



MLS 7040940 Land

**\$1,400,000**

5.5 Acres  
Plat Designed

1255 Highway 10  
Detroit Lakes MN 56501

Status: Pending

**Description:**

Prime 5.5-Acre Commercial Development Opportunity | Hwy 10 – Detroit Lakes

Position your next project in one of the most strategic and high-visibility commercial corridors in Detroit Lakes. This exceptional 5.5-acre parcel sits along busy Highway 10, just west of the city, in the heart of the area’s thriving retail hub—where traffic, growth, and opportunity converge.

With outstanding frontage and exposure to consistent daily traffic counts, this site offers maximum visibility for a wide range of commercial uses. Located at a controlled light with convenient access via the frontage road, the property ensures seamless ingress and egress—an essential advantage for both customers and operations.

City services and natural gas are already available at the site, significantly reducing development timelines and upfront infrastructure costs. The surrounding area is home to established national and regional retailers, driving strong consumer activity and making this a proven destination for business success.

Whether you’re planning retail, hospitality, dining, medical, or mixed-use development, this parcel delivers the scale, access, and location serious developers demand.

**Highlights:**

- 5.5 acres of prime commercial land
- High-traffic Highway 10 frontage
- Signalized intersection for easy access
- City utilities and natural gas available
- Located in Detroit Lakes’ busiest retail corridor
- Surrounded by established businesses and strong consumer draw
- Opportunities of this caliber—combining size, infrastructure, and premier location—are increasingly rare in Detroit Lakes.
- Secure your position in this high-growth market and bring your vision to life.
- Invest where visibility meets velocity.

**Additional Details:**

Lot Acres	5.5
Lot Dimensions	Irregular
School District	1074
Taxes	(unreported)

	Taxes with Assessments	\$2,000
	Listed By:	2025
Counselor Realty Detroit Lakes		

**Additional Features:**  
Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker’s listings on our website. All properties are subject to prior sale, change or withdrawal.

**Driving Directions:**



**Call Affinity Real Estate**  
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