

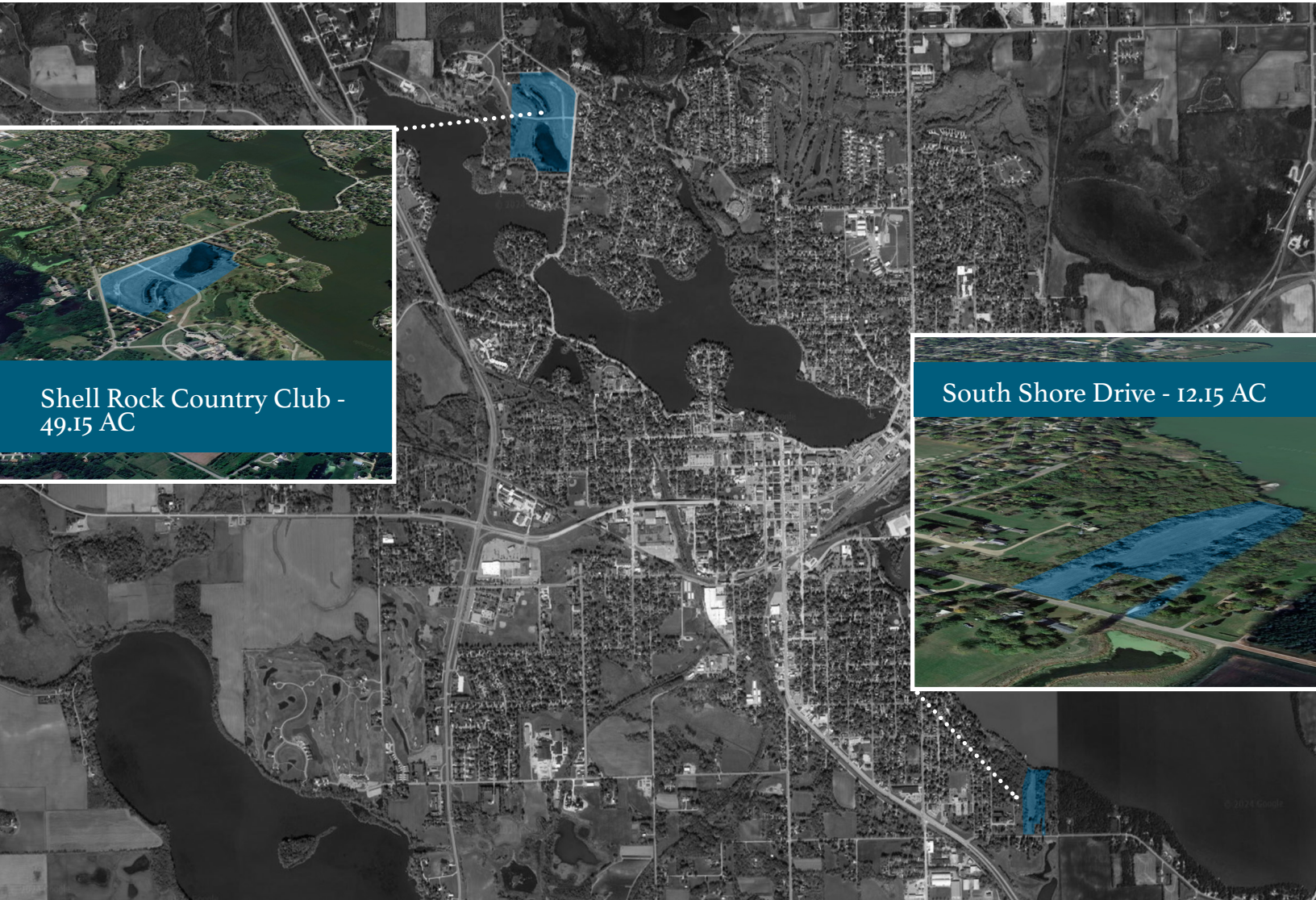


THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Albert Lea Residential Land

Shell Rock River Watershed & South Shore Drive

61.3 Total Acres



Shell Rock Country Club -
49.15 AC

South Shore Drive - 12.15 AC

CONTACT

GERRY NORTON

(952) 960-4745 | GERRY@BROOKSHIRECO.COM

Shell Rock Country Club

This intimate enclave is the ideal setting for a collection of custom-built homes. With abounding natural beauty, parks, and lakes, your upscale designs will enjoy a second-to-none setting that puts your clients in the best of Albert Lea. This is the premium location you've been looking for to build your signature homes.

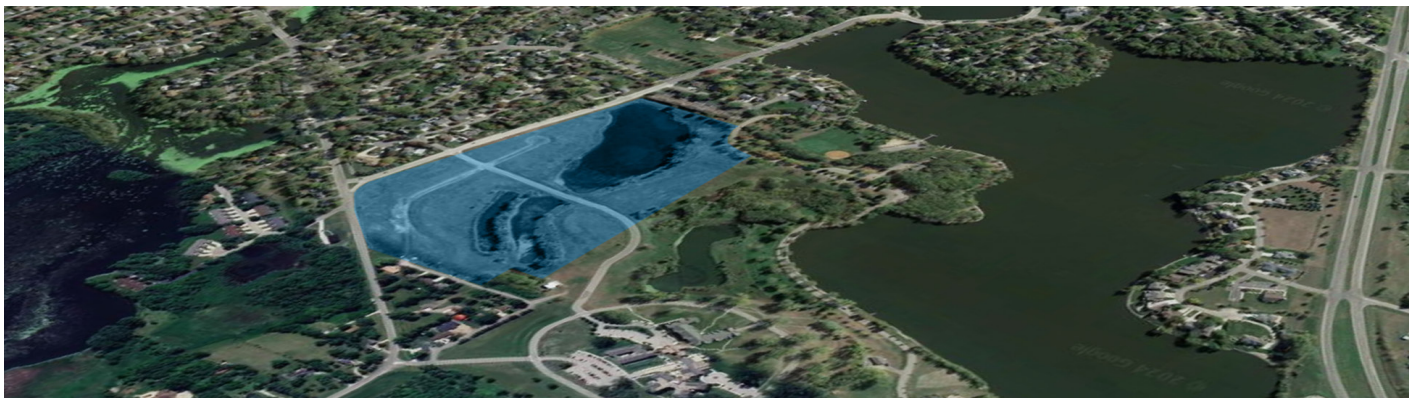
PRICE: \$10,000 Per Acre (Can be fully incentivized)

PROPERTY HIGHLIGHTS

- 49.15 Acres
- Residential Zoning
- Three Community Parks located around the land parcel
- Multiple ponds for scenic views

LOCATION DESCRIPTION

- PID# 344420020
- Located along Co. Rd. 20 and Lakeview Blvd
- Surrounded by established neighborhoods
- Near Fountain Lake and Edgewater Bay



South Shore Drive

This remarkable development puts residents within easy walking distance of Albert Lea's distinctive downtown while they enjoy easy access to Albert Lea Lake. This is a rare combination of easy-going lake access and all the amenities of a thriving city.

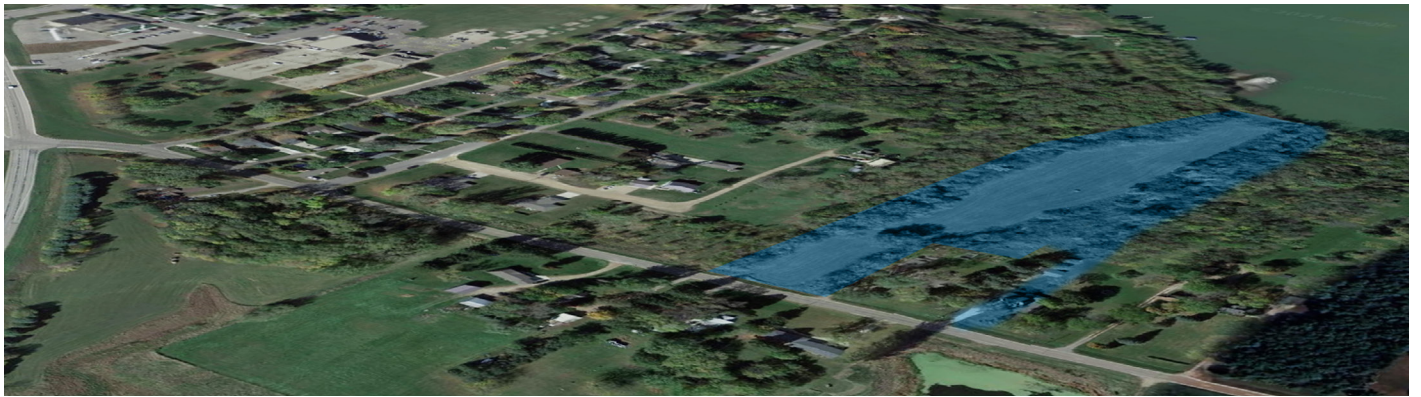
PRICE: \$10,000 Per Acre (Can be fully incentivized)

PROPERTY HIGHLIGHTS

- 12.15 Acres
- Residential Zoning
- Access to Albert Lea Lake
- surrounded by established trees

LOCATION DESCRIPTION

- PID# 343260030; PID #343260081
- Located along Co. Rd. 19 and Hwy 65
- Near established neighborhoods and less than 2 miles from downtown Albert Lea
- Located on Albert Lea Lake



Albert Lea, MN

Albert Lea, Minnesota, located at the crossroads of Interstates 35 and 90, offers a prime location for businesses looking to expand. With over 140 acres of business and industrial sites, a business incubator, and two residential development areas, the city is well-equipped for growth. Its infrastructure supports industries ranging from manufacturing to healthcare, while its scenic lakes, parks, and trails contribute to a high quality of life. Albert Lea's rich history, strategic location, skilled workforce, and commitment to sustainability make it a compelling destination for both businesses and residents.

- Ranked #2 "Top Affordable Small Town"
- Rich community and historic downtown
- Residents of Albert Lea enjoy the beauty of Albert Lea Lake and Fountain Lake
- Excellent schools, vibrant local events, and a range of amenities make it a place where families can grow and prosper.
- Albert Lea offers over 40 parks and scenic trails
- Myre-Big Island State park



Discover what makes this community a prime destination for growth. Tap the link to explore the opportunities that await in Albert Lea.

[WATCH HERE.](#)

For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

7900 INTERNATIONAL DRIVE, SUITE 735, BLOOMINGTON MN 55425

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