



Colliers

134.50  
Acres

35

43,587 vpd

19

6,530 vpd

10,299 vpd

19

35

134.50 Acres For Sale

# NWQ I-35 & Highway 19

Northfield, MN

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134.50 Acres



Superb access and visibility to  
Interstate 35 (43,587 vpd)



Large development site within  
37 miles of the Twin Cities

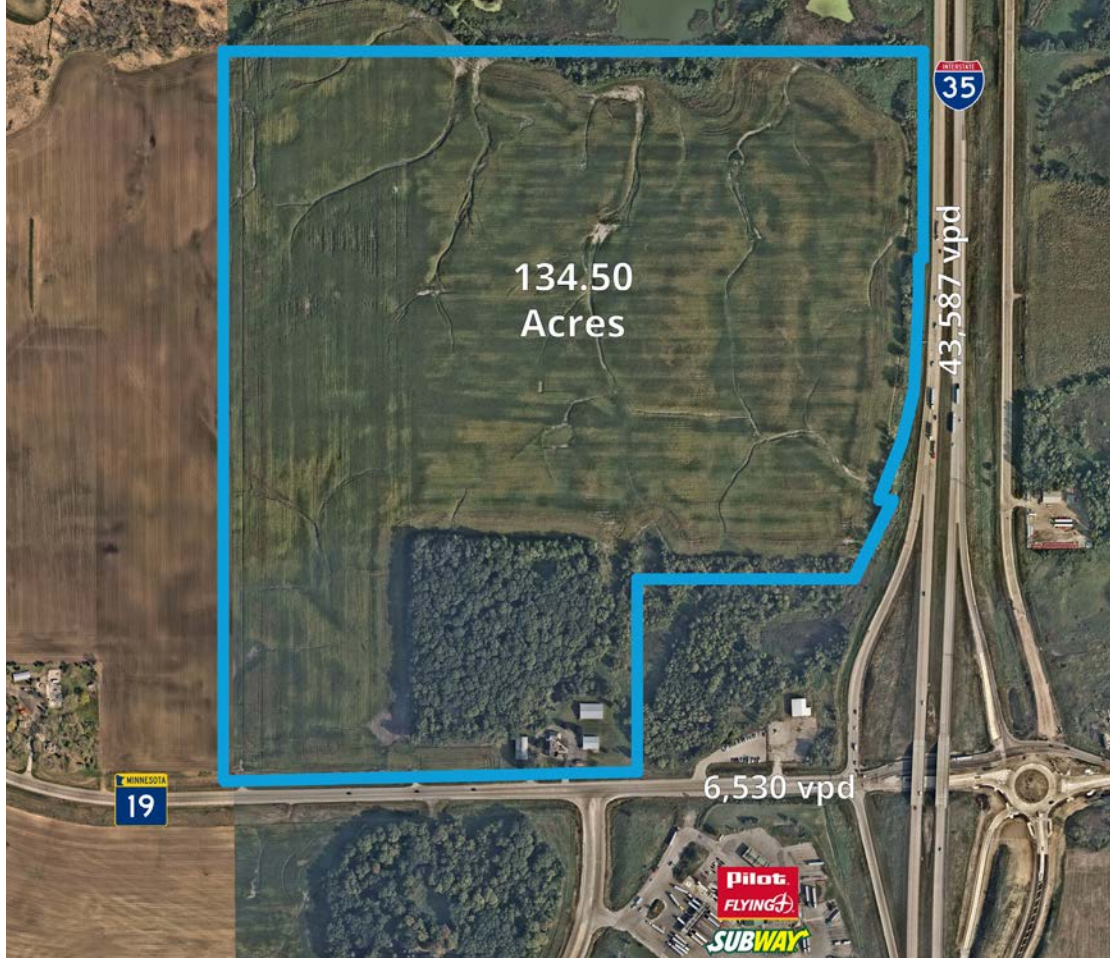
Northfield Land - 134.50 Acres | For Sale

# Property Profile

## Property Overview

Location	NWQ Interstate 35 & Highway 19 Northfield, MN 55057
PID #	02.25.3.25.001
Land Size	134.50 Acres (5,858,820 square feet)
Zoning	AG: Agricultural
2026 Taxes	\$13,646

Sale Price      Negotiable



# Zoning



CLICK FOR ZONING MAP



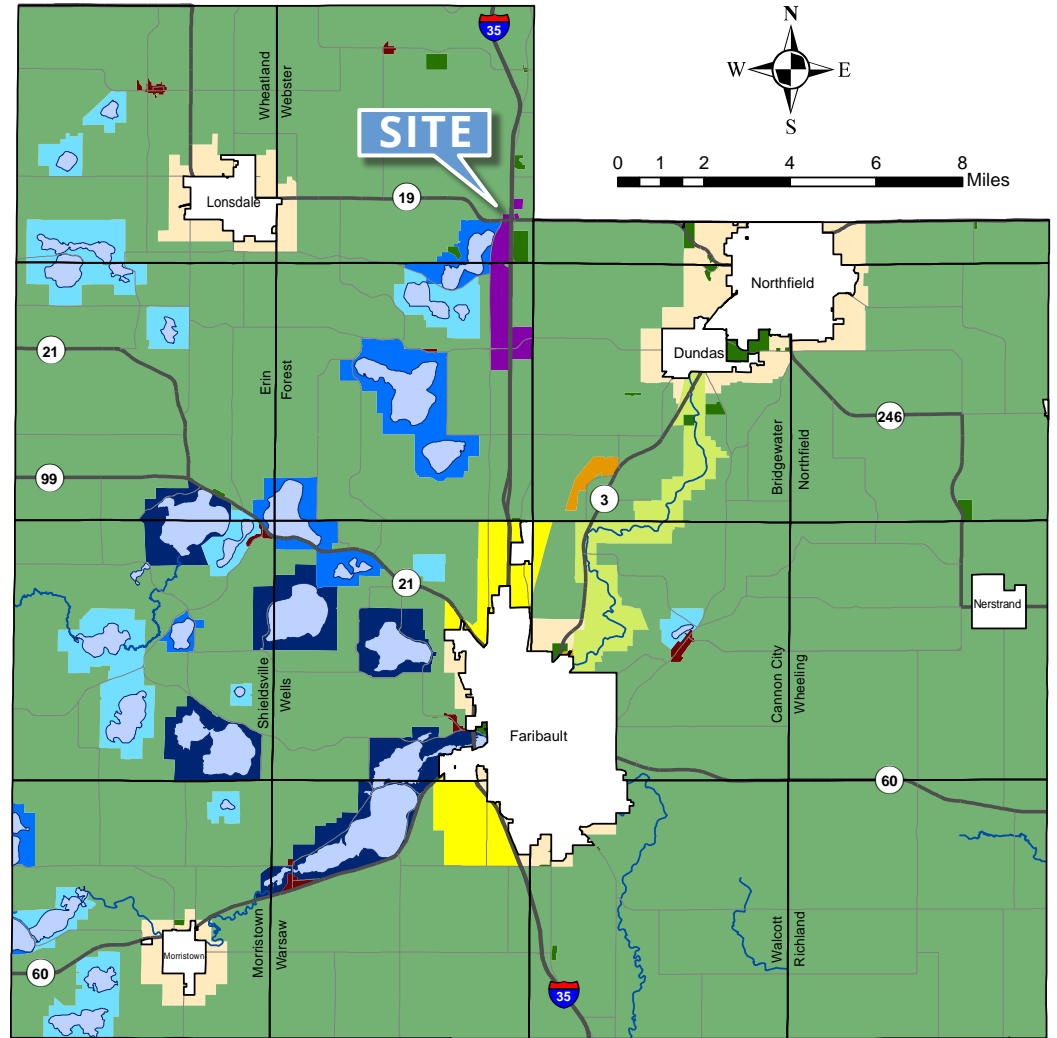
CLICK FOR A: AGRICULTURAL ZONING CODE



CLICK FOR HC: HIGHWAY COMMERCIAL DISTRICT ZONING CODE

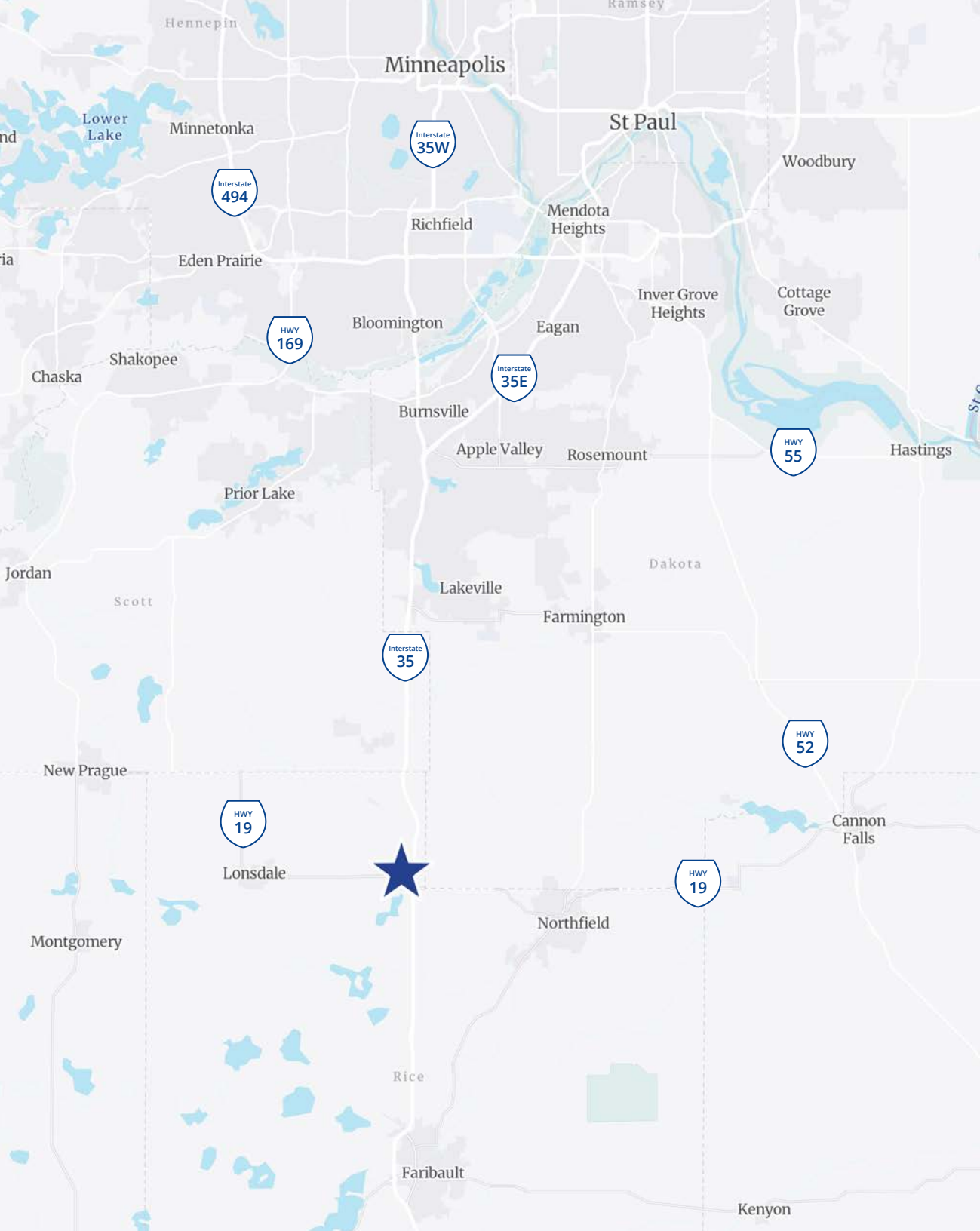


## Rice County Zoning Map

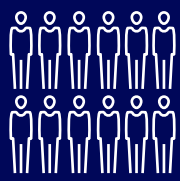


General Development Shoreland	Urban Reserve	Village Mixed-Use	Amended November 26, 2024
Recreational Development Shoreland	Urban Reserve Industrial	Highway Commercial	GIS by Rice County
Natural Environment Shoreland	Agricultural	Rural Industrial	Map features are representations of original data sources and do not replace or modify land surveys, deeds, or other legal instruments defining land ownership or use.
Wild and Scenic River	Rural Residential	City	

\*Detailed zoning map including overlay districts can be found online at [RiceCountyMN.gov/beacon](http://RiceCountyMN.gov/beacon)



# Demographics



**2025 Population**  
 10 mi: 47,282  
 20 mi: 371,196  
 30 mi: 1,025,036



**2025 Daytime Population**  
 10 mi: 15,810  
 20 mi: 129,883  
 30 mi: 569,336



**2025 Average Household Income**  
 10 mi: \$124,470  
 20 mi: \$134,306  
 30 mi: \$136,535



**Households**  
 10 mi: 16,049  
 20 mi: 134,190  
 30 mi: 409,108

**PROXIMITY BY CAR**



**MSP Airport**  
 34 Minutes  
**Minneapolis CBD**  
 37 Minutes  
**St. Paul CBD**  
 39 Minutes  
**Rochester CBD**  
 1 Hour 9 Minutes

**Interstate 35**

43,587 vpd

**Highway 19**

6,530 vpd



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