

MLS 7140001 Land

$160,000

4 Acres
Raw Land

TBD State Hwy 371
Jenkins MN 56456

Status: Active

Description:

4 Acres of Prime Commercial Development Land – Highway 371, Jenkins, MN Outstanding opportunity to own 4 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 Highlights 10 acres of commercially zoned raw land Prime frontage on State Highway 371 Excellent visibility and easy access Average traffic count of approximately 10,127 vehicles per day Seasonal traffic often increases to nearly 18,000 vehicles per day Ideal for retail, hospitality, restaurant, office, storage, or service businesses Located in the heart of Minnesota's thriving Brainerd Lakes tourism market Capitalize 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:

Lot Acres	4
Lot Dimensions	TBD w/survey
Taxes	$564
Taxes with Assessments	$564
Tax Year	2026

Additional Features:

Driving Directions:

See sign on east side of road just north of the Speedway station in Jenkins. 2nd for sale sign going north.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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