



Prime Residential Development Land – East Parcel 20.79 Ac

20.79 +/- Acres (\$20,000/acre) | Pine County, MN | \$415,800



ADDRESS

0 St Croix Rd SE - East Parcel 20.79
Ac
Pine City, MN 55063

LOCATION

Approx 1/2 mile east of the NW
corner of 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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National Land Realty
1005 Superior Drive
Northfield, MN 55057
Nationalland.com



Terri Jensen
Office: 507-407-3607
Cell: 507-382-0908
Fax: 864-331-1610
tjensen@nationalland.com

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