



Prime Residential Development Land – West Parcel 41.51 Ac

41.51 +/- Acres (\$20,000/acre) | Pine County, MN | \$830,200



ADDRESS

0 St Croix Rd SE - West Parcel
Pine City, MN 55063

LOCATION

the NW corner abuts the intersection
of St Croix Rd SE/Co 8 and Freedom
Rd, Pine City, Minnesota

PROPERTY SUMMARY

Unlock a premier development opportunity in one of Pine County's most desirable and fastest-growing communities. Pine City has a strong and immediate need for new housing—and the City is eager to partner with a developer.

Perfectly positioned for commuters to the Twin Cities and for residents who enjoy the area's resort-style amenities, this site offers excellent access, utilities at the north boundary, and city water/sewer extensions already planned.

St. Croix Rd SE/Co. 8 (paved) and Freedom Rd (gravel) provide multiple access points. Outdoor recreation drives demand given two lakes, 11 local parks, and scenic Snake River enhances the natural appeal.

The City welcomes discussions on incentives including TIF. Rezoning is a smooth, predictable process, and PUD zoning allows flexible, market-responsive lot layouts.

Capitalize on Pine City's rising demand for residential options in a scenic and well-

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