MLS 7174231 Land

$700,000

60 Acres
Raw Land

2902 Hazel Hill Road
Alexandria MN 56308

Status: Active

Description:

Development Potential – Urban Residential Zoning - Excellent opportunity for your next residential development in Alexandria! Approximately 60 acres, with approximately 11 acres of woods, conveniently located near Lake Victoria, Lake Burgen, Alexandria Area High School & south business district. Zoned Urban Residential, offering potential for subdivision with minimum lot sizes of 15,000 sq. ft. and 100 ft. lot widths. Each newly created lot must contain at least 7,400 sq. ft. of buildable area, excluding wetlands and required setbacks. The acreage offers potential for larger residential lots, an attractive option for future homeowners. ALASD sanitary sewer extends along Hazel Hill Road, and newly created lots would be required to connect. Development is subject to zoning, wetland restrictions, and applicable approvals. Buyers are encouraged to verify development opportunities with local authorities. See attached documents for additional information and contact details.

Additional Details:

Lot Acres	60
Lot Dimensions	1980x1320x1980x1320
Taxes	$2,804
Taxes with Assessments	$2,804
Tax Year	2026

Additional Features:

Driving Directions:

On McKay Avenue S continue to the roundabout. Exit onto Hazel Hill Road SE. Continue east on Hazel Hill Road SE, past the Lake Victoria public access and Maple Dr SE. Proceed to 2902 Hazel Hill Road SE. Watch for ABR sign.

Broker Reciprocity

Listed By:
Alex Brokers Realty, LLC

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