



MLS 6657485 Land

**\$299,000**

20.37 Acres  
Raw Land

20 AC Graydon Avenue  
Brainerd MN 56401

Status: Active

#### Description:

Discover 20 acres of beautiful, forested land with potential for residential development. Currently zoned as parkland, this property offers an excellent opportunity for re-zoning to meet the growing demand for housing in the area. Potential residential development opportunities include single-family homes, multi-family units and senior housing communities. Whether you're an investor or a developer, this property combines an ideal location with the versatility to create something truly special. Located next to Buffalo Hills Park, its proximity to major amenities and tranquil forested setting make it a rare find in the Brainerd area. Don't miss this chance to bring your vision to life.

#### Additional Details:

Lot Acres	20.37
Lot Dimensions	Approx. 1,307.82' x 674.36' x 1,312.93' x 677.33'
School District	181
Taxes	\$1,418
Taxes with Assessments	\$1,418
Tax Year	2024

#### Additional Features:

#### Driving Directions:

From the stoplight intersection of Business Hwy 371 and Buffalo Hills Lane in Brainerd - West on Buffalo Hills Lane - North on Graydon Ave - Then East on Graydon Ave to the NW corner of the property



Listed By:  
Close-Converse Commercial Prop

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