

31326 TEAL AVE

SHAHER, MN 55074

EXCLUSIVELY LISTED BY

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TABLE OF **CONTENTS**

- 01 PROPERTY OVERVIEW
- 02 SITE SURVEY
- 03 PROPERTY PHOTOS
- 04 AREA OVERVIEW
- 05 MAPS
- 06 CONCLUSION

01

PROPERTY OVERVIEW

PROPERTY SUMMARY



PROPERTY SUMMARY

This expansive 80-acre parcel offers a blend of open field, wooded areas, and scenic country views.

This property is ideal for agricultural use, recreation, or future residential development.

The property provides excellent privacy and flexible opportunities for hobby farming, hunting, or custom estate building. Conveniently located near Shafer with easy access to Highway 8, it combines rural tranquility with accessibility to nearby amenities and towns.

Property Address 31326 Teal Avenue Shafer
MN, 55074

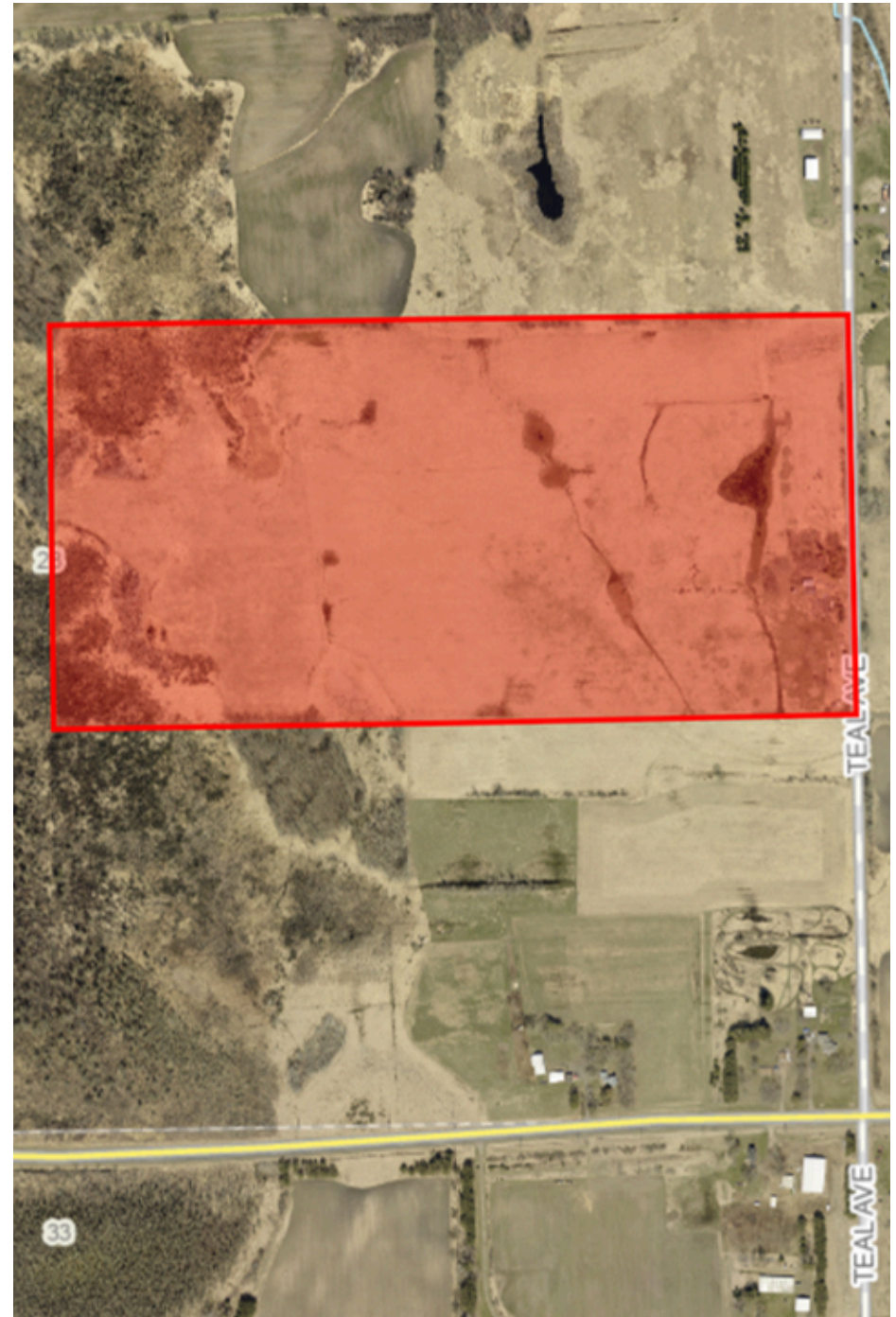
Lot Size 80 Acres

Asking Price Negotiable

Zoning Agricultural/ Rural
Residential

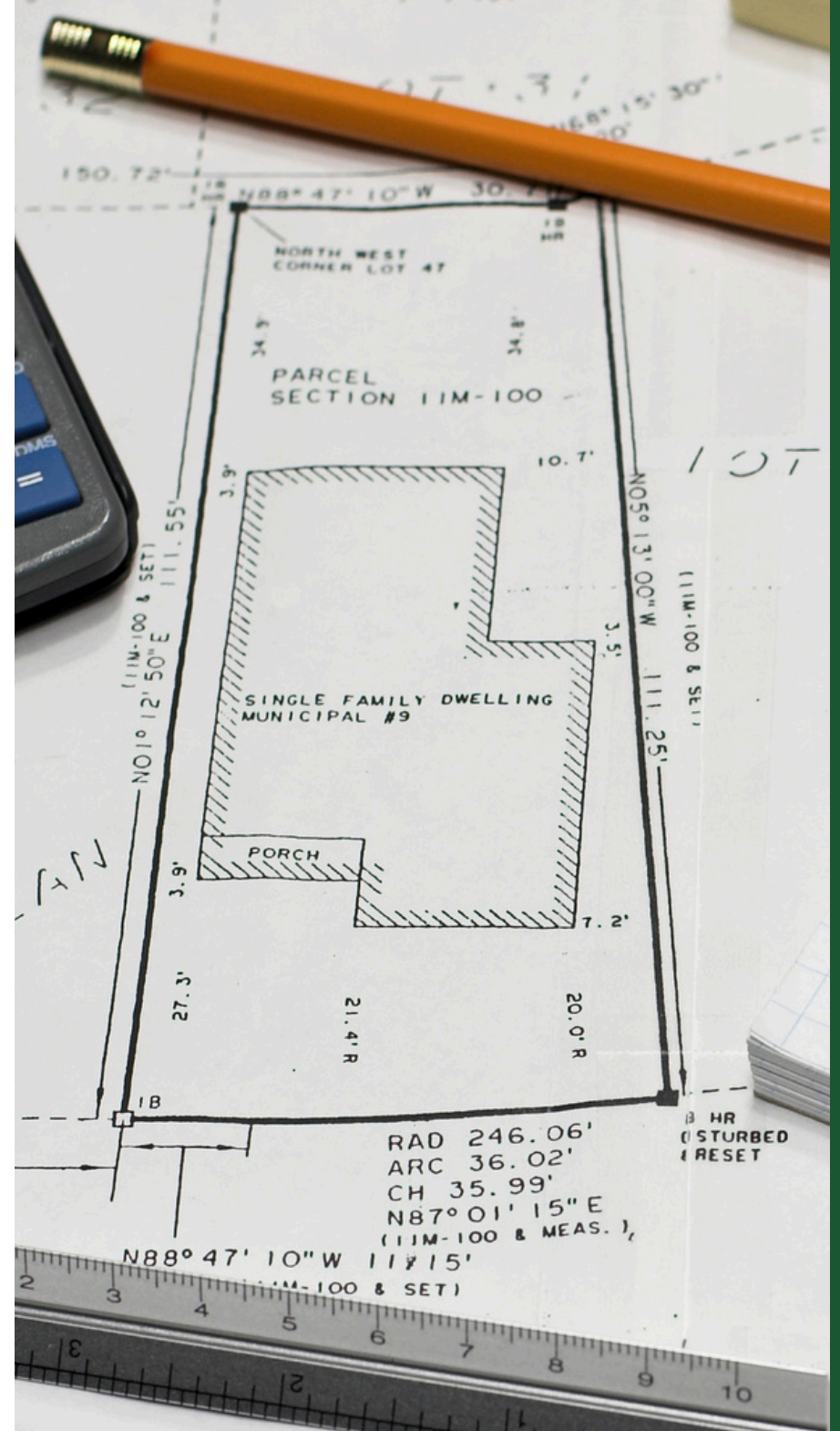
Permitted Uses Farm Land
Residential Development

Incentives County on board for
Divisions and Residential
Development

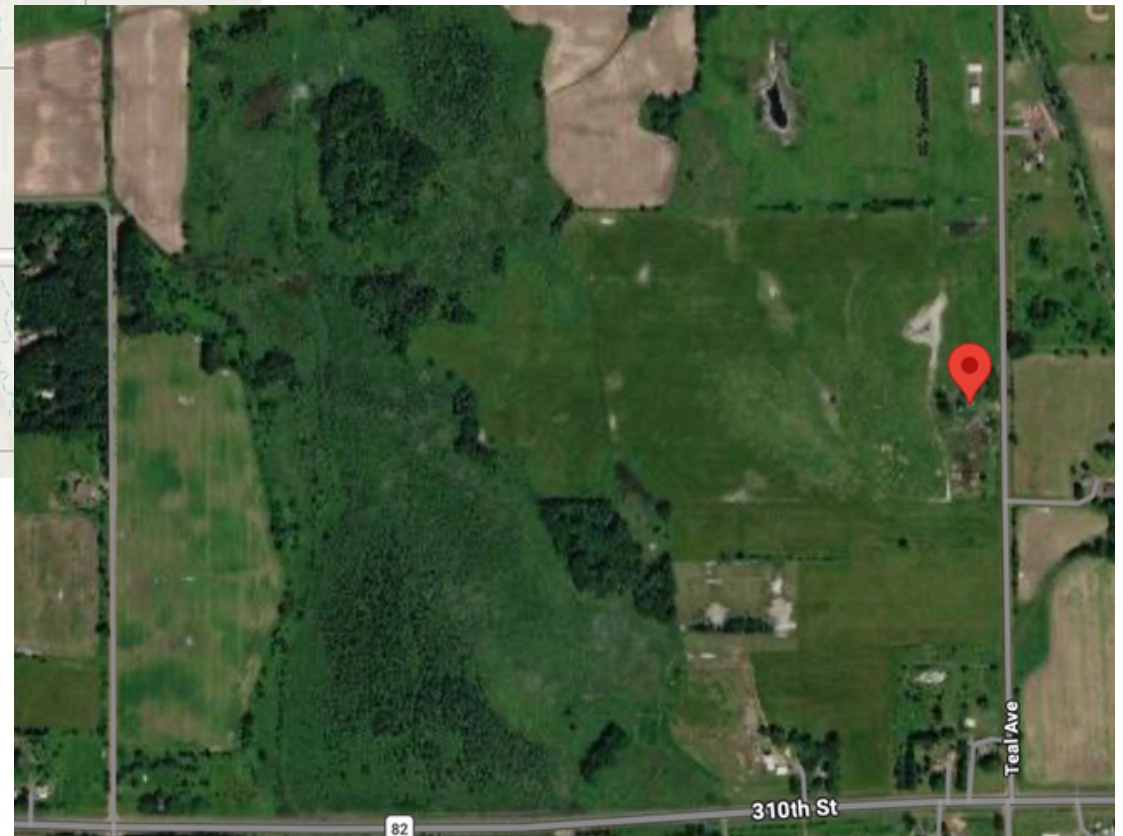
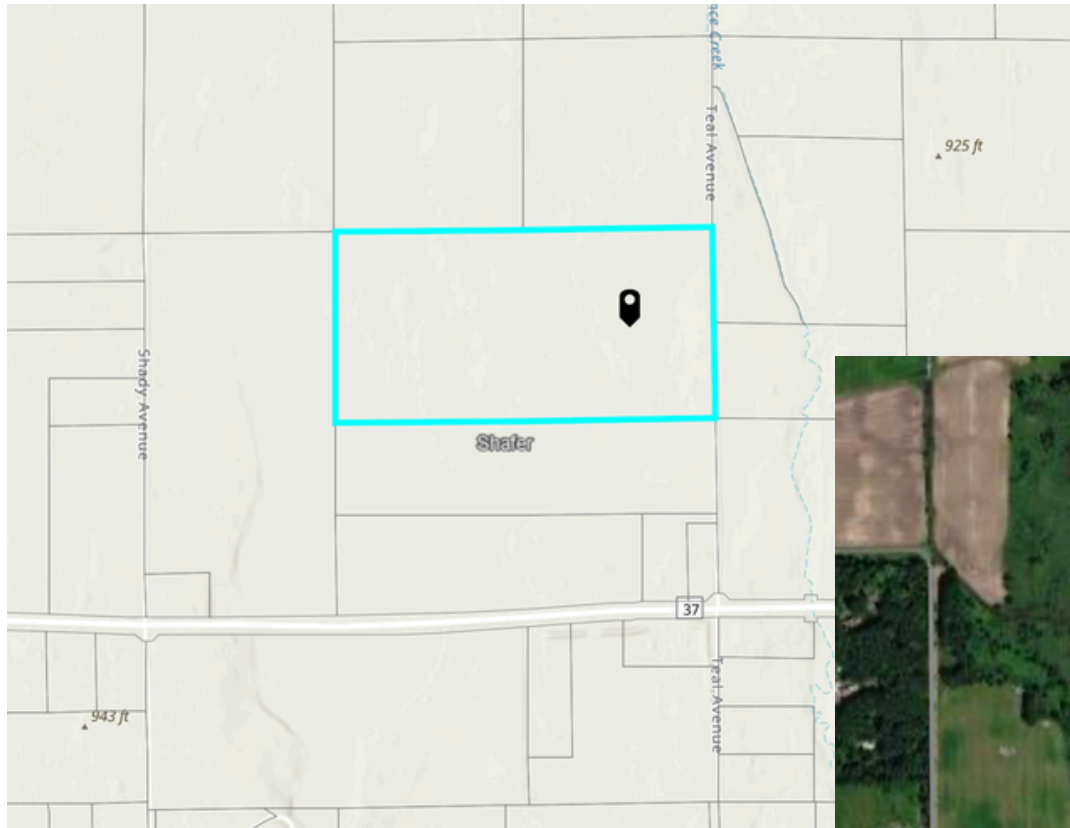


02

SITE SURVEY



SITE SURVEY



03

PROPERTY PHOTOS

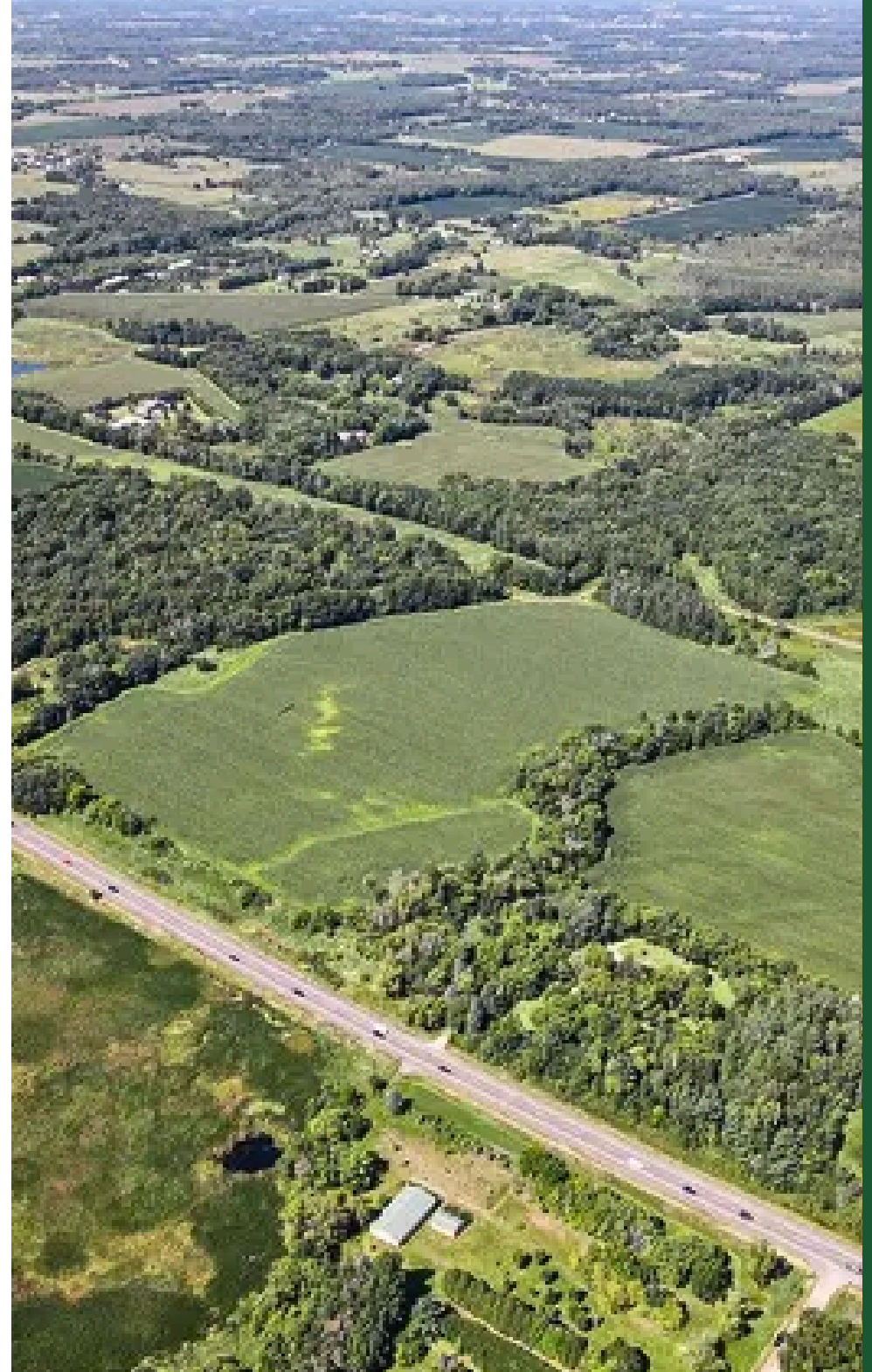


04

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



AREA OVERVIEW

SHAFER, MN / CHISAGO COUNTY MARKET

Population: ~59,100

Median Household Income: ~\$99,400

Median Age: 40.8 years

Median Home Value: ~\$351,900

Homeownership Rate: ~86.6%

Poverty Rate: ~6.4%

Top Employment Sectors:

- Manufacturing
- Healthcare & Social Assistance
- Retail Trade

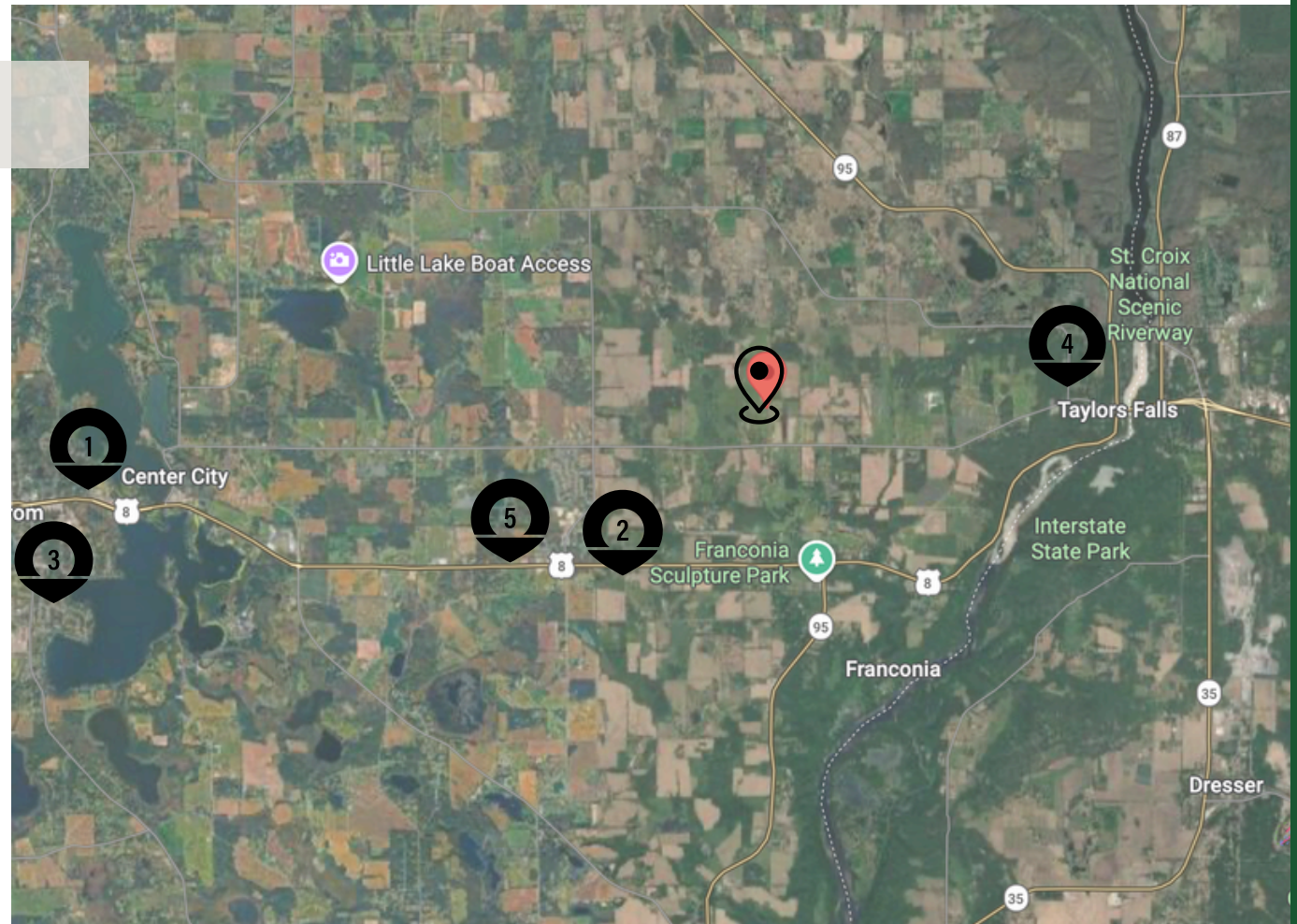
Average Commute Time: ~31 minutes

Shafer benefits from its location within the growing Chisago County market and provides access to the broader Twin Cities workforce. The area is supported by a strong manufacturing base, stable household incomes, and high homeownership levels. Convenient access to Interstate 35 supports regional commuting and distribution activity, making the community attractive for industrial, warehouse, and commercial users seeking proximity to the Twin Cities metro area while maintaining lower occupancy costs.



Jacob Peterson, General Merchandise Store.

NEARBY AMENITIES



1. 21+ Fastfood/Restaurants
Center City/Lindstrom
2. BP Gas
3. Kwik Trip/Holiday Gas
4. 5+ Boutiques and Shops
5. Local Grocery Store

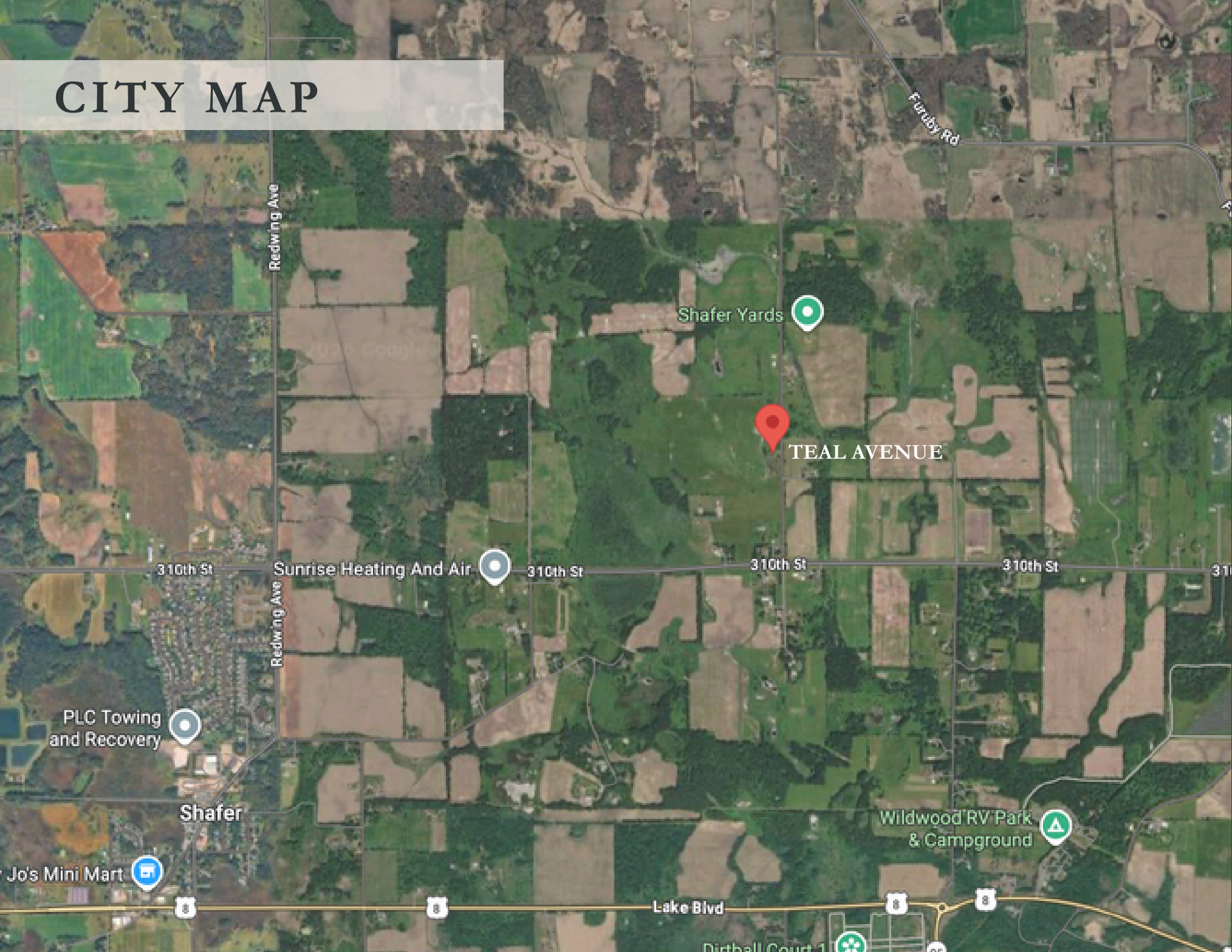
The property enjoys convenient access to the amenities of Center City, Lindström, Shafer, and Taylors Falls, offering a variety of dining, shopping, and everyday services within a short drive. Residents benefit from nearby grocery stores, fuel stations, local boutiques, coffee shops, and community services. The area is well known for its abundant outdoor recreation, including the St. Croix River, Interstate State Park, Wild River State Park, numerous lakes, boating access points, hiking trails, campgrounds, and year-round recreational opportunities. Additional amenities throughout Chisago County include healthcare facilities, schools, community centers, and regional retail options, while Interstate 35 provides convenient access to employment centers and amenities throughout the Twin Cities metropolitan area.

05

MAPS

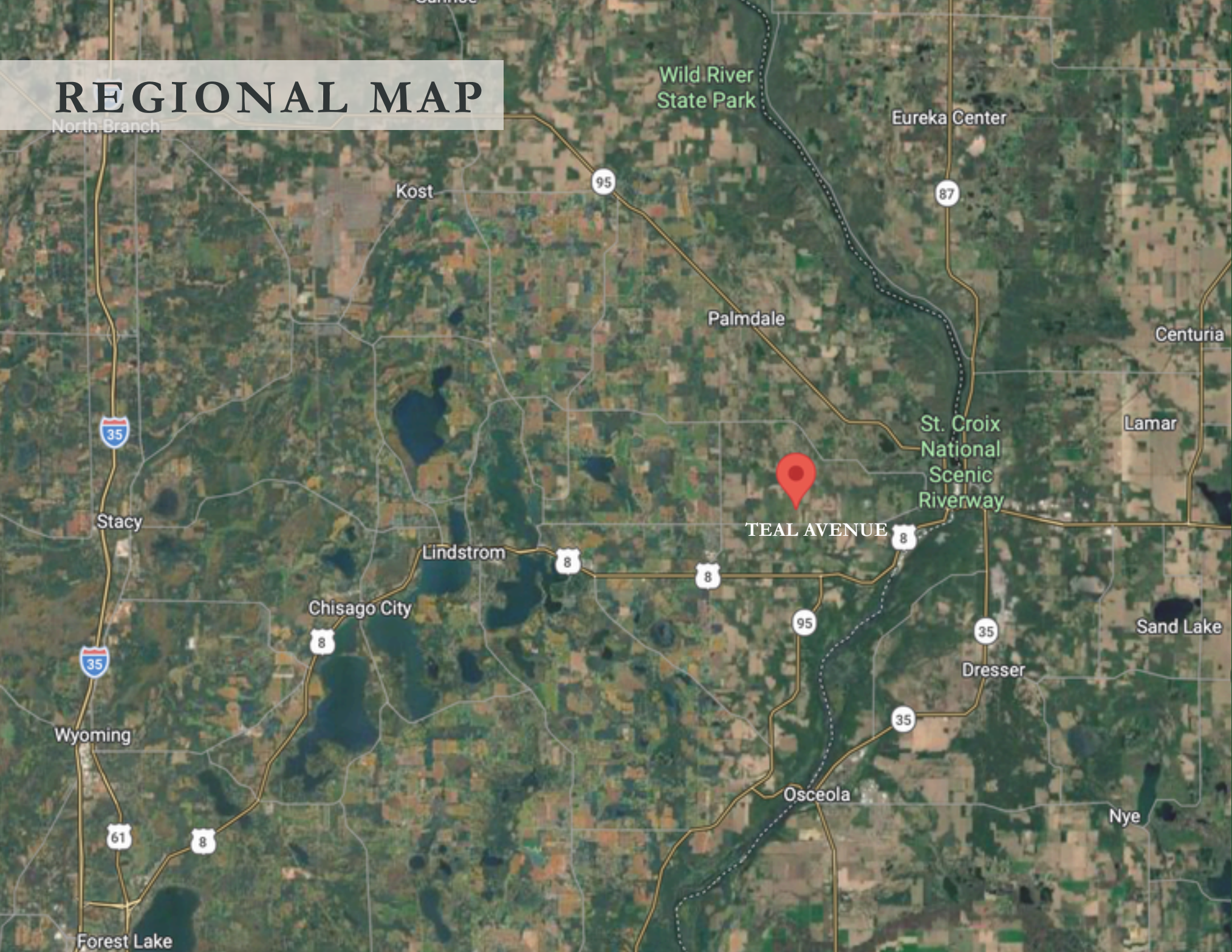


CITY MAP



REGIONAL MAP

North Branch



TEAL AVENUE

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