



o Nolan Ave N, West Lakeland: Resid Lot With Rural Setting in Metro Area

1.15 +/- Acres | Washington County, MN | \$179,000

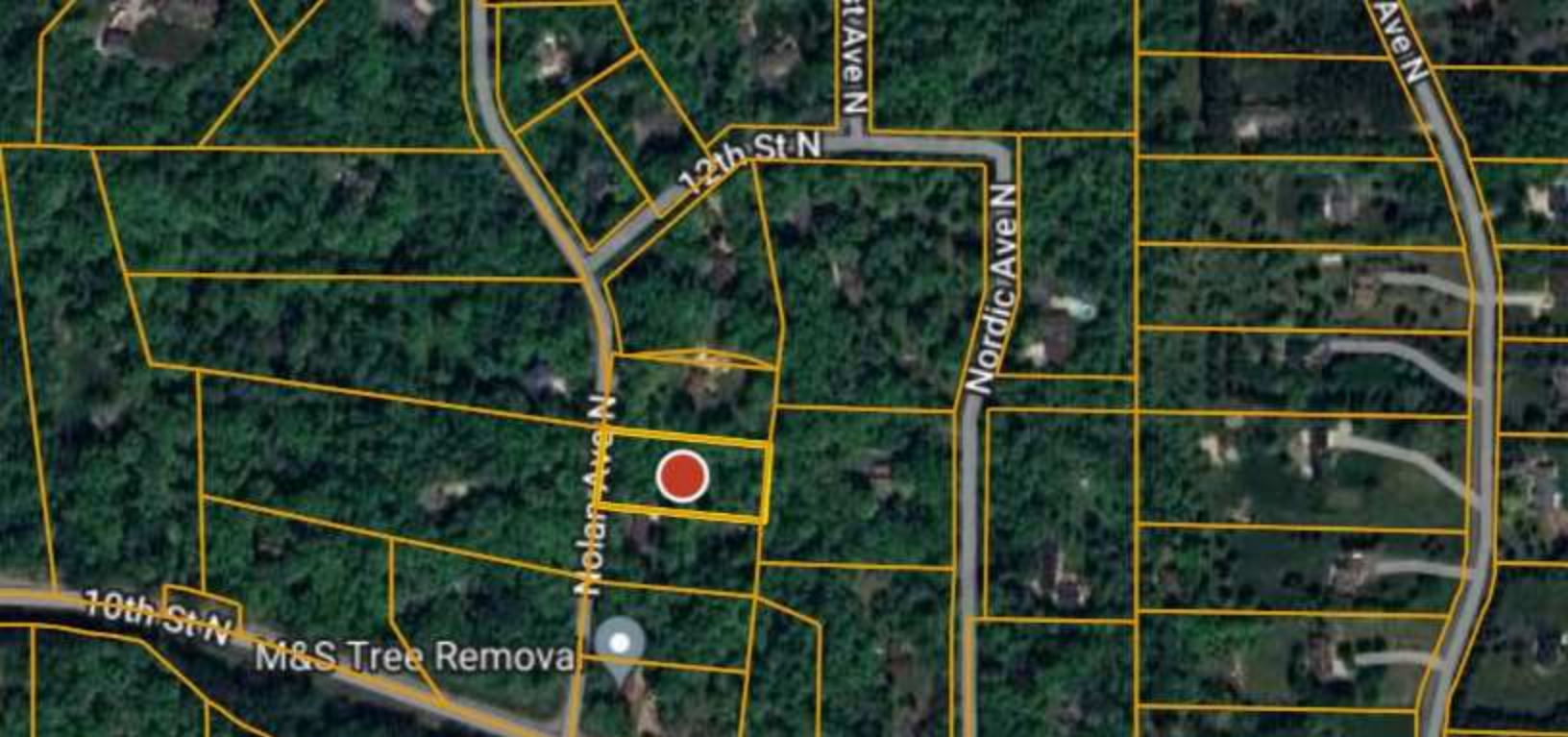


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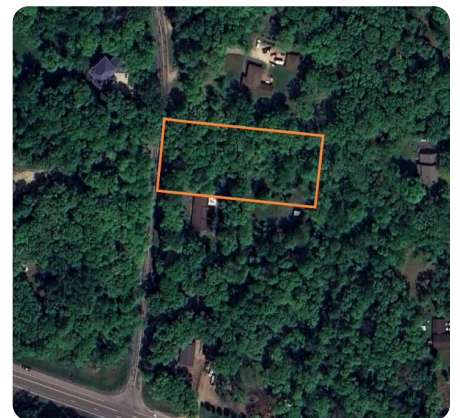


PROPERTY SUMMARY

Residential lot in highly sought-after location: locals say "it's a rural setting in a metro area!"

The St Croix River hugs the east side of West Lakeland Township, which provides for tranquil and scenic, generous-sized residential lots. This helps maintain a semi-rural setting, but which offers close proximity to urban amenities. Neighboring Stillwater offers schools, restaurants, employment, and amenities. Big-box shopping for groceries and essentials are readily accessible via I-94 across the St Croix River into Hudson, WI, which has Walmart, Home Depot, County Market, Target...A short drive into Bayport offers a historic downtown with great restaurants and more.

Amenities in the area include the Stone Ridge Golf Club; Belwin Conservancy, 1,500 acres of untouched acres in the St Croix Valley, which offers miles of hiking trails for families and seasoned hikers; and the Stagecoach Prairie which offers views of rolling hills and roaming bison.



ACREAGE BREAKDOWN

Residential lot

ADDRESS

0 Nolan Avenue North
Lakewood, MN 55082

TAXES

\$196/year (2024)

LOCATION

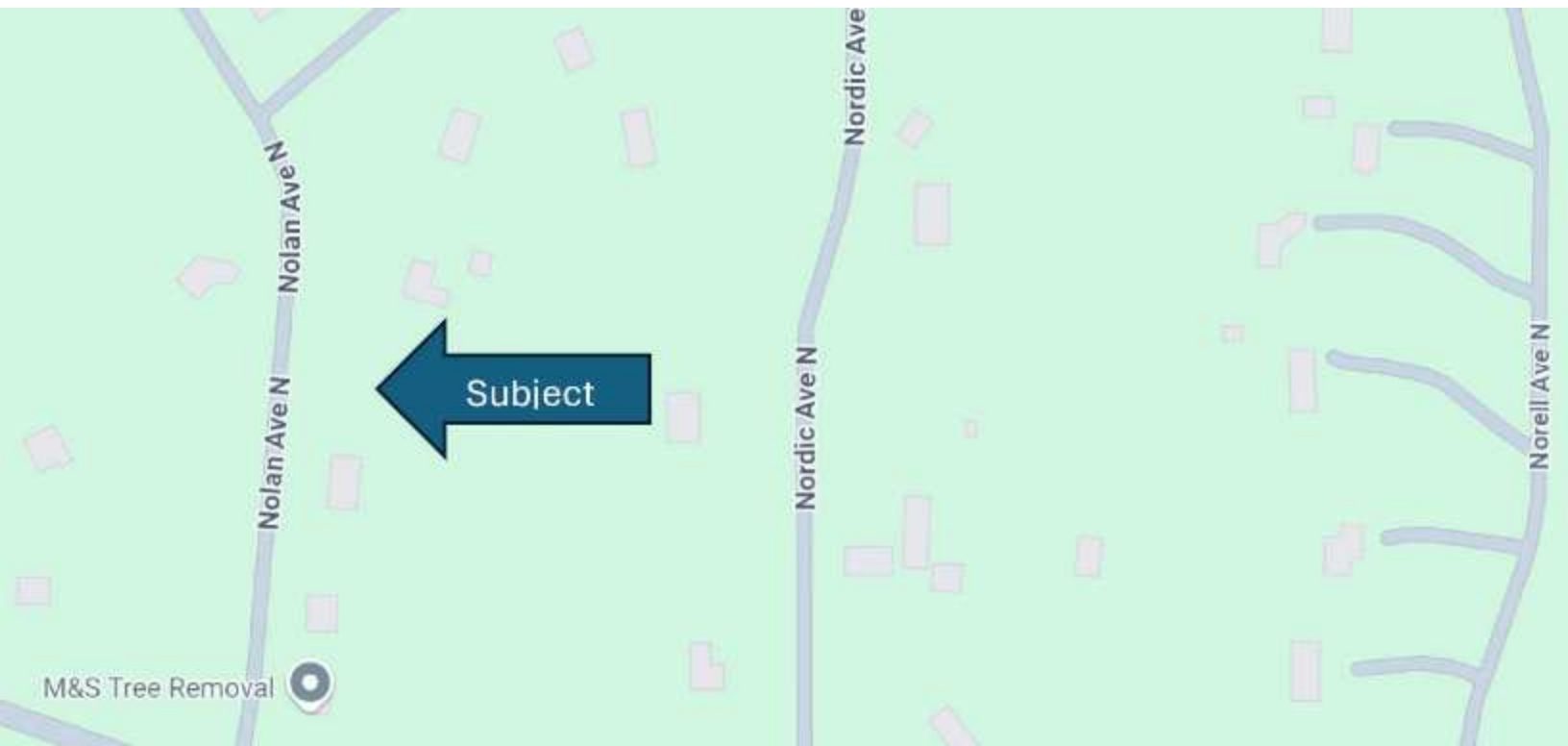
Within Lakeland/West Lakeland,
google 1161 Nolan Ave North,
which is the lot/home to the
south; 1181 Nolan Ave North,
which is the lot/home to the
north.

PROPERTY HIGHLIGHTS

- **Residential lot in highly sought-after location:** locals say "it's a rural setting in a metro area!" Access to the Twin Cities is within 15 miles; Stillwater, Bayport, Hudson, Lake Elmo and other communities are easily accessible as Interstate I-94 runs along the far south side of the Township. The St Croix River and Wisconsin are to the east. Baytown Township is to the north. Lake Elmo is to the west of the township.
- West Lakeland homes often sell at a higher price point than adjacent Lakeland given the generous lot sizes, few remaining lots for development, and many lots dotted with mature trees. Zoning in this area intends to provide lots large enough to maintain a semi-rural setting. Well and septic systems are the norm in this area.
- Take advantage of the opportunity to purchase a lot in this highly sought-after location: mature trees; large site; privacy; yet, close to employment, shopping, schools, and amenities. Please contact Terri Jensen, ALC (Accredited Land Consultant) if you have any questions: 507-382-0908 (mobile).



nationalland.com/listing/resid-lot-with-rural-setting-in-metro-area



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
Sgl-Family Residential

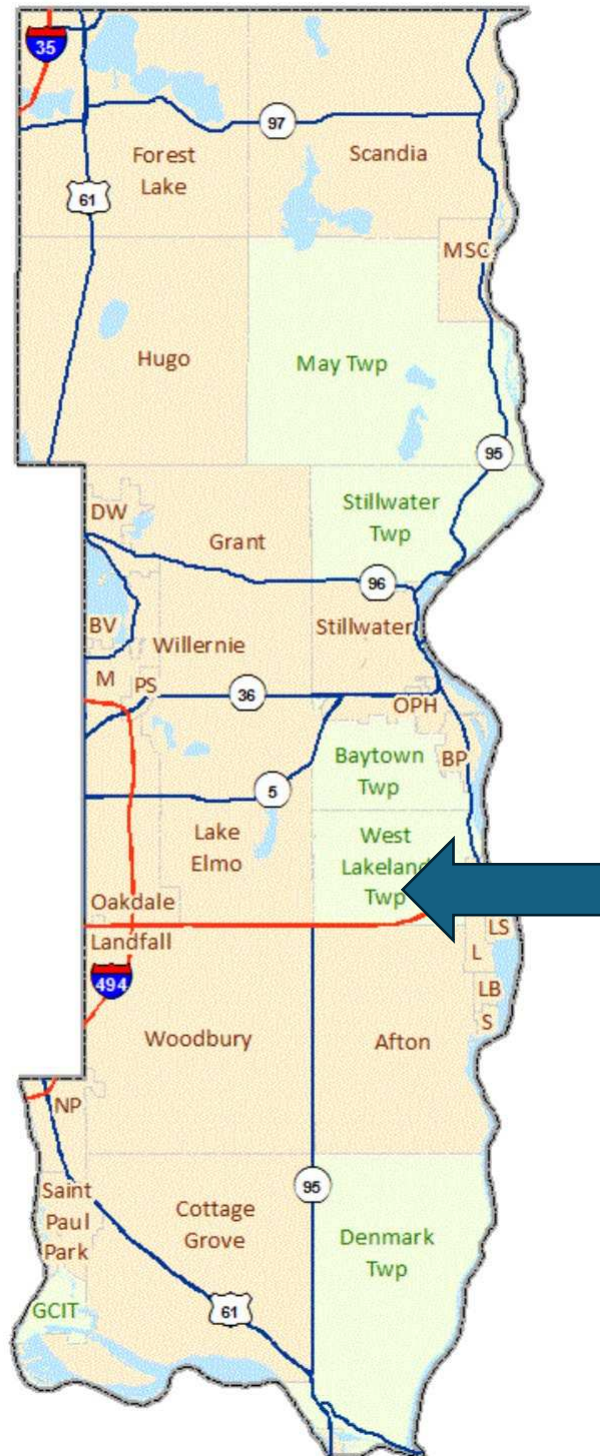
Listing ID#
2979448

Future Land Use
Sgl-Family Residential

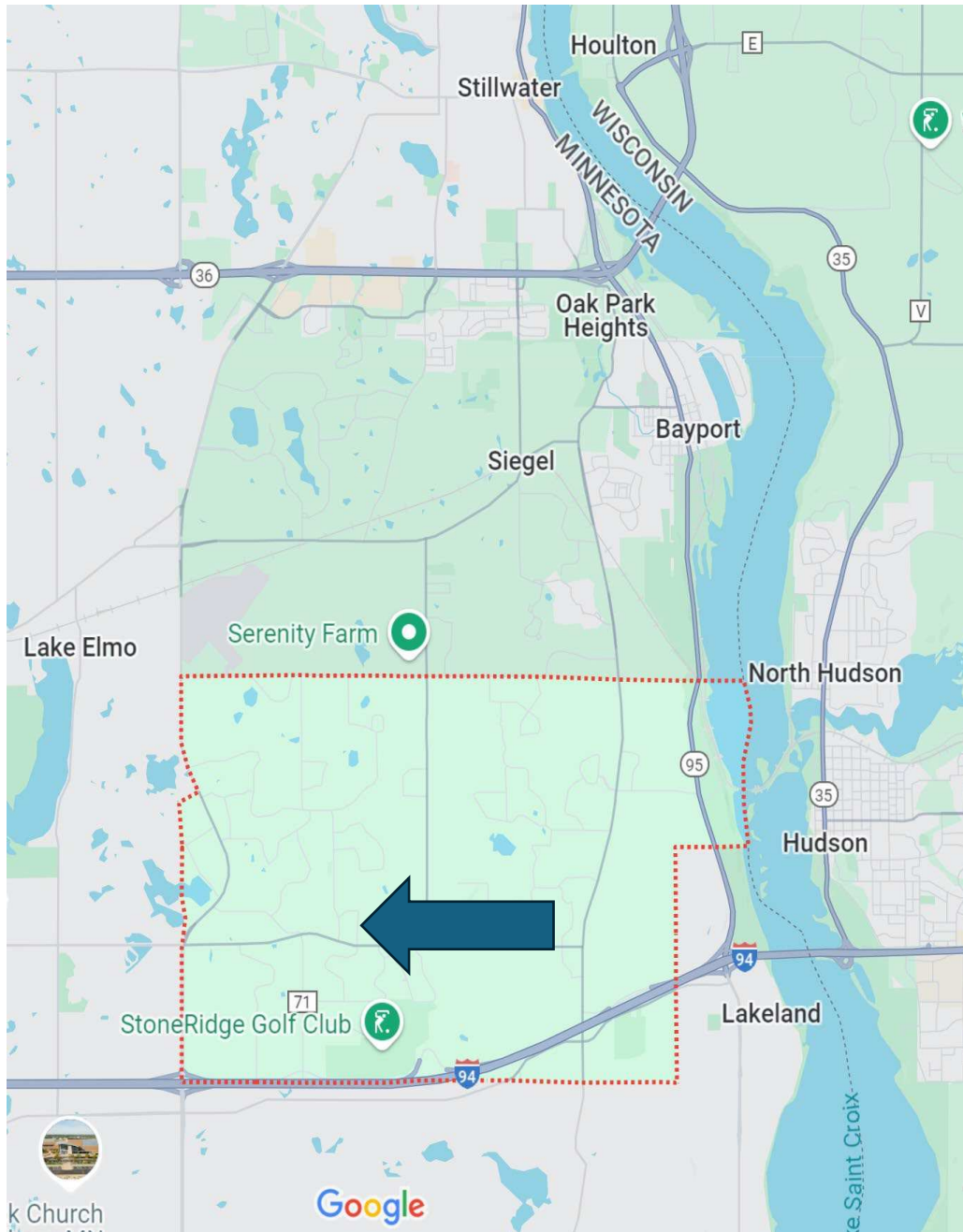


Washington County

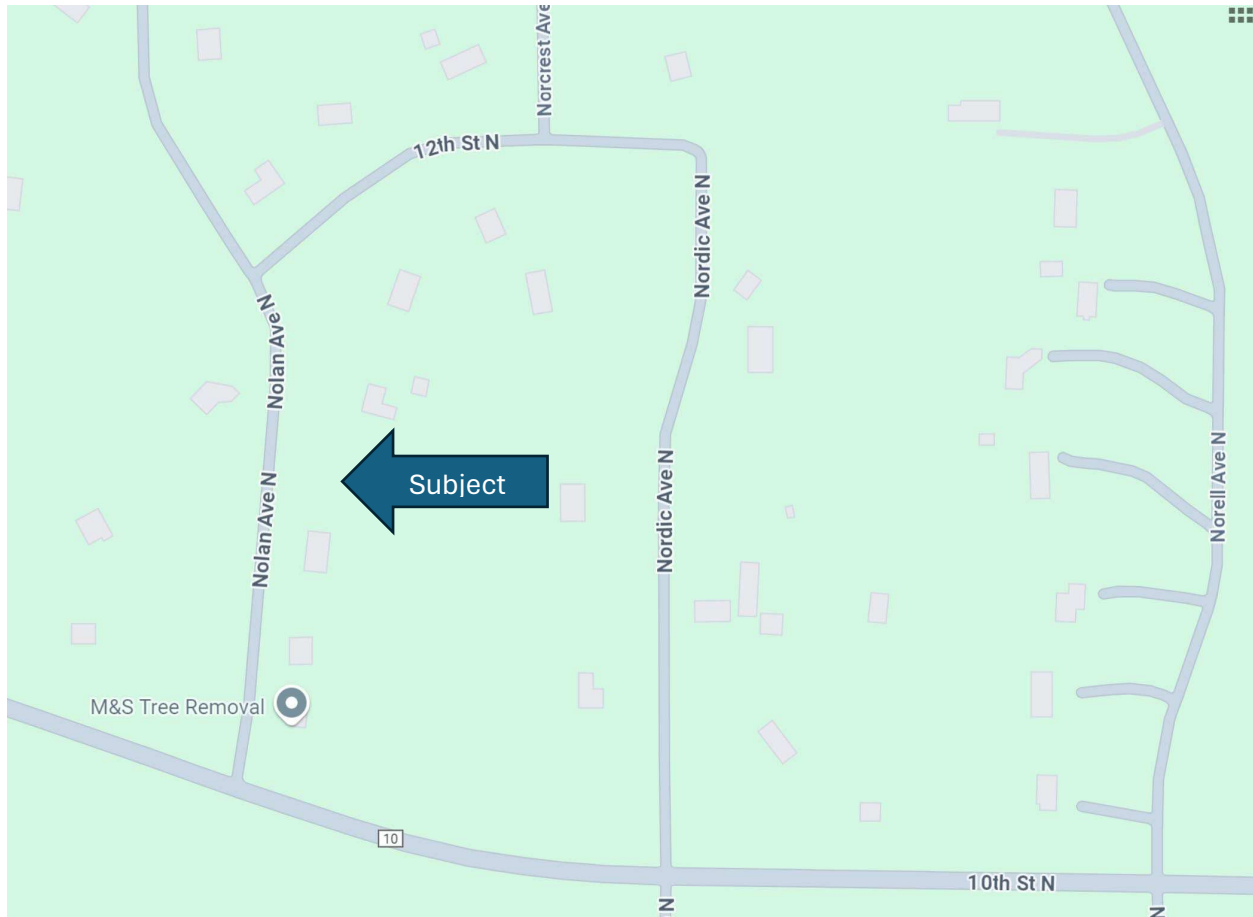
Municipality and township maps



LOCATION MAP – 0 Nolan Ave N, West Lakeland, MN



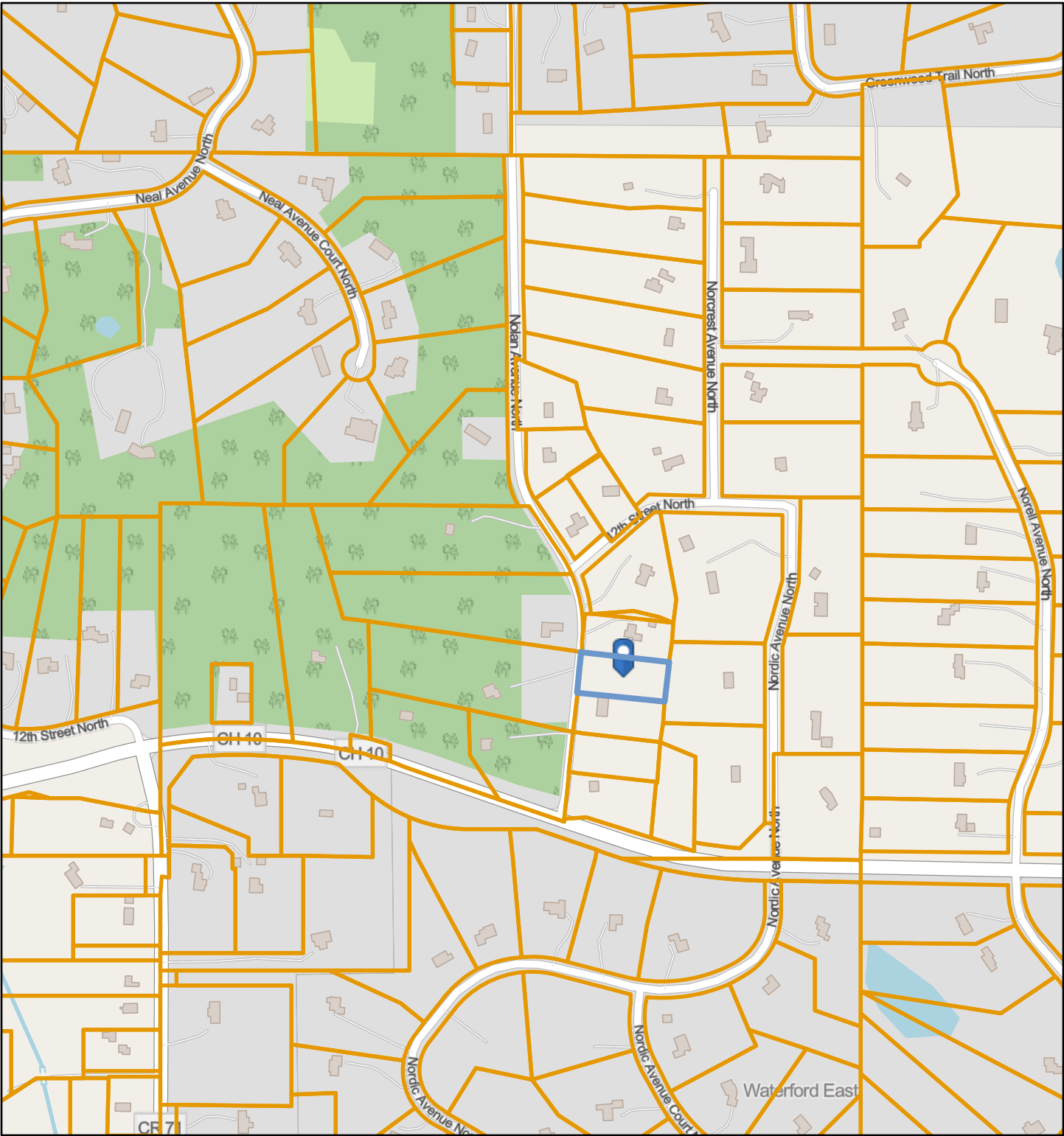
West Lakeland Township, PID 29.029.20.34.0004 Residential Lot with “Rural Setting in Metro Area”



West Lakeland: suburban neighborhood in Lakeland, Minnesota.

- Hugs the St Croix River on its east side
- Is 15 miles west of the Twin Cities
- Generous lot sizes that have a rural setting in a metro area
- Areas of mature trees throughout West Lakeland Township
- Neighbor to Stillwater; Hudson, WI is located across the St Croix River via I-94 East; and to the north is Bayport

ArcGIS Neighborhood Map

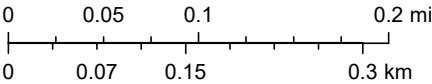


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-  Parcels
-  Municipals

DNR Protected Waters ID



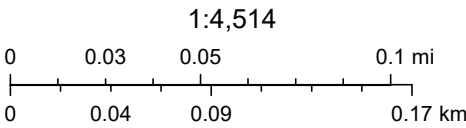
Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

ArcGIS Neighborhood Aerial Map



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-  Parcels
-  Municipals



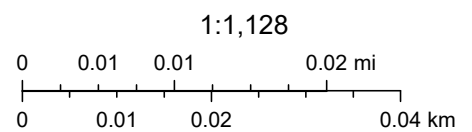
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ArcGIS Parcel Map



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 Parcels



NOTES

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