

MLS 7112314 Land

$400,000

10 Acres
Raw Land

TBD (East side 371) Hwy 371 (East Side)
Pequot Lakes MN 56472

Status: Active

Description:

10 Acres of Prime Commercial Development Land – Highway 371, Jenkins, MNOutstanding opportunity to own 10 acres of commercial raw land on the highly sought-after east side of State Highway 371 in Jenkins, Minnesota. Positioned along one of the busiest travel corridors in the Brainerd Lakes region, this property offers exceptional visibility and exposure for a wide variety of commercial ventures.Highway 371 carries an Annual Average Daily Traffic (AADT) of approximately 10,127 vehicles, providing year-round customer exposure. During the summer tourism season and holiday weekends, traffic volumes frequently surge, with daily counts often approaching 18,000 vehicles, making this an ideal location to capture both local and seasonal traffic.Whether you're planning retail, hospitality, restaurant, storage, service, or mixed-use development, this high-visibility site offers tremendous potential in one of Minnesota's premier recreational destinations. Located near area lakes, the Paul Bunyan State Trail, and numerous resorts and businesses, the property benefits from the steady flow of residents, vacationers, and outdoor enthusiasts traveling through the Lakes Area.Property Highlights10 acres of commercially zoned raw landPrime frontage on State Highway 371Excellent visibility and easy accessAverage traffic count of approximately 10,127 vehicles per daySeasonal traffic often increases to nearly 18,000 vehicles per dayIdeal for retail, hospitality, restaurant, office, storage, or service businessesLocated in the heart of Minnesota's thriving Brainerd Lakes tourism marketCapitalize on one of the region's premier commercial locations and bring your vision to one of the most visible development sites along Highway 371.

Additional Details:

Year Built	1994
Lot Acres	10
Lot Dimensions	TBD w/ survey
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2026

Additional Features:

Driving Directions:

See sign on east side of road just north of the Speedway station in Jenkins. Gravel driveway.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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