



# Commercial Investors, Developers, Corporate Users, & Industrial Prospects

## A High-Exposure Asset Ready for Immediate Commercial or Industrial Deployment

This **6.5 acre IDD-zoned (Interstate Development District parcel)** sits in one of Albert Lea's strongest commercial corridors and is fully positioned to support revenue-focused development. With completed zoning, full utilities, and top-tier interstate frontage, the property minimizes pre-development hurdles while maximizing long-term value.

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### Investment Highlights

- **Interstate-fronting property** with 21,000+ daily vehicles
- **Completed IDD zoning** — significantly reduces entitlement timelines
- **Utilities available** (water, sewer, electric, natural gas)
- **Proven commercial trade area** with major national brands
- **Strong traffic drivers:** retail, hospitality, travel centers, industrial activity

This is a site where projects can move from planning to groundbreaking more quickly than raw/unzoned land.

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### Ideal For a Wide Range of Uses

#### Retail & Consumer Services

High visibility makes this site ideal for:

- Fuel, food, and retail pads
- Convenience centers
- National quick-service restaurants
- Brand expansions

#### Hospitality

Interstate visibility and proximity to existing hotels support:

- Limited-service hotels
- Extended stay lodging
- Multi-brand hotel clusters



## Logistics & Light Industrial

Interstate access, flat land, and regional positioning favor:

- Distribution/light manufacturing
- Small-to-mid-size warehouses
- Flex industrial buildings
- Corporate training or R&D facilities

## Multifamily & Mixed-Use

IDD zoning allows:

- Townhome communities
- Workforce or market-rate multifamily
- Mixed-use combinations of commercial + residential

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## Regional Access & Workforce Advantage

- Immediate on/off access to **I-35**
- Near **I-90** interchange for broader Midwest distribution
- Airport access (2.7 miles) for business travel and logistics
- Access to Albert Lea's industrial labor base
- Close to major trucking and transportation routes

For companies or investors seeking a logistics-friendly, labor-accessible location without metro-area pricing, this site stands out.

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## Opportunity to Scale

The adjacent **7.0-acre parcel** creates the option for a **13.5-acre** portfolio — attractive for:

- Multi-building industrial parks
- Larger distribution users
- Combined retail/hospitality development
- Corporate campuses
- Phased investment projects

View the adjacent 7.0 acre parcel (21135 775<sup>th</sup> Ave) via the link below:

<https://nationalland.com/listing/commercial-zoned-site>