



MLS 6265592 Land

\$1,250,000

23.51 Acres
Plat Designed

23.51 AC Hwy 371
Brainerd MN 56401

Status: Active

Description:

Excellent opportunity to purchase commercial land located along the Hwy 371 corridor, just north of Brainerd International Raceway. Multiple purchase options and acreage sizes are available to suit your needs. This is an ideal development site for storage, office-service or retail with outdoor display. Potential for an RV park with campsites - see concept layout.

Purchase Options: Option 1: \$1,250,000 (All 23.51 AC); Option 2: \$999,000 (16.86 AC on Hwy 371); Option 3: 499,000 (6.65 AC on Joannes Dr). Access on Hwy 371 and Green Gables Road to Joannes Drive.

Additional Details:

Lot Acres	23.51
Lot Dimensions	1621xIrregular
School District	181
Taxes	\$16,012
Taxes with Assessments	\$16,012
Tax Year	2026

Additional Features:

Driving Directions:

From the Baxter Hwy 371 / Hwy 210 stoplight intersection - North on Hwy 371 approx. 6.5 miles - Property is on the Westside of Hwy 371, directly south of Green Gables Road



Listed By:
Close-Converse Commercial Prop

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