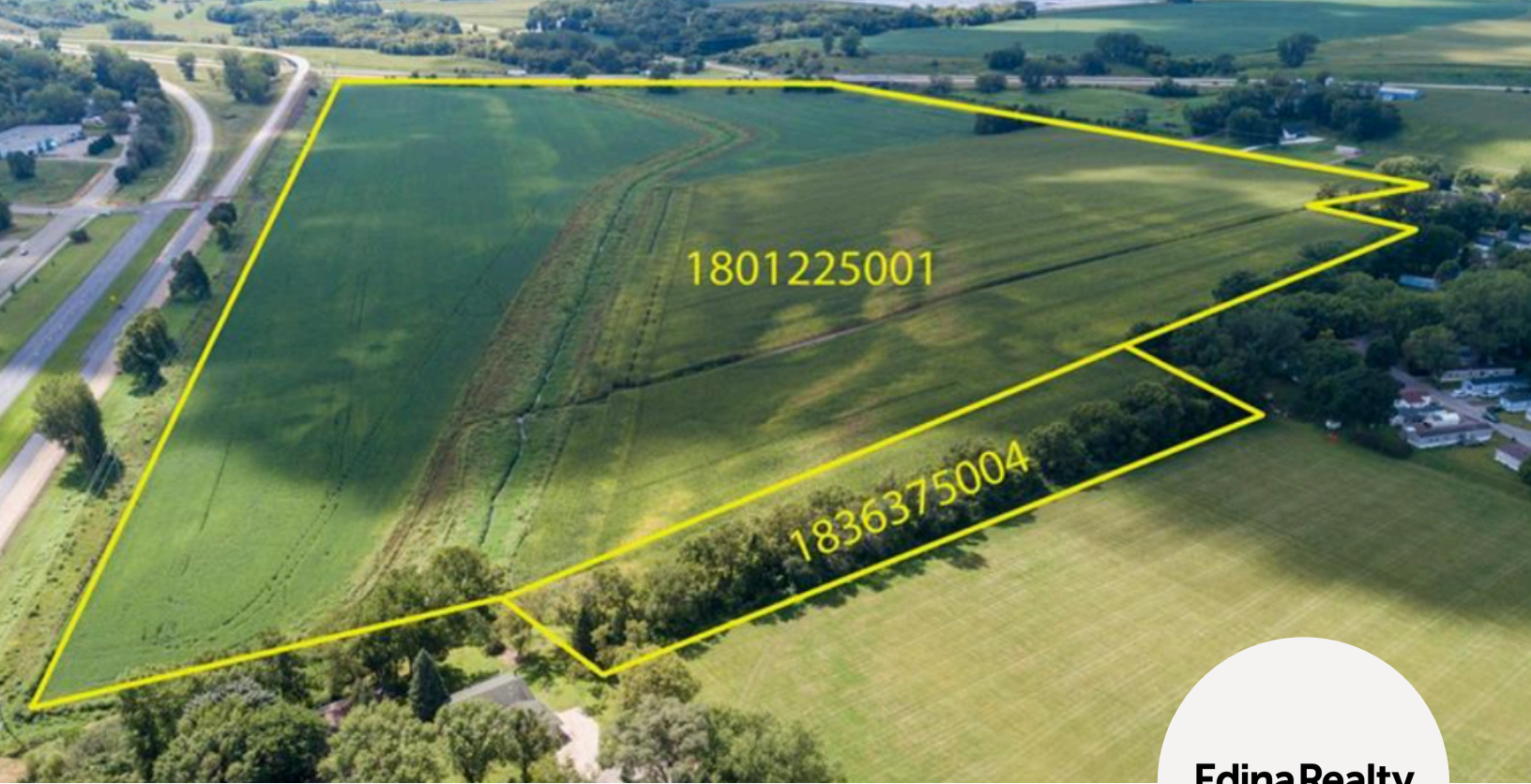
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LET'S WORK TOGETHER!

We would love the opportunity to work together with your development team as you evaluate potential projects in the Faribault area. We specialize in presenting clear, data-driven information—zoning, utilities, traffic patterns, —so you have everything you need to accurately assess feasibility and future value. Our goal is to support your process, streamline communication, and provide any site details, or maps that will help you determine whether the location aligns with your development vision.

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