



MLS 6725326 Land

**\$499,000**

6.65 Acres  
Plat Designed

6.65 AC Joannes Drive  
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	6.65
Lot Dimensions	1086xIrregular
School District	181
Taxes	\$3,496
Taxes with Assessments	\$3,496
Tax Year	2025

#### 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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