

**COMMERCIAL LOT W/US  
HWY I-35 VISIBILITY,  
ALBERT LEA  
6.5 +/- Acres  
Freeborn County, MN  
\$975,000**

**NEW LISTING**

**NATIONAL  
LAND  
REALTY®**



**NATIONAL  
LAND  
REALTY®**

**National Land Realty**  
1005 Superior Drive  
Northfield, MN 55057  
[www.NationalLand.com](http://www.NationalLand.com)



**Terri Jensen, ALC**  
Office: 855.384.5263  
Cell: 507.382.0908  
Fax: 864.331.1610  
[Tjensen@nationalland.com](mailto:Tjensen@nationalland.com)

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



**OVERVIEW:**

Location, Location, Location! +/-6.5 acre commercial lot just off US Hwy I-35; location with both north/south and east/west accesses! Albert Lea is seeing development (see list of recent developments under the "Property Documents" tab) and is in an area with great US I-35 visibility and E Main Street flow into downtown Albert Lea; and approximately 2.7 miles to the Albert Lea airport. Many commercial uses in the area and many permitted uses from a development standpoint. Utilities include: electric; natural gas; city water and sewer.

**PARCEL #/ID:** R34.398.0190

**TAXES:** \$1,854/year (2021)

**ADDRESS:**

21133 775th St  
Albert Lea, MN 56007

**LOCATION:**

Located at the NE corner of US I-35 and East Main St/Twp 46, Albert Lea, MN (to the west of Love's Travel Stop)





## PROPERTY HIGHLIGHTS:

*· Location, Location, Location!*

Does your business need a new location with great access to US I-35, downtown Albert Lea, the airport...

· Look no further! This +/-6.5 acre commercial lot is located just off US Hwy I-35; location with both north/south and east/west accesses!

· Albert Lea is seeing development (see list of recent developments under the "Property Documents" tab) and is in an area with great US I-35 visibility and E Main Street flow into downtown Albert Lea; and approximately 2.7 miles to the Albert Lea airport.

· There are many commercial uses in the area and many permitted uses from a development standpoint that range from schools to retail, to fabrication/repair shops, drive-in uses, studios, lumberyards...

· Some of the commercial uses in the area include: Love's Travel Shop - to the east; Holiday Inn Express; Pro Trucking; Petro (Trails Travel Center); Walmart Supercenter; Home Depot; Auto Center; Green Mill and other restaurants...

· Take advantage of location, as well as today's interest rates and build your new venture!

· Call Terri Jensen, ALC (Accredited Land Consultant) at 507-382-0908 with any questions.

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=2206991](http://www.nationalland.com/viewlisting.php?listingid=2206991)



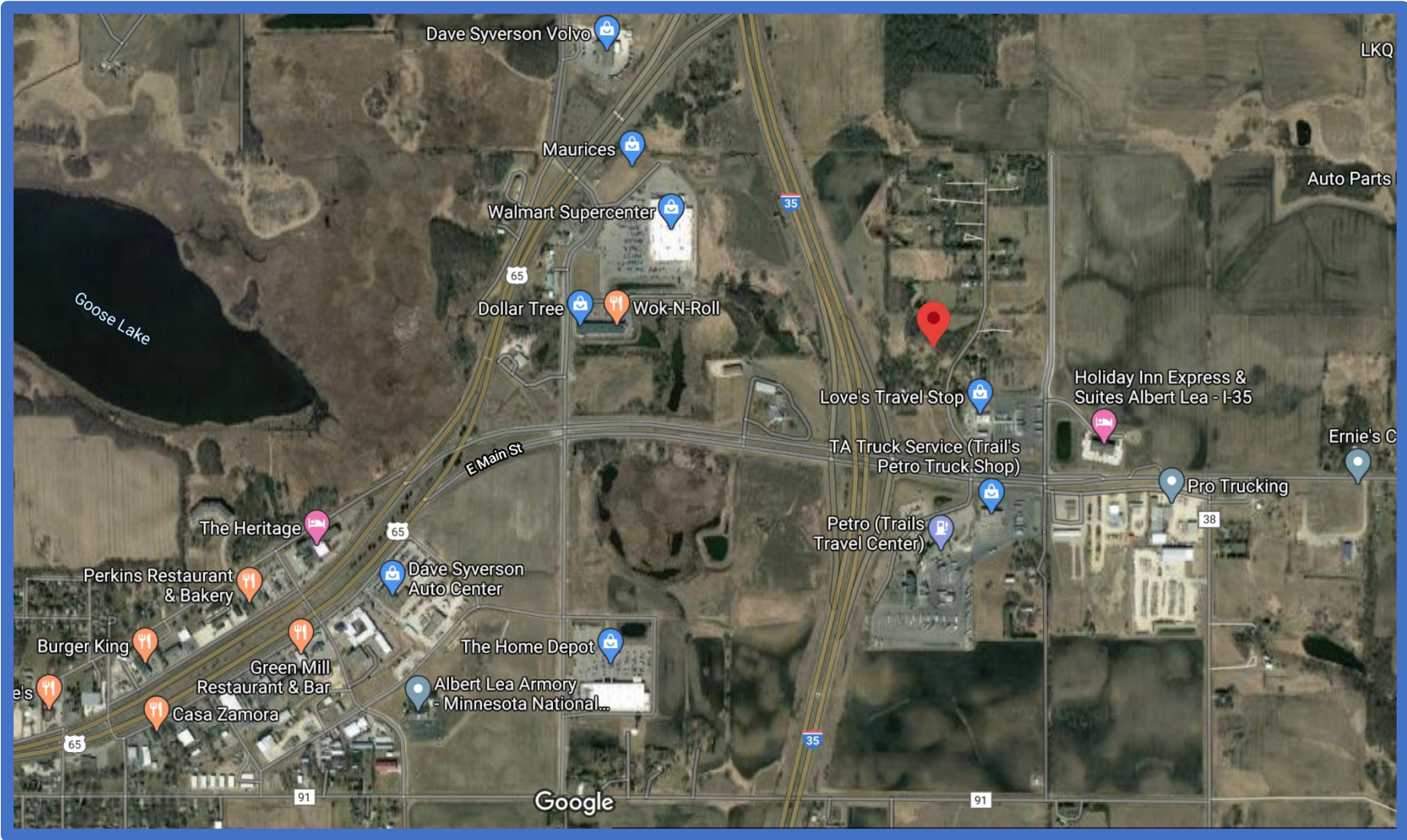


## Recent Developments in Albert Lea:

- Riverland College Addition \$ 5,200,000
- Elks building re-use into an atty's office \$ 840,000
- Vortex Cold Storage facility \$20,187,000
- Amtek dryer building \$ 2,650,000
- Zumbro Foods Addition \$ 3,448,000 + \$165,000 Addtn
- Mercy Medical Center \$ 2,619,000
- Rihm Kenworth showroom/shop \$ 2,400,000
- New Veterans Administration Clinic \$ 2,500,000
- Skyline Mall conversation of area for "Sky Flats Apartments" \$ 4,500,000
- New City Fire Station \$ 7,996,000
- New Freeborn Mower Electric office/shop \$13,700,000
- New 48 unit "Unique Apartments" \$ 4,000,000
- Albert Lea Seedhouse processing expansion \$ 1,108,415
- Frito Lay distribution warehouse \$ 420,000
- School District 241 Athletic complex, Stadium, bleachers, fieldhouse & athletic fields \$10,127,400
- As well as several other updates/renovations and expansions ranging from \$30,000 to \$420,000

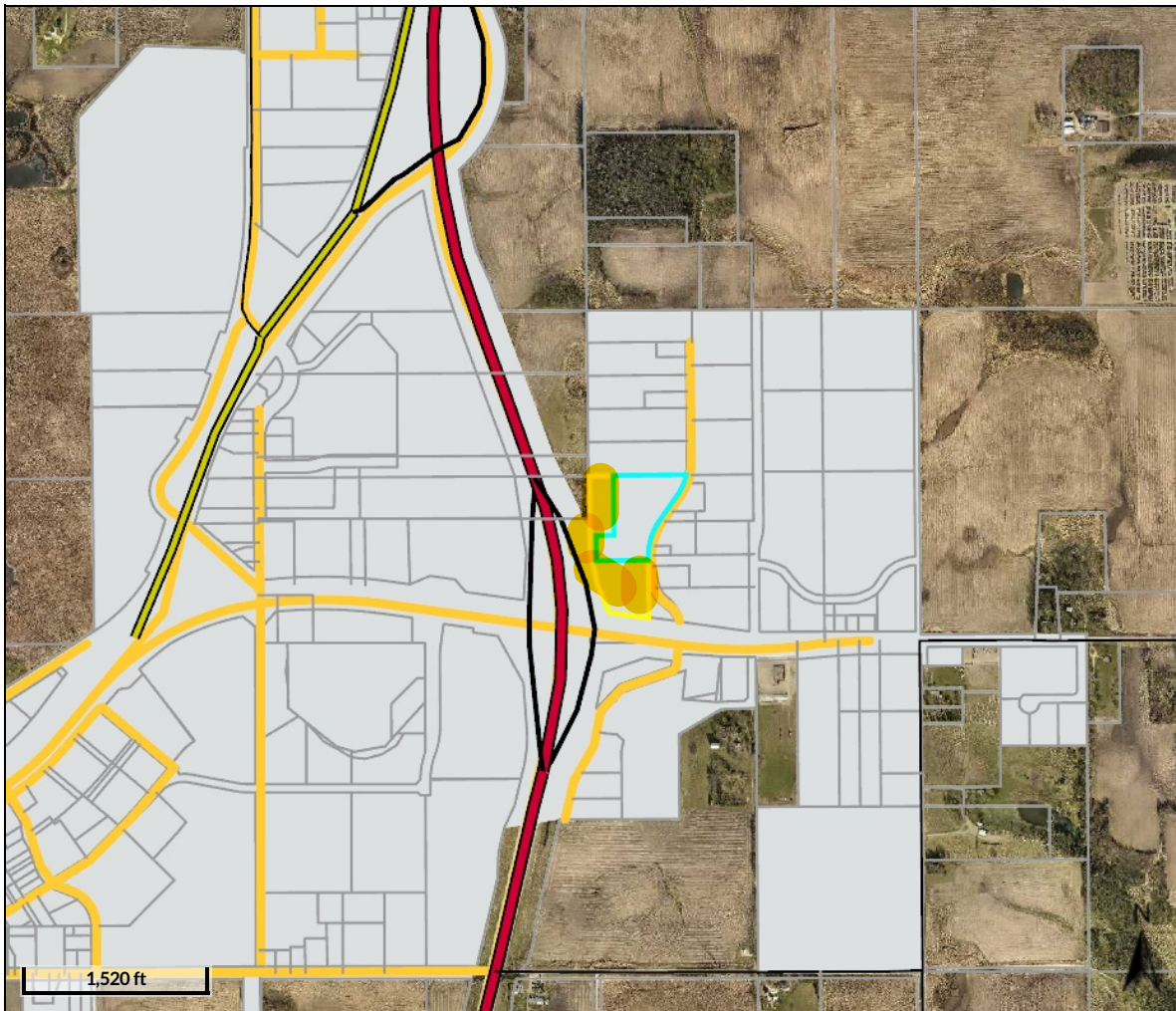


# LOCATION MAP SHOWING I35 ACCESS AND PROXIMITY TO COMMERCIAL USES IN THE AREA

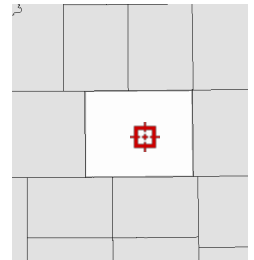


North















Overview



Legend

-  Parcels
-  County Limits
-  Lot Lines-Albert Lea
-  Townships
- Roads and Highways**
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  US Hwy
- Address Numbers**
-  Cities Background
-  City Road Segment

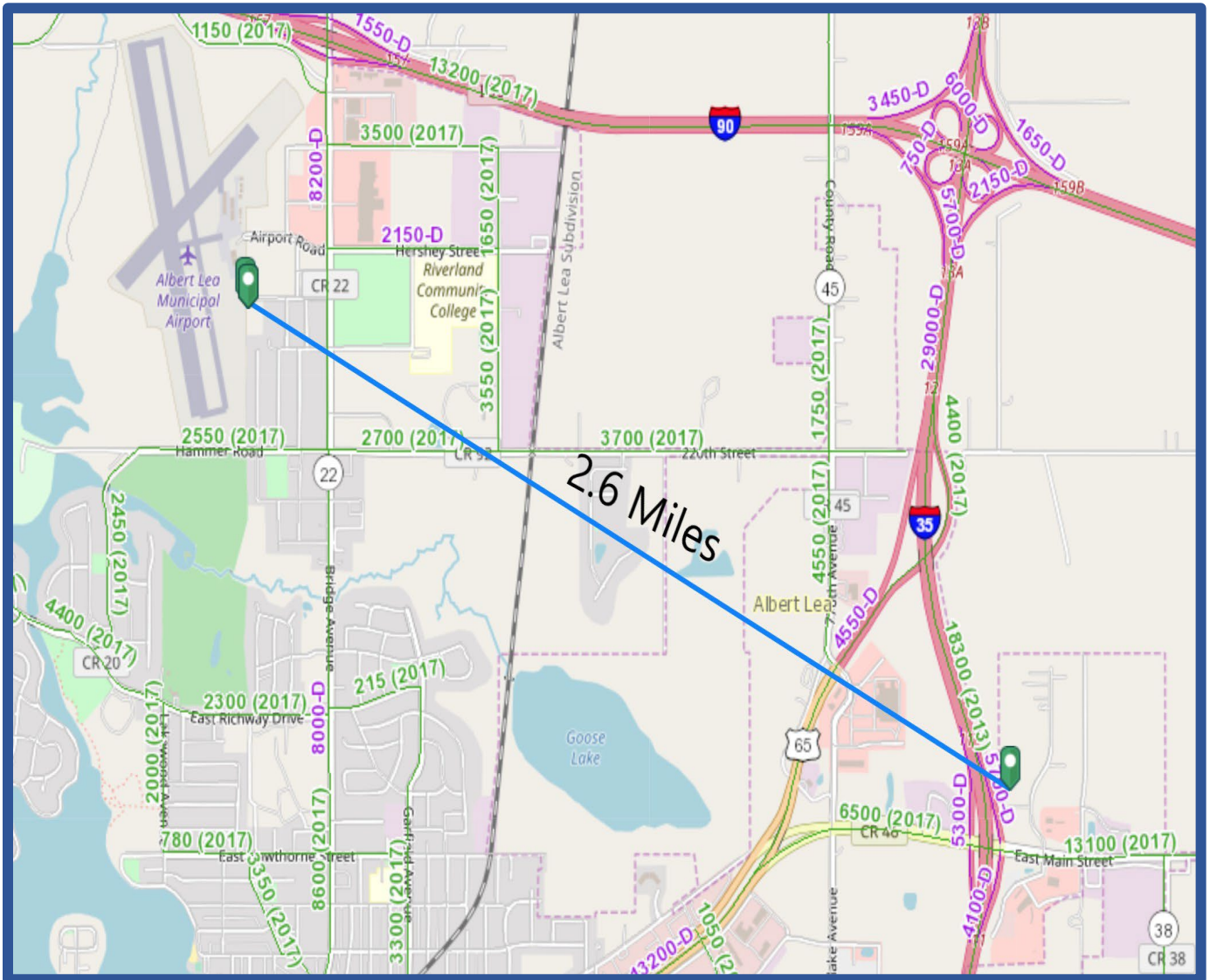
<b>Parcel ID</b>	343980180	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	VANDEGRIFT,MARC T ETAL
<b>Sec/Twp/Rng</b>	02-102-021	<b>Class</b>	201 - (NON-HSTD) RESIDENTIAL		2607 RIDGE ROAD
<b>Property Address</b>	21135 775TH AVE ALBERT LEA	<b>Acreage</b>	7		MARSHALLTOWN, IA 50158
<b>District</b>	A LEA CITY 241 SRRW				
<b>Brief Tax Description</b>	Sect-02 Twp-102 Range-021 SUBD. OF W 1/2 SE 1/4 SEC. 2-1 Lot-013 7.00 AC LOT 13 SUBD W1/2 SE1/4 2-102-21 7.00 ACRES CITY OF ALBERT LEA				
	<i>(Note: Not to be used on legal documents)</i>				

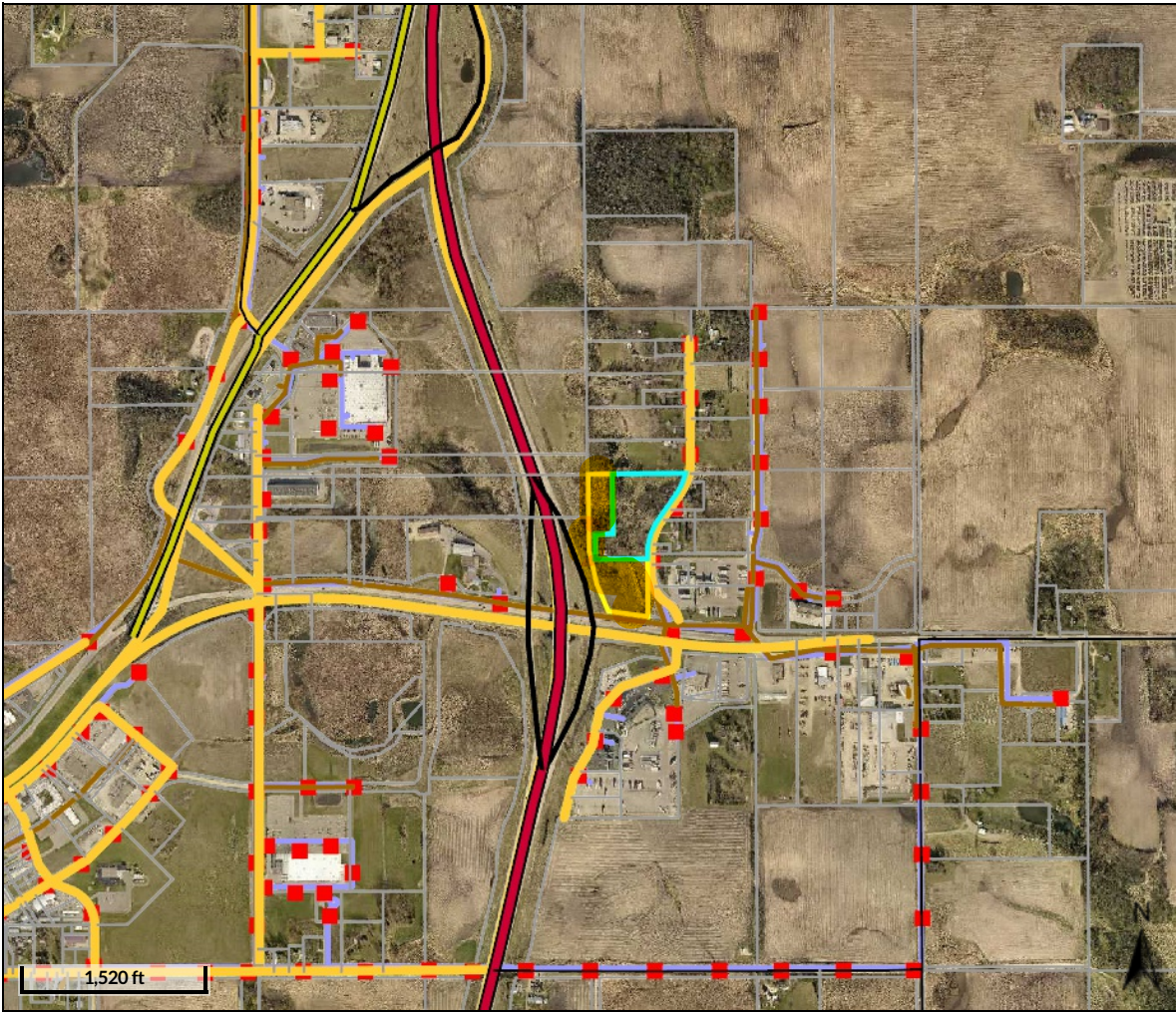
Date created: 2/10/2020  
 Last Data Uploaded: 2/10/2020 3:37:51 AM

Developed by  Schneider  
 GEOSPATIAL

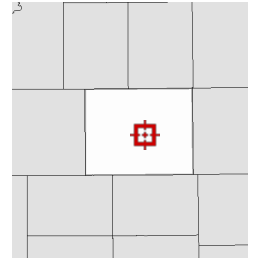


# Location Map Showing Proximity From 21133 775<sup>th</sup> Ave to the Albert Lea Municipal Airport

















**Overview**



**Legend**

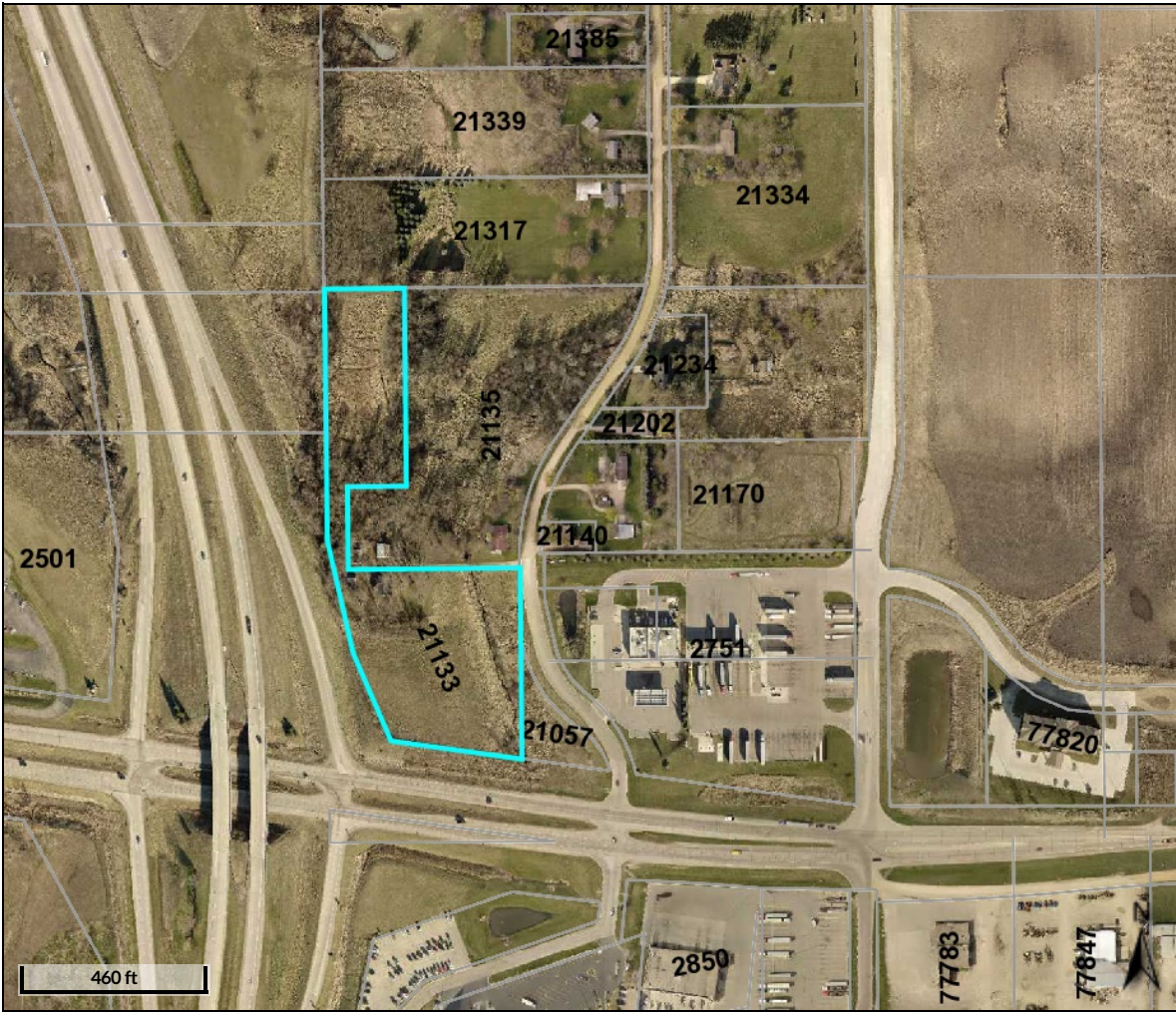
-  Parcels
-  County Limits
-  Lot Lines-Albert Lea
-  Townships
- Roads and Highways**
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  US Hwy
- Address Numbers**
-  City Road Segment
-  Water Hydrants
-  Water Lines
-  Sanitary Lines

<b>Parcel ID</b>	343980180	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	VANDEGRIFT,MARC T ETAL
<b>Sec/Twp/Rng</b>	02-102-021	<b>Class</b>	201 - (NON-HSTD) RESIDENTIAL		2607 RIDGE ROAD
<b>Property Address</b>	21135 775TH AVE ALBERT LEA	<b>Acreage</b>	7		MARSHALLTOWN, IA 50158
<b>District</b>	A LEA CITY 241 SRRW				
<b>Brief Tax Description</b>	Sect-02 Twp-102 Range-021 SUBD. OF W 1/2 SE 1/4 SEC. 2-1 Lot-013 7.00 AC LOT 13 SUBD W1/2 SE1/4 2-102-21 7.00 ACRES CITY OF ALBERT LEA				
	<i>(Note: Not to be used on legal documents)</i>				

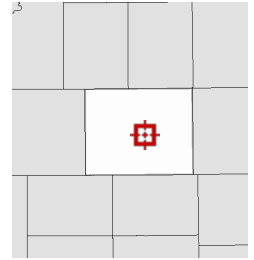
Date created: 2/10/2020  
 Last Data Uploaded: 2/10/2020 3:37:51 AM

Developed by 










**Overview**



**Legend**

-  Parcels
-  County Limits
-  Lot Lines-Albert Le
-  Townships
-  Address Numbers

<b>Parcel ID</b>	343980190	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	HOEVE,JAMES E
<b>Sec/Twp/Rng</b>	02-102-021	<b>Class</b>	201 - (NON-HSTD) RESIDENTIAL		6227 176TH ST W
<b>Property Address</b>	21133 775TH AVE	<b>Acreeage</b>	6.5		FARMINGTON, MN 55024
	ALBERT LEA				
<b>District</b>	A LEA CITY 241 SRRW				
<b>Brief Tax Description</b>	Sect-02 Twp-102 Range-021 SUBD. OF W 1/2 SE 1/4 SEC. 2-1 Lot-P14 6.50 AC LOT 14 EXC .62 A FOR HWY SUBD W1/2 SE1/4 2-102-21 6.50 ACRES CITY OF ALBERT LEA				
	<span style="color: red;">(Note: Not to be used on legal documents)</span>				

Date created: 2/10/2020  
 Last Data Uploaded: 2/10/2020 3:37:51 AM

Developed by  **Schneider**  
 GEOSPATIAL



# Aerial Map



©2022 AgriData, Inc.

**NATIONAL LAND REALTY**



Map Center: 43° 39' 39.28, -93° 19' 5.57



**2-102N-21W**  
**Freeborn County**  
**Minnesota**



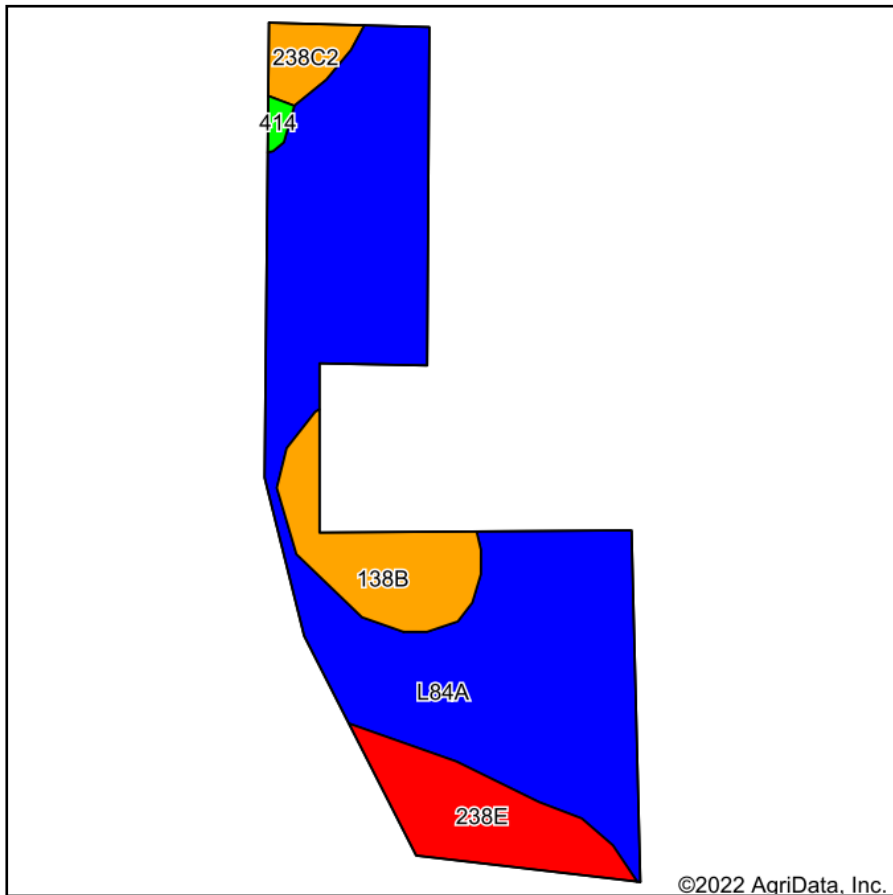
2/23/2022

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Freeborn**  
 Location: **2-102N-21W**  
 Township: **Albert Lea**  
 Acres: **6.81**  
 Date: **2/23/2022**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

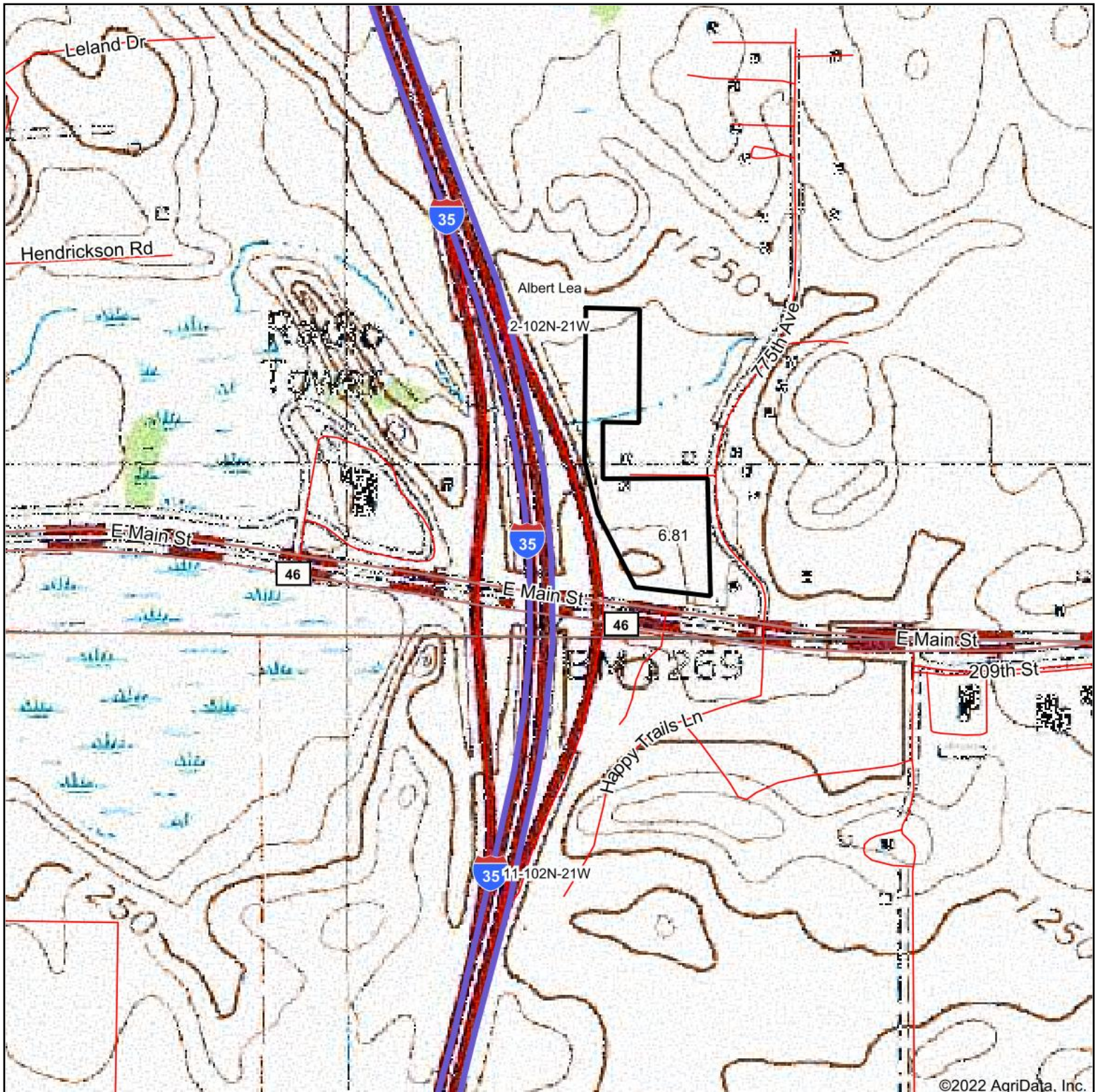


Area Symbol: MN047, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.03	73.9%		Illw	86						
238E	Kilkenny clay loam, 16 to 30 percent slopes	0.80	11.7%		Vle	32		3				
138B	Lerdal silty clay loam, 2 to 6 percent slopes	0.76	11.2%		Ile	80		4.6	172	73	48	
238C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	0.22	3.2%		Ille	74	6	4.6	152	81	44	
<b>Weighted Average</b>						<b>3.24</b>	<b>78.6</b>	<b>0.2</b>	<b>1</b>	<b>24.1</b>	<b>10.8</b>	<b>6.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# Topography Map

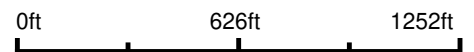


©2022 AgriData, Inc.

**NATIONAL LAND REALTY**



map center: 43° 39' 34.32, -93° 19' 10.55



**2-102N-21W**  
**Freeborn County**  
**Minnesota**



2/23/2022

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021      www.AgridataInc.com



# Topography Contours

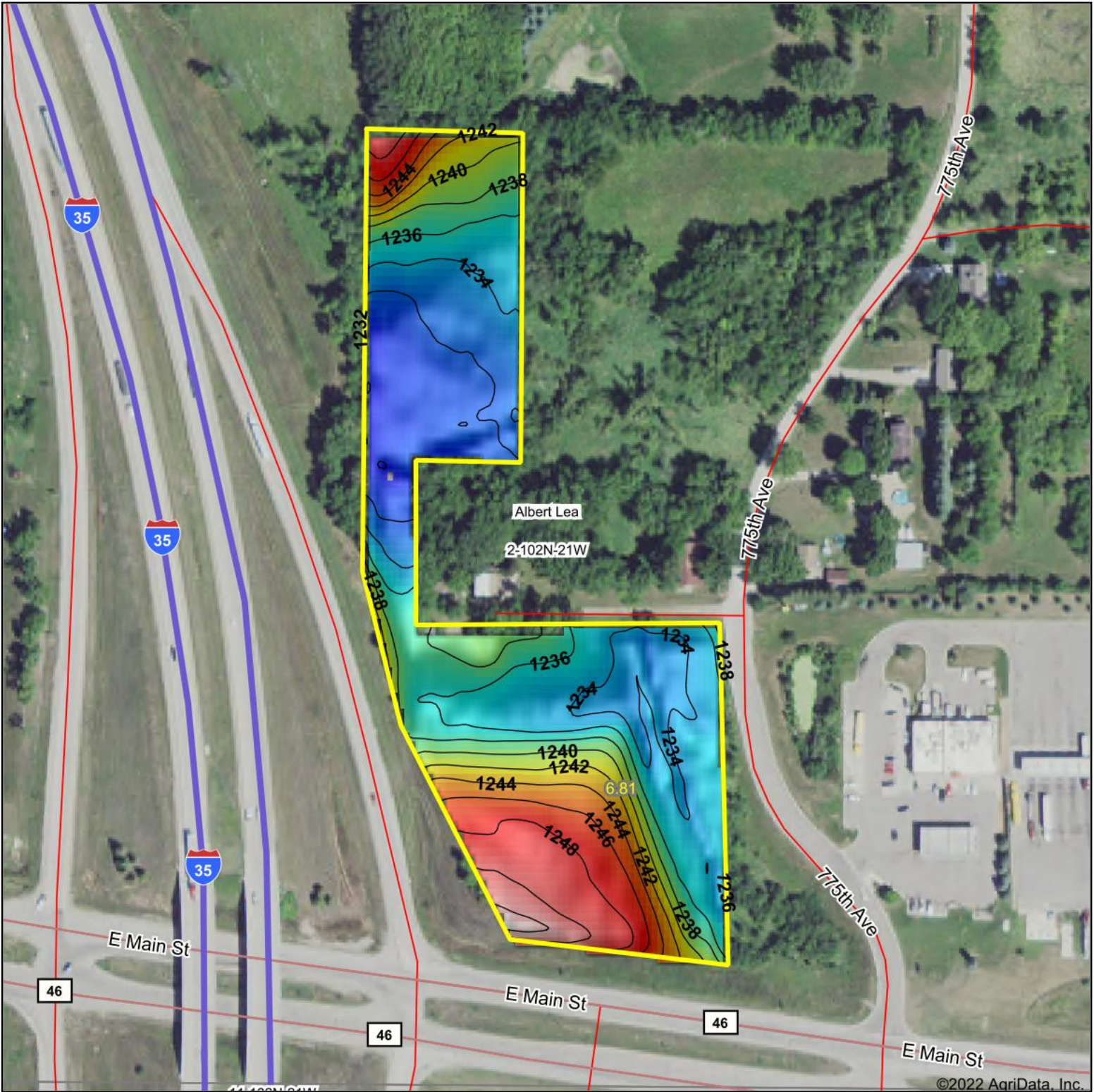


		<p><b>Source:</b> USGS 3 meter dem</p> <p><b>Interval(ft):</b> 2.0</p> <p><b>Min:</b> 1,229.8</p> <p><b>Max:</b> 1,253.6</p> <p><b>Range:</b> 23.8</p> <p><b>Average:</b> 1,238.1</p> <p><b>Standard Deviation:</b> 5.84 ft</p>	<p>0ft      216ft      431ft</p> <p><b>2-102N-21W</b>  <b>Freeborn County</b>  <b>Minnesota</b></p> <p>2/23/2022</p> <p>Map Center: 43° 39' 34.32, -93° 19' 10.55</p>
--	--	---	--

Field borders provided by Farm Service Agency as of 5/21/2008.



# Topography Hillshade

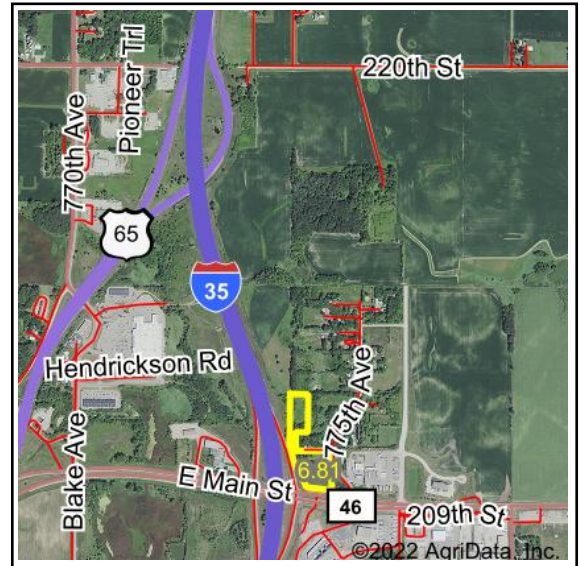
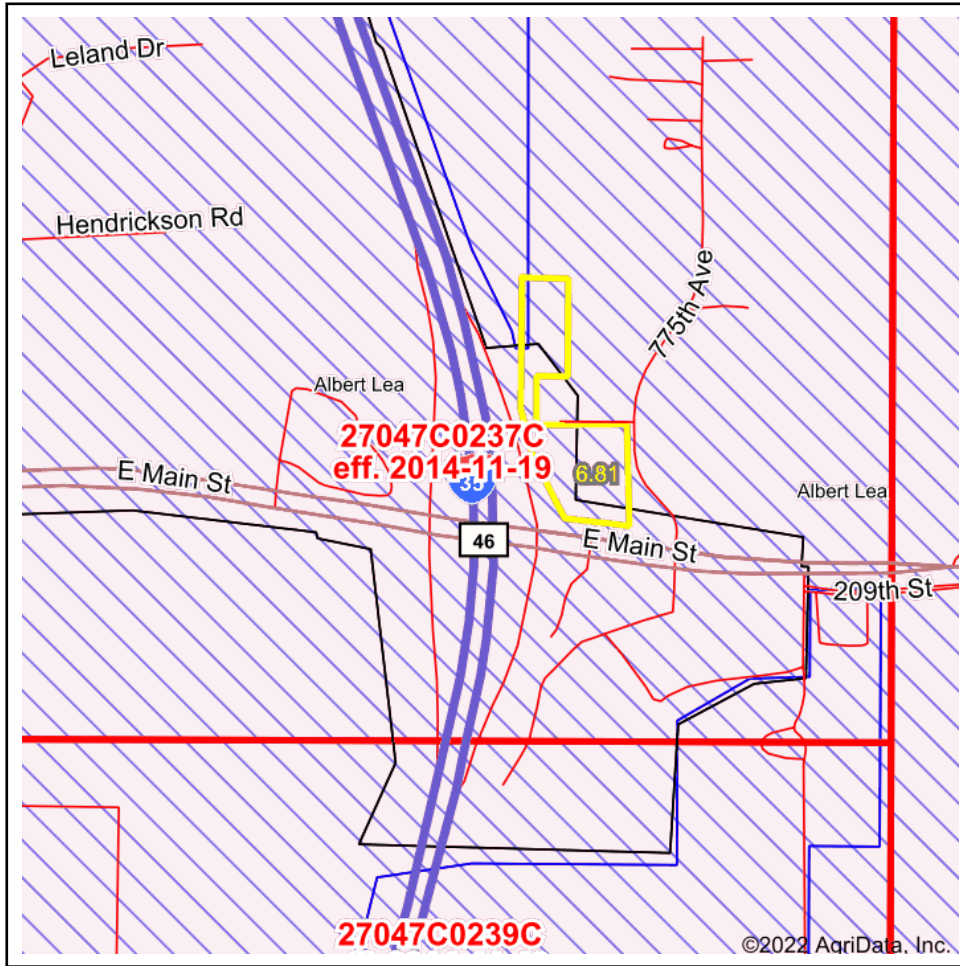


<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem              Interval(ft): 2              Min: 1,229.8              Max: 1,253.6              Range: 23.8              Average: 1,238.1              Standard Deviation: 5.84 ft</p>	<p>0ft 216ft 431ft</p> <p>               2/23/2022  <b>2-102N-21W</b>  <b>Freeborn County</b>  <b>Minnesota</b>              map center: 43° 39' 34.32, -93° 19' 10.55         </p>
---------------------------	--	---

Maps Provided By:  
 AgriData, Inc. 2021 www.AgriDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008.



# FEMA Report



Map Center: 43° 39' 34.32, -93° 19' 10.55

State: MN

Acres: 6.81

County: Freeborn

Date: 2/23/2022

Location: 2-102N-21W

Township: Albert Lea



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
City of Albert Lea	270135	Freeborn	Regular	6.58	96.6%
Freeborn County	270134	Freeborn	Regular	0.23	3.4%
<b>Total</b>				6.81	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	6.81	100%
<b>Total</b>			6.81	100%

Panel	Effective Date	Acres	Percent
27047C0237C	11/19/2014	6.81	100%
<b>Total</b>		6.81	100%

