



MLS 6770955 Commercial

**\$3,800,000**

7370 County Road 11  
Alexandria MN 56308

Status: Active

#### Description:

The property at 7370 County Road 11 NW in Alexandria, MN presents a rare 110-acre residentially zoned development opportunity in one of Minnesota's most desirable lake regions. The site currently includes a newly remodeled home and large shed and comes with significant infrastructure already in place, including natural gas, buried electricity, fiber-optic internet, city sewer, and strong cell coverage. Over \$150,000 has been invested to extend sewer to the home and throughout the 1,500-foot driveway, with two manholes already installed. A preliminary development plan envisions up to 100 buildable residential lots, many with sweeping views of Lake Carlos, and the layout includes two planned access roads. Each future home site will have its own well, with the water table already shallow and proven by the existing home's well. The property directly borders Carlos Creek Winery for 1,500 feet, opening opportunities for a future community connection, and it sits across from both the Lake Carlos public boat landing and million-dollar lakeshore homes, offering unmatched lifestyle appeal. Conveniently located just 12 minutes (6.6 miles) from downtown Alexandria, this property is uniquely positioned for a high-end residential community that blends lakeshore living, winery adjacency, and modern infrastructure—making it an exceptional investment and development opportunity.

#### Additional Details:

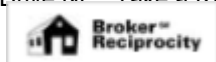
Year Built	1947
Lot Acres	80
Lot Dimensions	multiple
Garage Stalls	1
School District	206
Taxes	\$5,536
Taxes with Assessments	\$5,536
Tax Year	2025

#### Additional Features:

**Fuel:** Natural Gas **Heat:** Forced Air

#### Driving Directions:

From Alexandria town, go NORTH on Viking Trail. Take a LEFT on Cty Rd 42 East/Glacial Ridge Trail. This turns into Carlos Darling Drive NE. Take a RIGHT on Cty Rd 11 NW to property. Property will be on the left.



Listed By:  
Bridge Realty, LLC

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.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**