



Commercial Zoned Site!

7 +/- Acres | Freeborn County, MN | \$575,000



National Land Realty
1005 Superior Drive
Northfield, MN 55057
NationalLand.com



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



PROPERTY SUMMARY

7.0± Acre Interstate Development District Site – Albert Lea, MN

Exceptional location and access off **I-35** with **21,000+ vehicles/day**. Fully **rezoned to IDD**, which allows retail, restaurants, hotels, vehicle services, industrial/warehouse, offices, multifamily, daycare, and more. All major **utilities available** (city water/sewer, electric, natural gas). Just **2.7 miles from the Albert Lea Municipal Airport** and minutes from East Main Street.

Surrounded by strong commercial neighbors including Love's, TA, Holiday Inn Express, Walmart, Home Depot, Dollar Tree, and additional national brands. High-growth corridor ideal for commercial, industrial, or mixed-use development.

Expand Your Development Footprint

An adjacent **6.5-acre parcel at 21133 775th Ave** is also available. You may purchase either parcel individually or combine them for a 13.5-acre development site ideal for large-scale projects, multi-family or mixed-use layouts.



ACREAGE BREAKDOWN

7.00 acres with mix of
grassland/pasture, and woods.
775th Ave forms the east line.

PARCEL #/ID

R34.398.0180

ADDRESS

21135 775th Ave
Albert Lea, MN 56007

LOCATION

From downtown: travel east on
East Main Street; go past I-35
ramp; turn left/north on 775th
Avenue.

Property will be on your left (west
side of 775th Ave).

TAXES

\$1,544/year (2025)

PROPERTY HIGHLIGHTS

- View the adjacent property listing information for 21133 775th Ave, Albert Lea via the link below: <https://nationalland.com/listing/commercial-parcel-with-us-hwy-i35-visibility-in-albert-lea>



nationalland.com/listing/commercial-zoned-site



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

IDD - Interstate Development District

Listing ID#

3258687

Future Land Use

Future development in IDD





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Commercial Investors, Developers, Corporate Users, & Industrial Prospects

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

This **7-acre IDD-zoned 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.

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.

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

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.

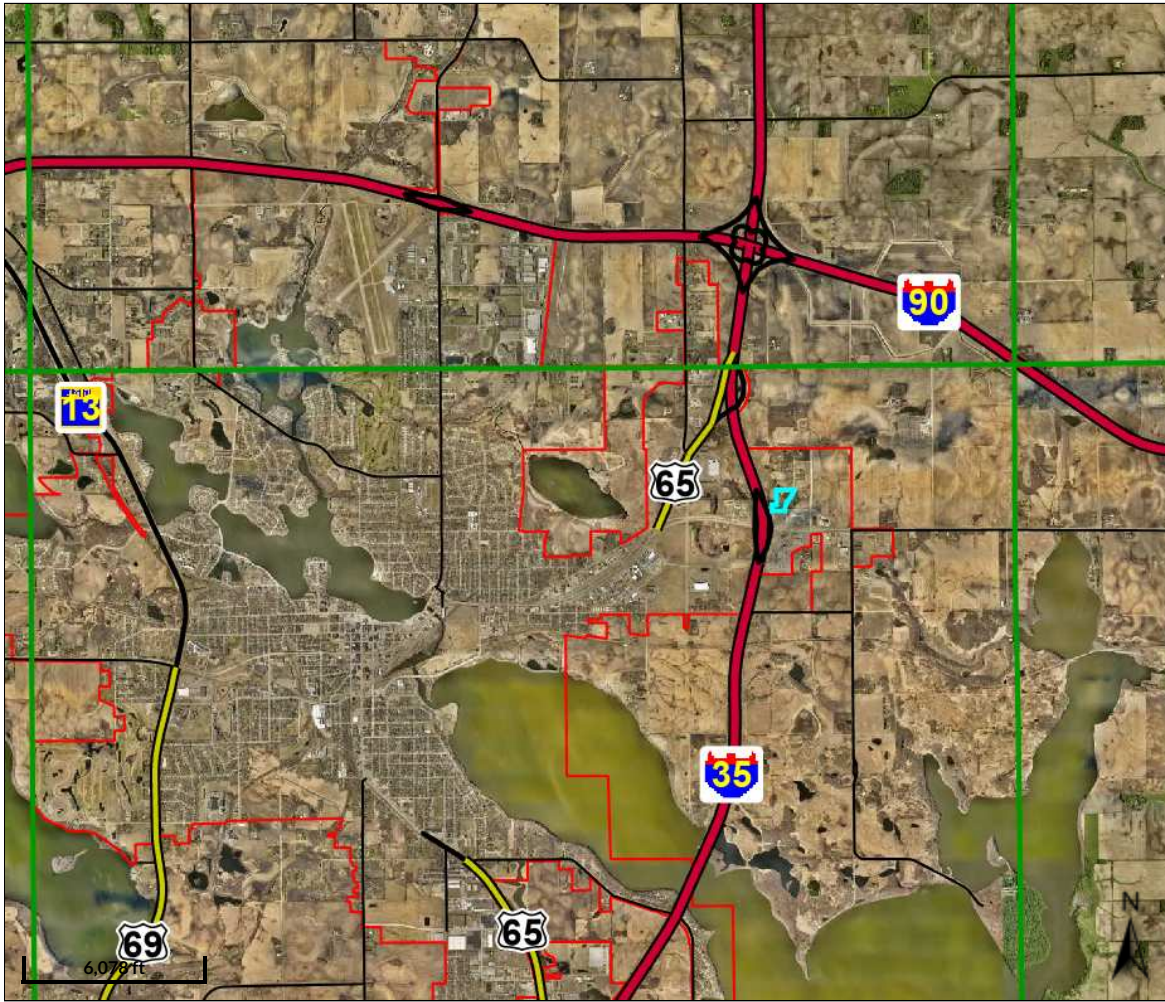
Opportunity to Scale

The adjacent **6.5-acre parcel** creates the option for a **13.5-acre** portfolio — attractive for:

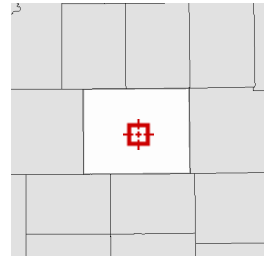
- Multi-building industrial parks
- Larger distribution users
- Combined retail/hospitality development
- Corporate campuses
- Phased investment projects

View the adjacent 6.5 acre parcel (21135 775th Ave) via the link below:

<https://nationalland.com/listing/commercial-parcel-with-us-hwy-i35-visibility-in-albert-lea>



Overview



Legend

-  Parcels
-  County Limits
-  Lot Lines-Albert Lea
-  Townships
- Roads and Highways**
-  2019
-  2020
-  2021
-  2022
-  2023
-  2024
-  2025
-  Cities

Parcel ID	343980180	Alternate ID	n/a	Owner Address	VANDEGRIFT,MARC T ETAL
Sec/Twp/Rng	02-102-021	Class	201 - (NON-HSTD) RESIDENTIAL		2607 RIDGE ROAD
Property Address	21135 775TH AVE	Acreage	7.0		MARSHALLTOWN, IA 50158
	ALBERT LEA				
District	A LEA CITY 241 SRRW				
Brief Tax Description	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>				

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 GEOSPATIAL



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

DIVISION 11. IDD INTERSTATE DEVELOPMENT DISTRICT

Sec. 50.0473. Purpose.

It is the purpose of the interstate development district to:

- (1) Provide an opportunity for owners of large parcels of land visible from or adjacent to interstate highways 90 and 35 to develop planned, integrated, and diversified development serving interstate transportation, goods movement, the traveling public, local industry and commerce, and the community.
- (2) Encourage planned commercial and industrial development by requiring an interstate development district to have a minimum land area at the time of rezoning.
- (3) Enhance the development of job opportunities for the community and interstate related activities.
- (4) Preserve land along interstate highways for high quality commercial and industrial development intended to enhance services to freeways, and maintain a high quality community image as seen by the traveling public.

(Code 1997, § 74-580; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0474. Principal permitted uses.

In the interstate development district, no building, structure, or land shall be used and no building or structure shall be erected, altered or changed which is arranged, intended or designed for other than one (1) of the following uses and is in compliance with the provisions of this division, except as provided in article VIII of this chapter:

- (1) Retailing and consumer services, governmental offices and facilities, financial and business centers and services.
- (2) Eating and drinking places, restaurants, cocktail lounges, theaters and entertainment.
- (3) Retail and convenience retail including vehicle fuel.
- (4) Hotels, motels, and hospitality facilities.
- (5) Automotive, truck, agricultural, and recreational vehicle sales and services.
- (6) Lumberyards, home improvement centers, and agricultural building supplies.
- (7) Churches and religious buildings.
- (8) Clubs.
- (9) Clinics and hospitals, medical centers and services.
- (10) Public and private transportation terminals and heliports.
- (11) Industrial offices, research and training centers.

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- (12) Manufacturing. Light manufacturing or processing, including assembling, fabricating, altering, converting, finishing, treating, packaging or bottling.
 - (13) Warehousing and wholesaling. The storage, handling, assembly and distribution of goods and materials for retail, wholesale or on-site use except any hazardous combustible materials and flammable liquids or gases.
 - (14) Multifamily residential, including townhouses of three (3) or more units, subject to a useable open space requirement of four hundred (400) square feet per dwelling unit.
 - (15) Day care either as a freestanding use or incorporated into a residential, business, or industrial land use.
 - (16) Retail of low potency cannabis products not more than five (5) percent of the retail products available as measured by existing utilized shelf or display space.

(Code 1997, § 74-581; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 40, 3d, § 1, 4-24-2000; Ord. No. 172, 4d, § 2, 10-14-2013; Ord. No. 24-127, § 1, 9-9-2024)

Sec. 50.0475. Prohibited uses.

In the interstate development district, no building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for any of the following uses:

- (1) Outdoor advertising devices, billboards.
- (2) Sexually oriented businesses.
- (3) Personalized storage or mini-warehousing.
- (4) The processing of iron ore, pulp wood, auto reduction, or similar uses as are permitted by conditional use in the I-2 industrial district, section 50.0532.
- (5) Cannabis products. All commercial cannabis cultivation, retail, transportation, warehousing and manufacturing excluding retail of low potency cannabis products not more than five (5) percent of the retail products available as measured by existing utilized shelf or display space;
- (6) Predominantly tobacco retail; and
- (7) Liquor stores.

(Code 1997, § 74-583; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013; Ord. No. 24-127, § 1, 9-9-2024)

Sec. 50.0476. Accessory uses and buildings.

In the interstate development district, all uses customarily accessory to the principal use shall be incorporated into the principal buildings or structures, including outside storage, active and inactive, subject to the provisions of section 50.0478(g).

(Code 1997, § 74-584; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0477. Site plan review submittals and process.

- (a) All proposals submitted for development shall include:

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- (1) A landscape plan showing any landscaping to be retained, and proposed landscaping by species, size, quantity, and common name.
 - (2) A site plan including topography, vegetation, wetlands, floodplains, access and egress (both existing and proposed), building locations, parking and loading, and stormwater retention and drainage.
 - (3) External architectural plans including views of each building facade, as seen from the interstate highways, local streets and adjoining properties, and drawings and descriptions of building materials.
 - (4) Certificate of survey, including existing and proposed buildings, lot lines, lot coverage calculations, areas of all impervious surface.
 - (5) Location of any outside storage.
- (b) The developer shall submit an application to the city planner for site plan review by the planning commission.
- (c) Site plan review shall follow the same procedures set forth in section 50.0052.
- (Code 1997, § 74-585; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0478. Performance, locational and site development guidelines.

- (a) All land uses within the IDD district shall conform to the requirements of article VI of this chapter.
- (b) All land development within the IDD district shall be developed in accordance with the approved site and building plan.
- (c) All land shall be developed to standards consistent with the purpose of this district as stated in section 50.0473.
- (d) All areas not used for building and parking on a developed site shall be landscaped. A minimum of twenty (20) percent of the site for each building or development shall be landscaped. Landscape materials shall consist of grasses, wild flowers, gardens, lawn, wetlands, ponds, deciduous and coniferous trees, decorative walls and similar materials. Landscape design shall enhance architectural features, preserve natural features, and screen loading and utility functions of the site. All undeveloped land shall be left in its natural state with adequate ground cover to reduce blowing dust.
- (e) All truck parking or loading shall be treated with landscape methods and materials compatible with and similar to the building materials of the principle building in order to de-emphasize the views of these facilities from the interstate highways, local streets, and abutting properties.
- (f) All building facades must be designed with architecturally finished materials, with primary building materials being limited to the following:
 - (1) Modular masonry materials such as brick, block and stone.
 - (2) Precast concrete or aggregate panels.
 - (3) Stucco or stucco-like materials.
 - (4) Glass.
 - (5) Prefinished metal panels.
 - a. The use of prefinished metal panels shall be allowed, provided that no more than seventy (70) percent of the front elevation consists of such material. Elevations with interstate exposure on a lot that abuts the interstate right-of-way shall include non-metal accent materials covering at least thirty (30) percent of said elevation.

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- b. The city council may approve materials other than those listed here, if the following criteria are met:
 - 1. The project advances specific policies and provisions of the city's comprehensive plan;
 - 2. A positive effect is made on the area in which the project is proposed;
 - 3. The deviation alleviates an undue burden on the proposed project.
 - (g) Outside storage, active or inactive, is permitted on property located within this district, provided that the following standards are met:
 - (1) All outside storage is one hundred (100) percent screened from view of any public road. All screening requirements can be achieved by placement of all storage in a location where the building or existing landscaping/vegetation provides full screening from any public road; the installation of an opaque wall or fence that is no less than six (6) feet in height (chain link fence with or without opacity slats is not considered proper screening); or the installation of a significant landscape screen (which is defined by achieving desired opacity at three (3) years from installation). A combination of landscaping and fencing may be required based on the topography and views of the outside storage from the interstate or public roads. Active outside storage may exceed the height of the fence or landscaping screen by up to ten (10) feet over the top of the fence or screen if a thirty (30) foot setback is established from the fence or screen to the storage materials.
 - (2) No more than ten (10) percent of the gross floor area of the building on the property is used for inactive outside storage.
 - (3) No more than fifty (50) percent of the total property area is used for active outside storage.

(Code 1997, § 74-587; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0479. Dimensional requirements.

- (a) Minimum site size at the time of rezoning shall be forty (40) acres.
- (b) Building height. No building, sign, or architectural feature shall exceed one thousand four hundred (1,400) feet MSL, and building height shall be subject to airport height restrictions.
- (c) Total lot coverage by buildings shall not exceed forty (40) percent.
- (d) The minimum setback from a street or highway right-of-way line shall be twenty-five (25) feet. The setback from other lot lines or a requirement for a setback greater than twenty-five (25) feet shall be established on a site-by-site basis by the architectural and site development review subcommittee.
- (e) Side yard setbacks shall be determined through site plan review.

(Code 1997, § 74-588; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 32, 3d, § 1, 1-10-2000; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0480. Signs permitted in the IDD interstate development district.

- (a) *Freestanding business signs.* Each detached freestanding business within the district shall be permitted one (1) freestanding business sign not to exceed three hundred (300) square feet in sign area per sign face or one hundred (100) feet in height.
- (b) *General development sign.* Each cluster of businesses consisting of a total of one hundred thousand (100,000) square feet of ground floor area or greater, or located on twenty-five (25) or more acres may have

an additional freestanding sign to identify the development. Said sign may be one hundred (100) feet in height and one thousand (1,000) square feet in sign area per sign face. Said sign may only include a common identification name for the site and logos and symbols representative of major businesses for the site. The general development sign is not intended to carry other advertising messages.

- (c) *Freestanding signs and general development signs* shall be placed a minimum distance of one hundred (100) feet apart measured at any angle.
- (d) *Signs on building faces.* Signs may be permitted on all building faces. The maximum aggregate sign area on a building face shall not exceed twenty-five (25) percent of the first floor level of the building on which the sign is located. For multistory buildings, additional sign area shall not exceed an area greater than five (5) percent of the face of the remainder of the multistory building as measured above the first floor. However, the sign may be placed anywhere on the building face, as long as the aggregate sign area for that face is not exceeded.
- (e) *Roof signs.* Roof signs shall not be permitted.
- (f) *Information, directional and private traffic control signs.* Signs indicating information, direction, and private traffic control movement or services provided shall not exceed fifty (50) square feet in area per sign face, twenty (20) feet in height, and shall not carry any advertising message other than name, service, identification or logo.
- (g) *Compliance.* Other than as stated in this section, signs shall conform to the standards established in article IV of this chapter.

(Code 1997, § 74-589; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 142, 4d, § 1, 10-10-2011; Ord. No. 160, 4d, § 1, 4-8-2013; Ord. No. 172, 4d, § 2, 10-14-2013; Ord. No. 176, 4d, § 3, 11-25-2013)

Sec. 50.0481. Off-street parking and loading.

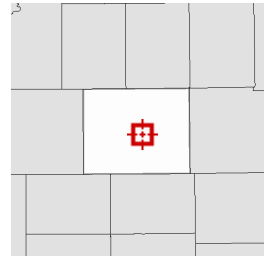
In the IDD district, off-street parking and loading facilities shall be provided as specified in article V of this chapter, and in addition, the architectural and site development review subcommittee may establish additional parking requirements but may not reduce the requirements stated in article V of this chapter. Shared parking facilities will be encouraged.

(Code 1997, § 74-590; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)












Secs. 50.0482—50.0502. Reserved.



Overview



Legend

-  Parcels
-  County Limits
-  Lot Lines-Albert Lea
-  Townships
- Roads and Highways**
-  2019
-  2020
-  2021
-  2022
-  2023
-  2024
-  2025
- Address Numbers**

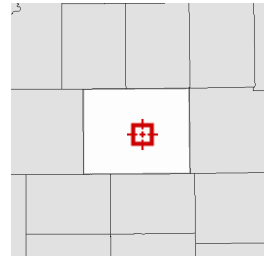
Parcel ID	343980180	Alternate ID	n/a	Owner Address	VANDEGRIFT,MARC T ETAL
Sec/Twp/Rng	02-102-021	Class	201 - (NON-HSTD) RESIDENTIAL		2607 RIDGE ROAD
Property Address	21135 775TH AVE	Acreage	7.0		MARSHALLTOWN, IA 50158
	ALBERT LEA				
District	A LEA CITY 241 SRRW				
Brief Tax Description	Sect-02 Twp-102 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>				

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Overview



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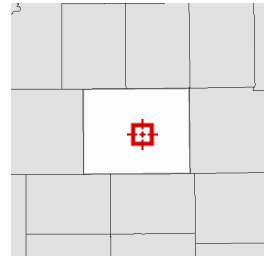
- Parcels
- County Limits
- Lot Lines-Albert Lea
- Townships
- Roads and Highways**
- 2019
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- 2021
- 2022
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- Water Hydrants
- Water Lines

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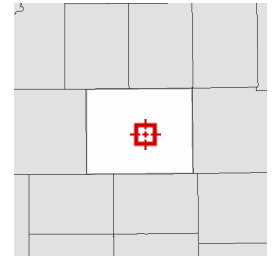
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Overview



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- Lot Lines-Albert Lea
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- Streams

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Aerial Map



Boundary Center: 43° 39' 40.88, -93° 19' 2.51

0ft 268ft 536ft

NATIONAL LAND REALTY



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

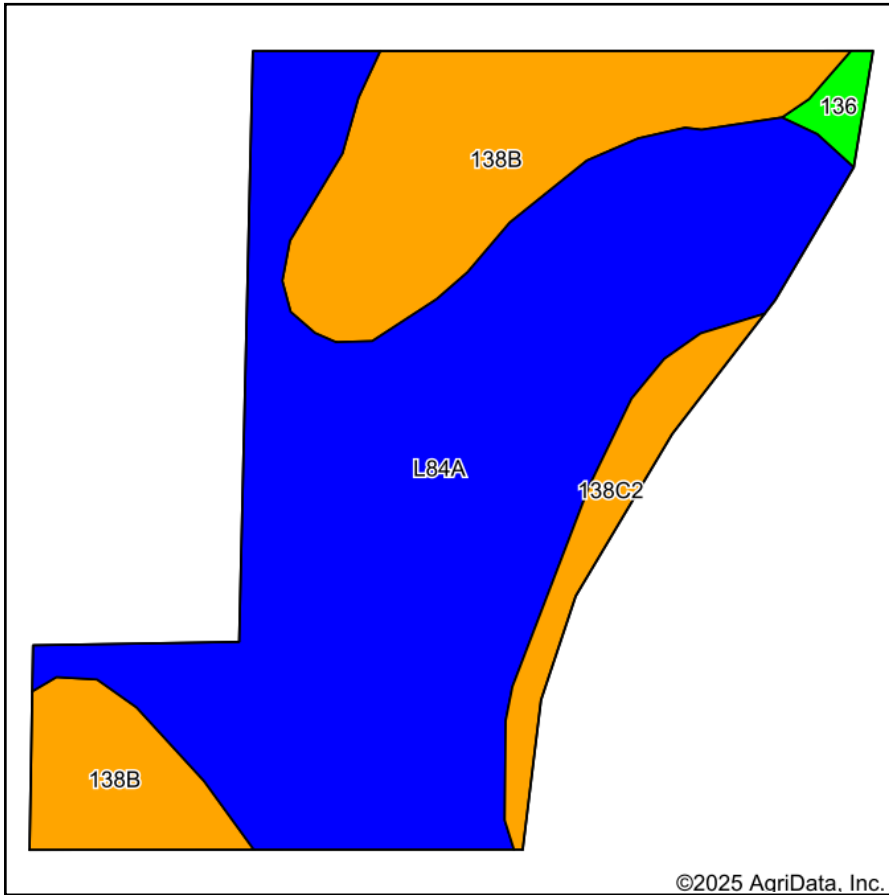


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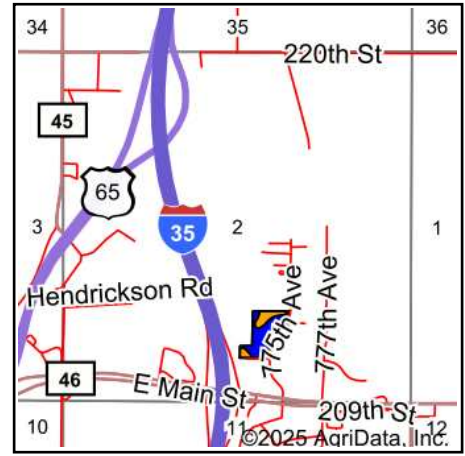
6/20/2025

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: **7**
 Date: **6/20/2025**



Maps Provided By:



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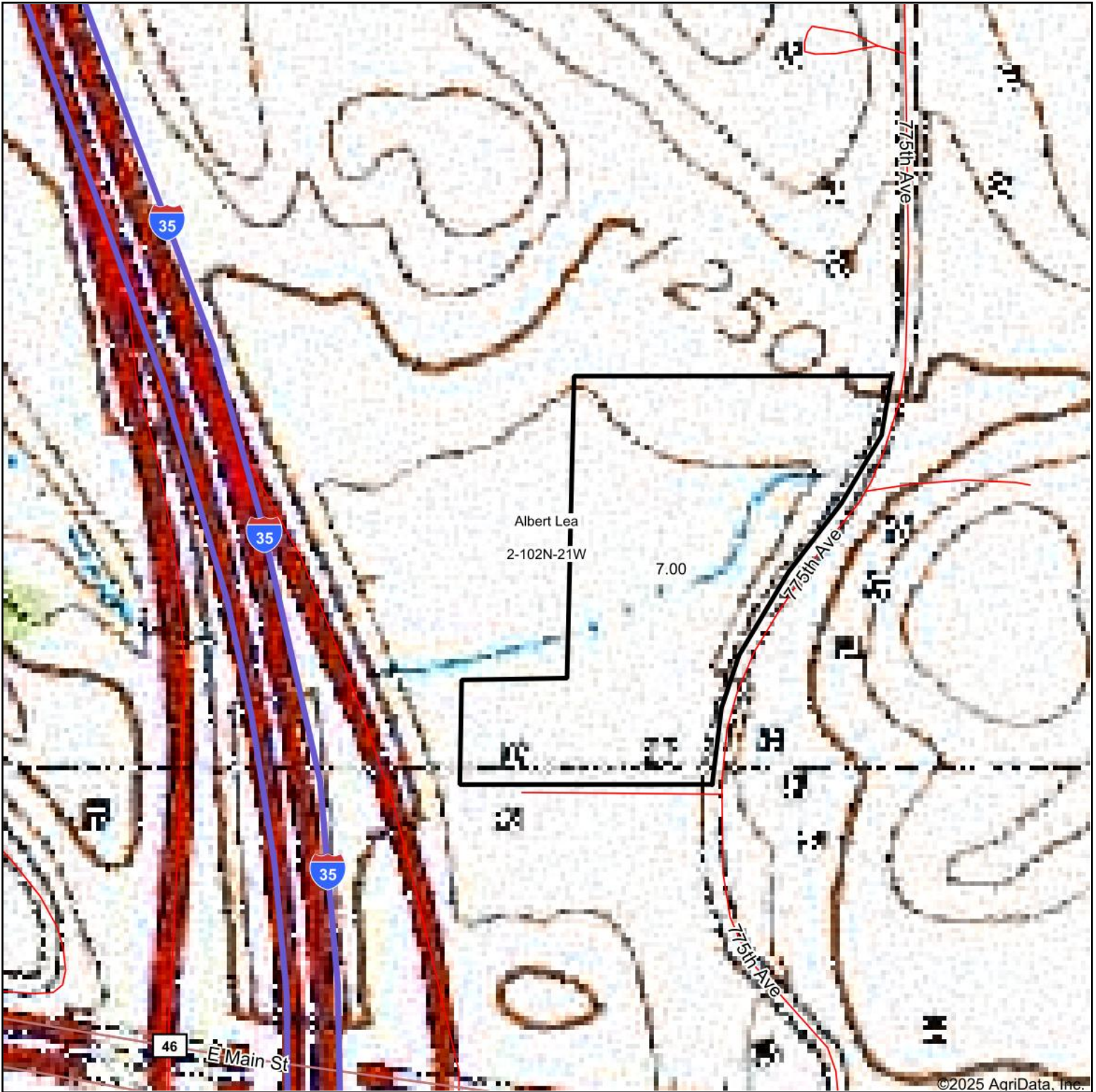


Area Symbol: MN047, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.69	67.0%		IIIw	86
138B	Lerdal silty clay loam, 2 to 6 percent slopes	1.84	26.3%		Ile	80
138C2	Lerdal silty clay loam, 6 to 15 percent slopes, eroded	0.38	5.4%		IIIe	77
136	Madelia silty clay loam, 0 to 2 percent slopes	0.09	1.3%		IIw	94
Weighted Average					2.72	84

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



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NATIONAL LAND REALTY



Map Center: 43° 39' 41.44, -93° 19' 5.55



2-102N-21W
Freeborn County
Minnesota

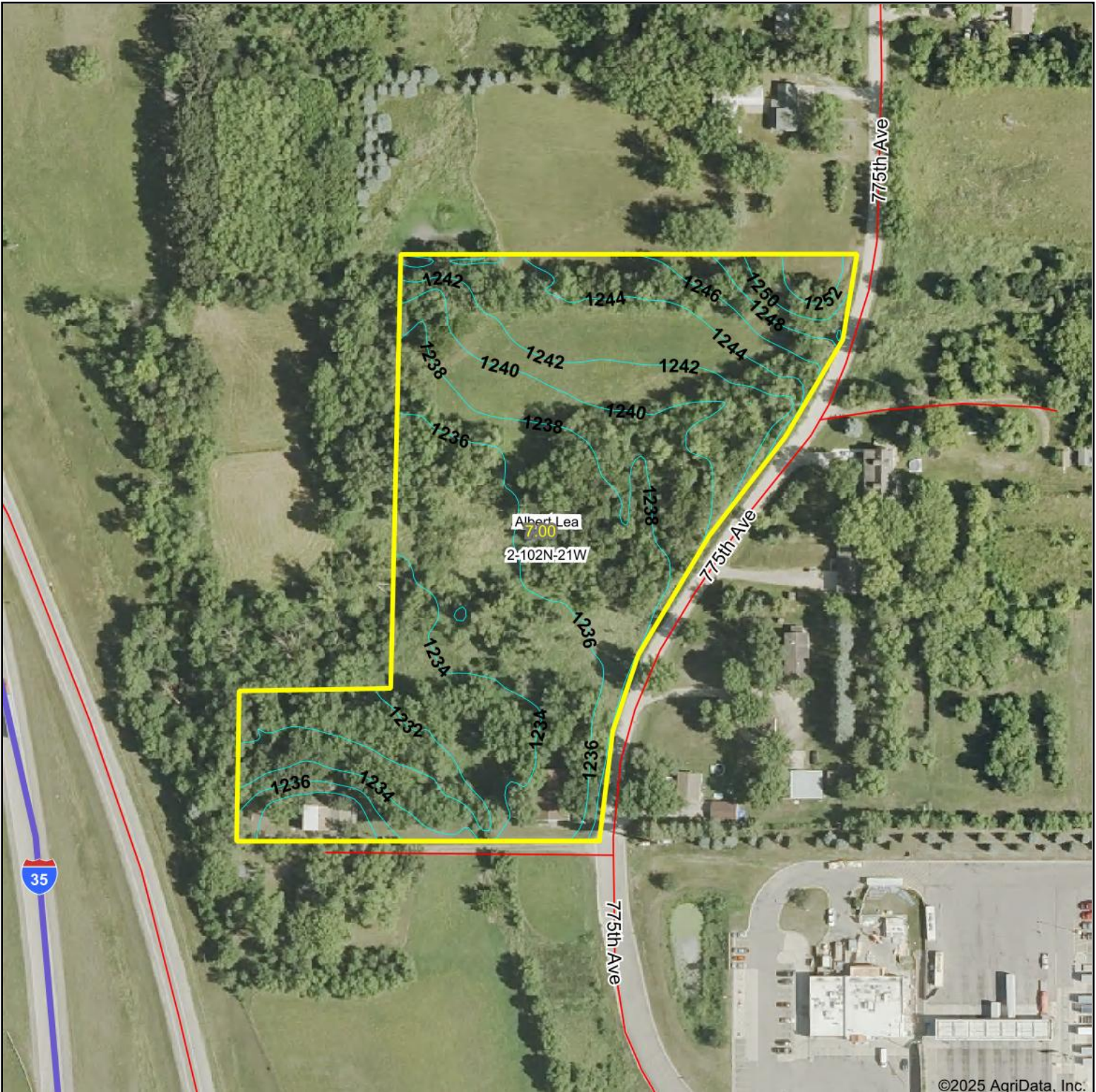


6/20/2025

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Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 1,230.1

Max: 1,253.1

Range: 23.0

Average: 1,238.1

Standard Deviation: 4.66 ft

0ft 187ft 374ft



6/20/2025

2-102N-21W
Freeborn County
Minnesota

Boundary Center: 43° 39' 40.88, -93° 19' 2.51

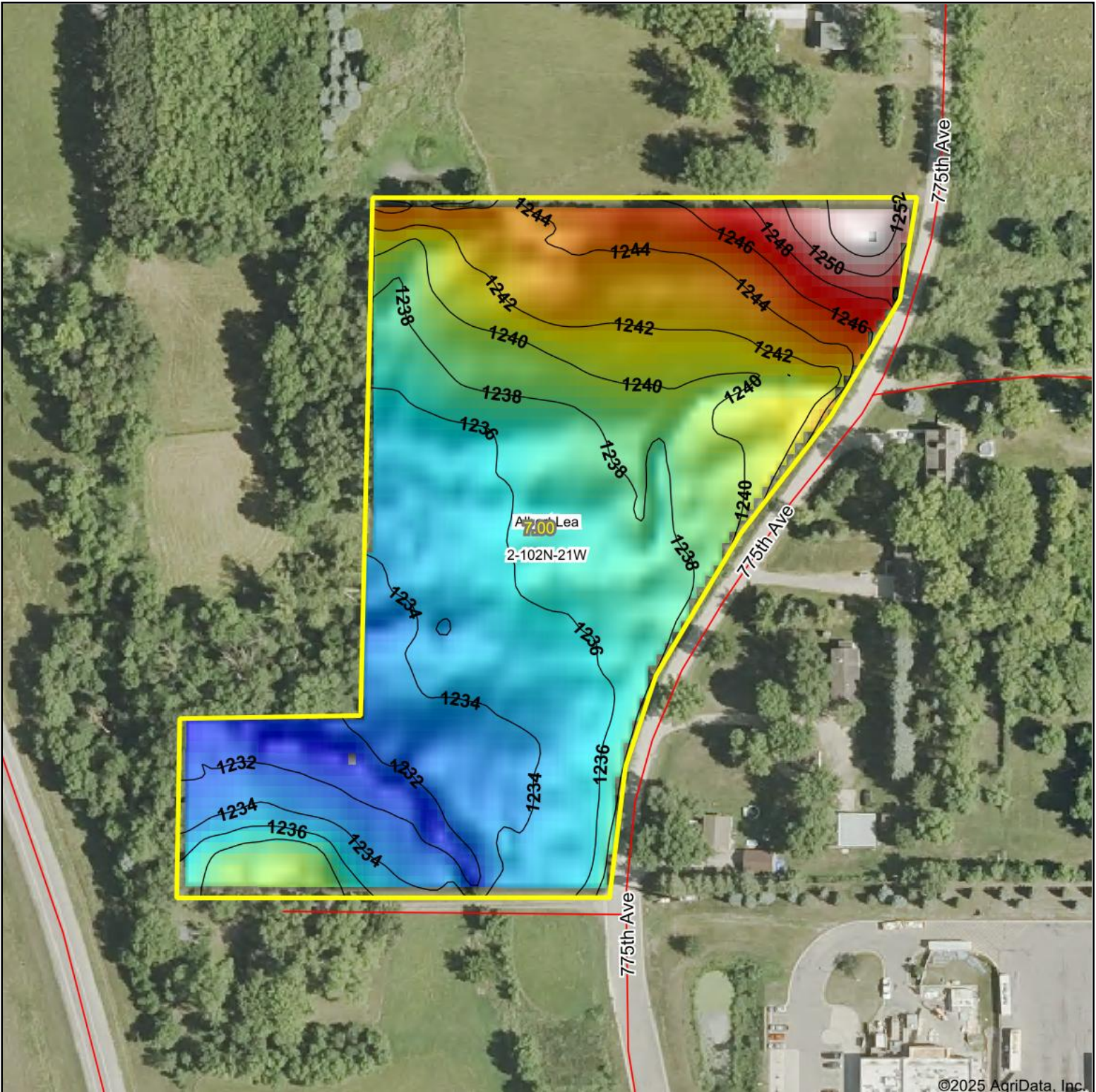
Maps Provided By:



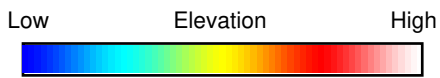
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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 2

Min: 1,230.1

Max: 1,253.1

Range: 23.0

Average: 1,238.1

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6/20/2025

2-102N-21W
Freeborn County
Minnesota

Boundary Center: 43° 39' 40.88, -93° 19' 2.51

NATIONAL LAND REALTY



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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

Wetlands Map



State: **Minnesota**
 Location: **2-102N-21W**
 County: **Freeborn**
 Township: **Albert Lea**
 Date: **6/20/2025**




Maps Provided By:


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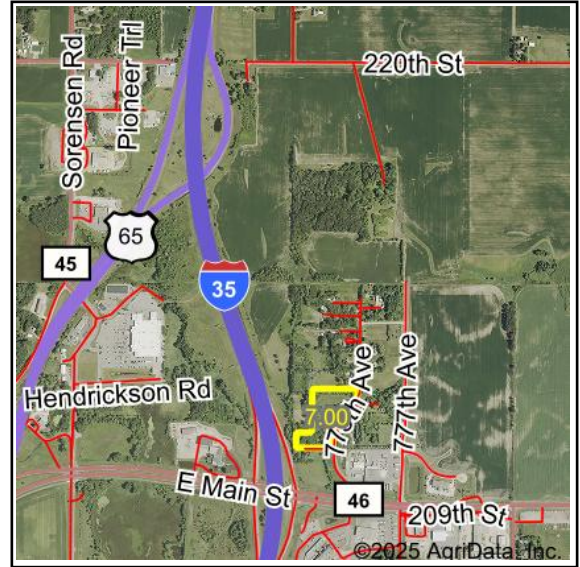
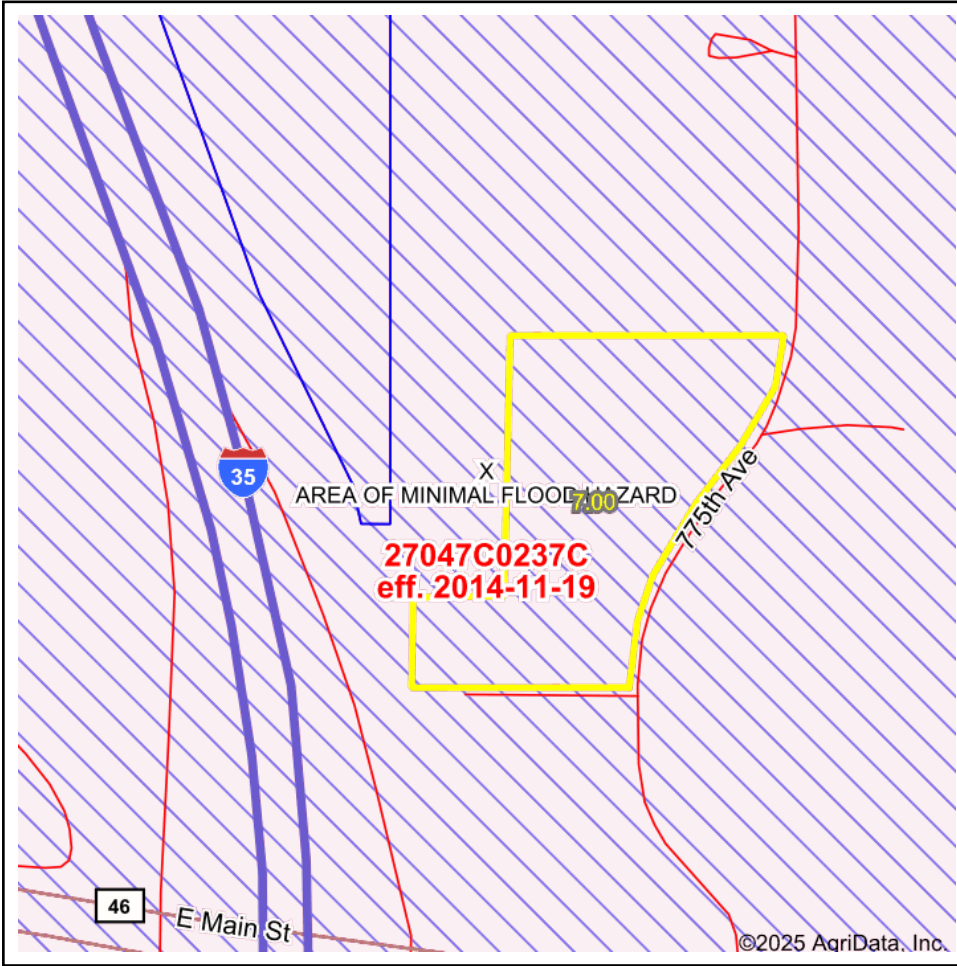


0ft 272ft 544ft

Classification Code	Type	Acres
PFO1B	Freshwater Forested/Shrub Wetland	2.95
PEM1B	Freshwater Emergent Wetland	0.87
R4SBC	Riverine	0.03
PABFx	Freshwater Pond	0.00
Total Acres		3.85

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA Report



Map Center: 43° 39' 41.44, -93° 19' 5.55

State: MN Acres: 7
 County: Freeborn Date: 6/20/2025
 Location: 2-102N-21W
 Township: Albert Lea

NATIONAL LAND REALTY



Maps Provided By:



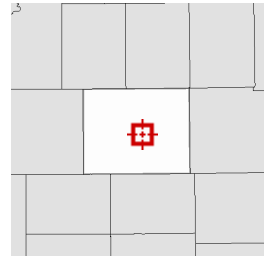
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Name	Number	County	NFIP Participation	Acres	Percent
City of Albert Lea	270135	Freeborn	Regular	7	100%
Total				7	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	7	100%	
Total			7	100%	
Panel	Effective Date	Acres	Percent		
27047C0237C	11/19/2014	7	100%		
Total		7	100%		



Overview



Legend

- Parcels
- County Limits
- Lot Lines-Albert Lea
- Townships
- Roads and Highways**
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- 2025
- Address Numbers**

Parcel ID	343980190	Alternate ID	n/a	Owner Address	HOEVE, JAMES E
Sec/Twp/Rng	02-102-021	Class	201 - (NON-HSTD) RESIDENTIAL		6227 176TH ST W
Property Address	21133 775TH AVE	Acreage	6.5		FARMINGTON, MN 55024
	ALBERT LEA				
District	A LEA CITY 241 SRRW				
Brief Tax Description	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 W 1/2 SE 1/4 2-102-21 6.50 ACRES CITY OF ALBERT LEA				
	(Note: Not to be used on legal documents)				

Date created: 7/1/2025
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