



## Commercial Zoned Site!

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



### 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).

### 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

[nationalland.com/listing/commercial-zoned-site](https://nationalland.com/listing/commercial-zoned-site)



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



**Terri Jensen**  
Office: 507-407-3607  
Cell: 507-382-0908  
Fax: 864-331-1610  
[tjensen@nationalland.com](mailto:tjensen@nationalland.com)

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