



## DEVELOPMENT ACREAGE FOR SALE

1490 & 1326 Balsam Road NW, Bemidji, MN 56601

**C|C** CLOSE CONVERSE  
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

1490 & 1326 Balsam Rd NW, Bemidji, MN

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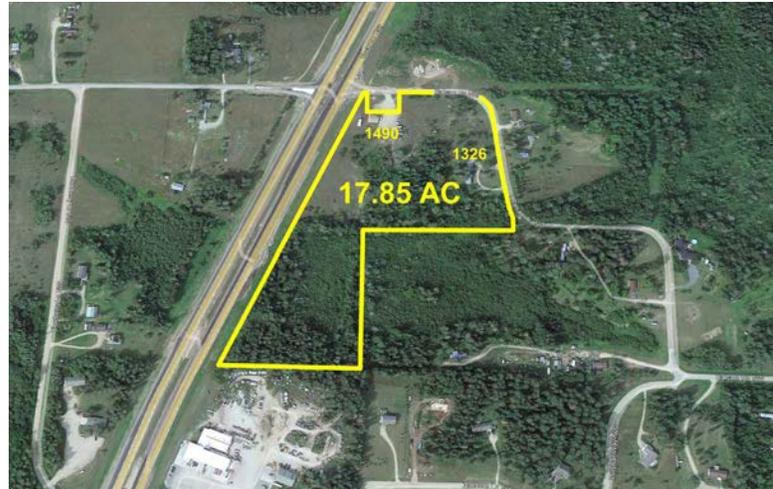
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## Commercial Acreage.

Prime commercial acreage on Hwy 71 in Bemidji, MN. Don't miss this exceptional opportunity to secure a large tract of low-density commercial acreage along the highly traveled Hwy 71 corridor in Bemidji. This expansive site offers excellent visibility, easy access, and strong traffic counts—making it an ideal location for a wide range of commercial or mixed-use development. Positioned in a growing commercial area just minutes from downtown Bemidji, this property offers flexibility for developers, investors, or business owners looking to establish or expand their presence in Northern Minnesota. Whether you're envisioning a retail center, office complex, or service-based business, the possibilities here are wide open.



<b>Address:</b>	1490 & 1326 Balsam Road NW, Bemidji, MN 56601
<b>Directions:</b>	Property is the SE Corner of Hwy 71 and Balsam Road NW
<b>Lot Size:</b>	17.85 Acres (777,546 sq. ft.)
<b>Lot Dimensions:</b>	Approx. 1,430' x 12' x 110' x 160' x 110' x 300' x 95' x 300' x 70' x 665' x 650' x 600'
<b>Frontage:</b>	Approx. 1,430' on Hwy 71 and 867' on Balsam Road NW
<b>Out Buildings:</b>	As-Is - No Additional Details
<b>1490:</b>	1,600 sq. ft. Garage (40' x 40') w/ 2 Overhead Doors
<b>1326:</b>	1,250 sq. ft. Garage (50' x 25') w/ 3 Overhead Doors and Approx. 1,950 sq. ft. House (Built 1965)
<b>Purchase Price:</b>	\$1,223,000
<b>2025 Real Estate Taxes:</b>	\$6,659.86

*Continued on next page.*

1490 & 1326 Balsam Rd NW, Bemidji, MN

# Features

**Water:** Well  
**Sewer:** Septic  
**Utilities:** Natural Gas, Electric & Phone  
**Zoning:** B1 - Low Density Commercial and R1 - Rural

**Legal Description:**

**PID# 800697000:** Sect-29 Twp-147 Range-033 5.85 AC NW 1/4 of NE 1/4 less the S 360' of E 370' thereof & less that part lying N & E of TWP Road & less W 160.02' of N 110.02' thereof Old #31.00671.00

**PID# 800697100:** Sect-29 Twp-147 Range-033 2.84 AC That part of S 360' of E 370' of NW 1/4 of E 1/4 of NW 1/4 lying W'ly of center line of exist road, said center line being desc as follows: commence at NW corner of afore-desc tract; thence S 87°12'55" E, assumed bearing, along N line of said S 360', distance 314.28' to a pt in center line of said road, said pt also being pt of begin of said center line to be desc; thence S 01°44'59" E, 9.17'; thence S 07°02'55" E, 238.05'; thence SE'rly along a tangent curve, concave to NE, radius 127.03', central angle 23°39'32", 52.45' to inters with E line of said NW 1/4 of NE 1/4 of NW 1/4 & said center line there term Old #31.00671.01

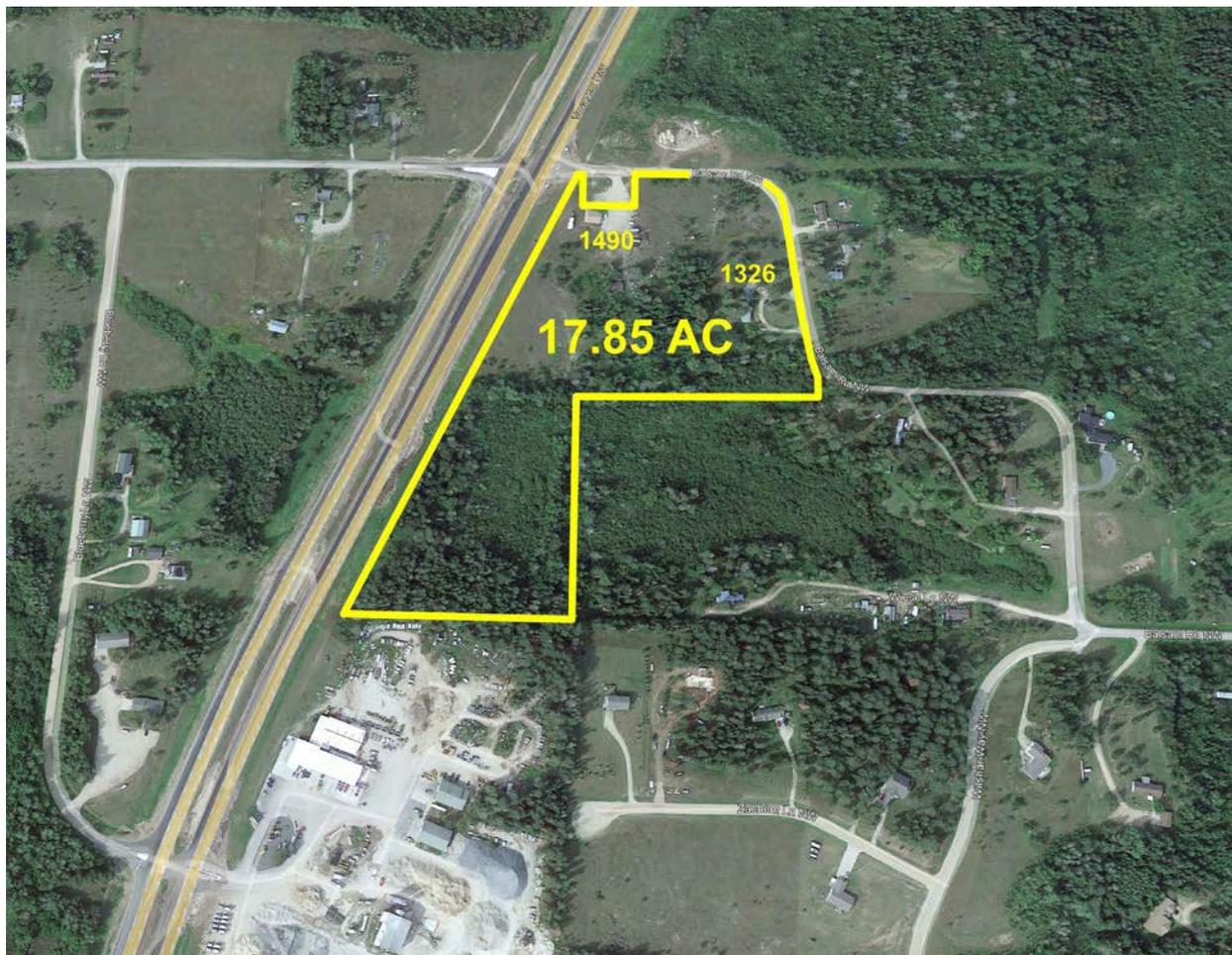
**PID# 800697800:** Sect-29 Twp-147 Range-033 9.16 AC That part of NW 1/4 of NW 1/4 lying E & SE of new Hwy 71 as relocated in 1976 Old #31.00676.00

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# Aerial Photo

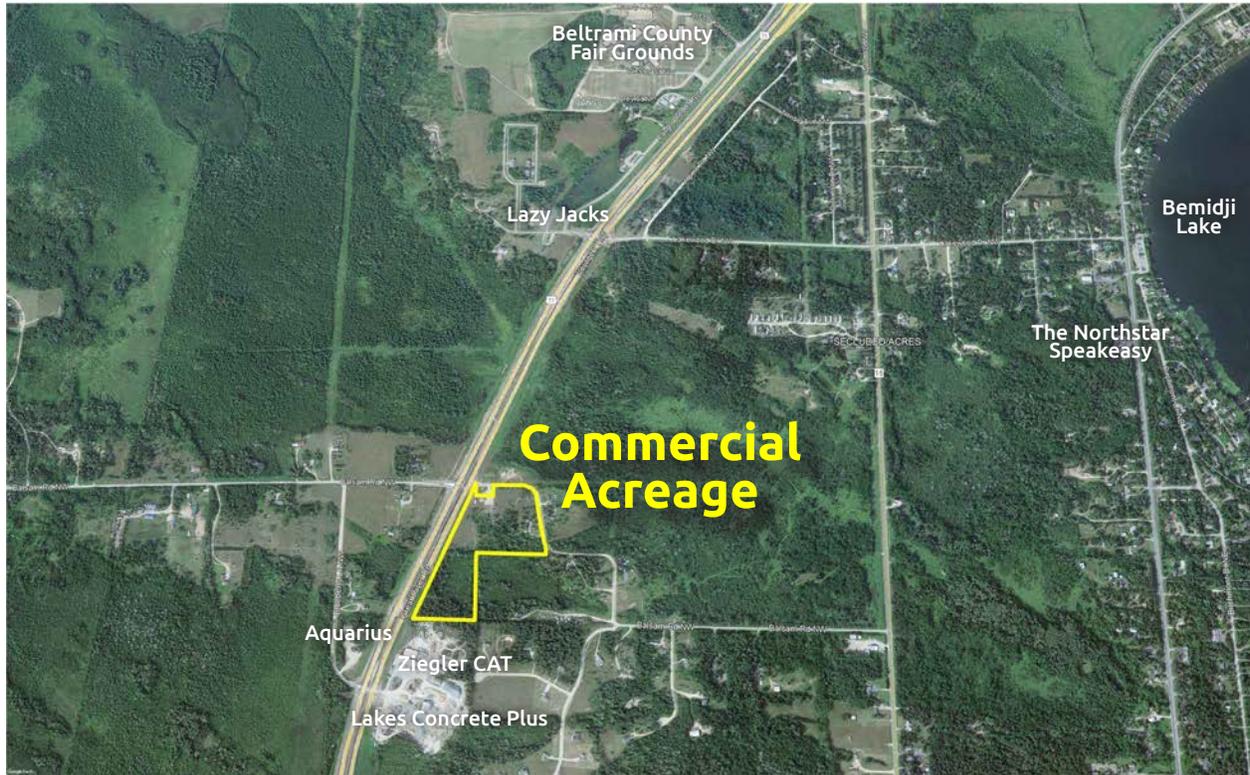


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# Aerial Photo



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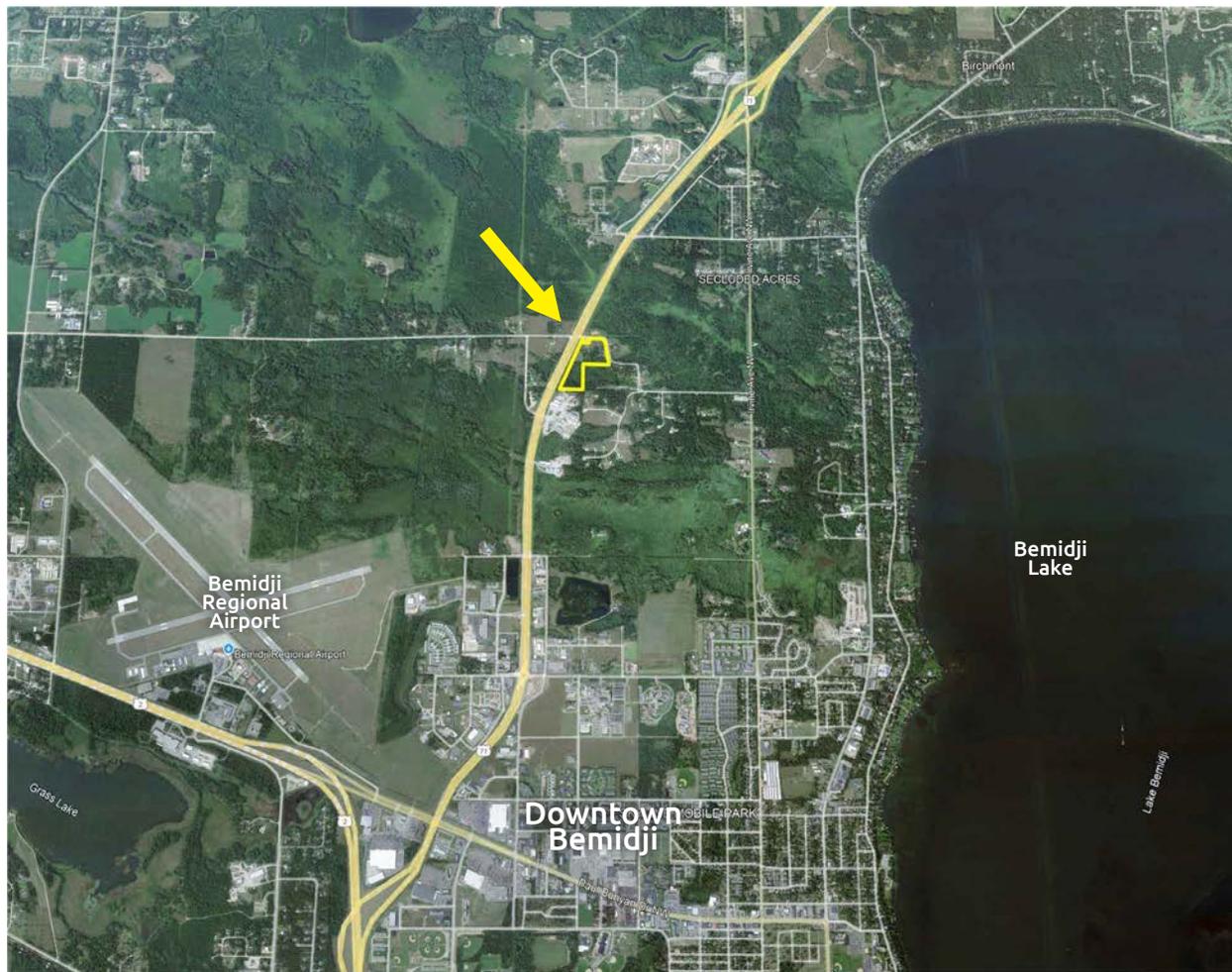
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# Aerial Photo



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# Section Aerial



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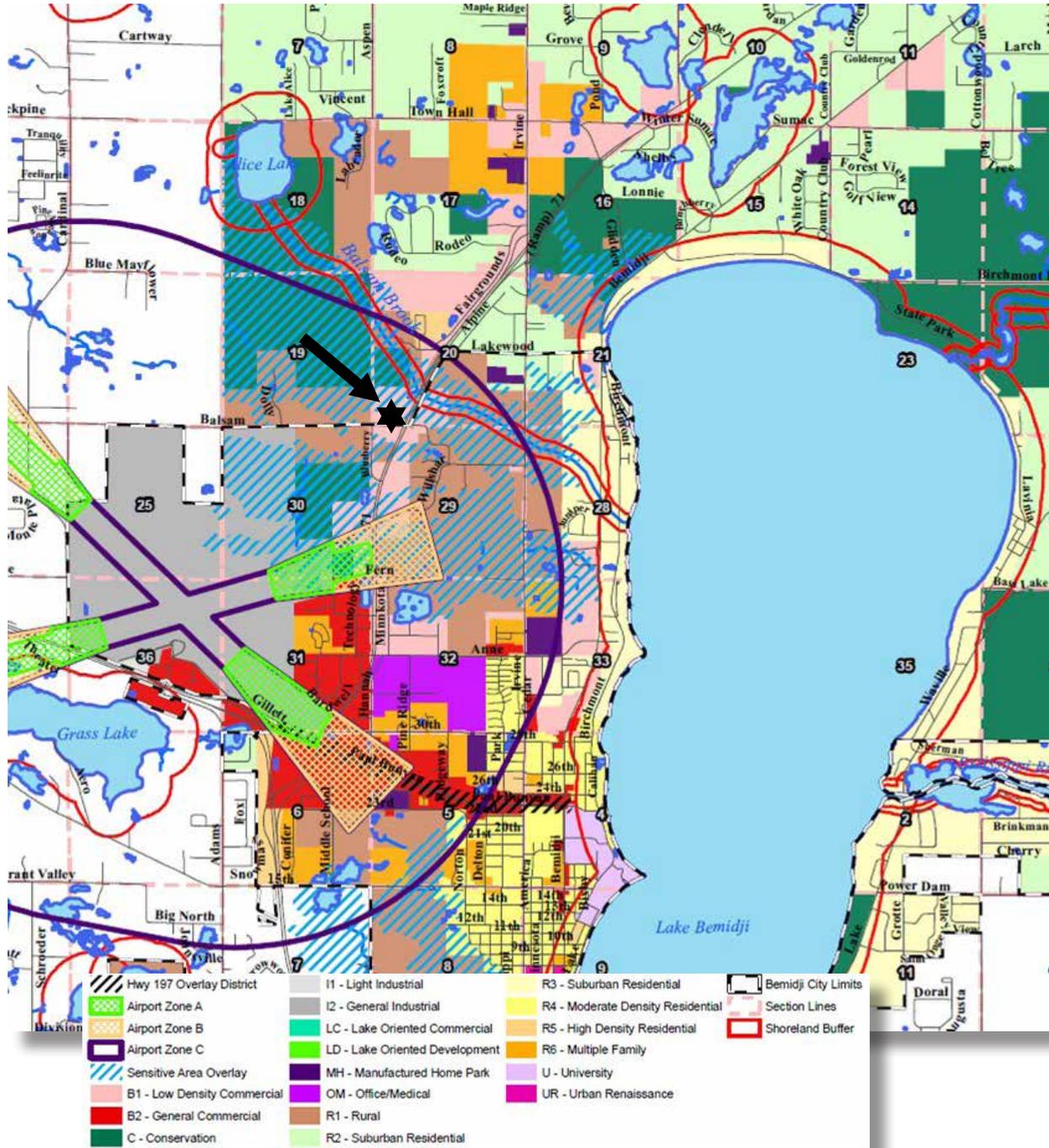
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# Zoning Map

## B1 - Low Density Commercial and R1 - Rural



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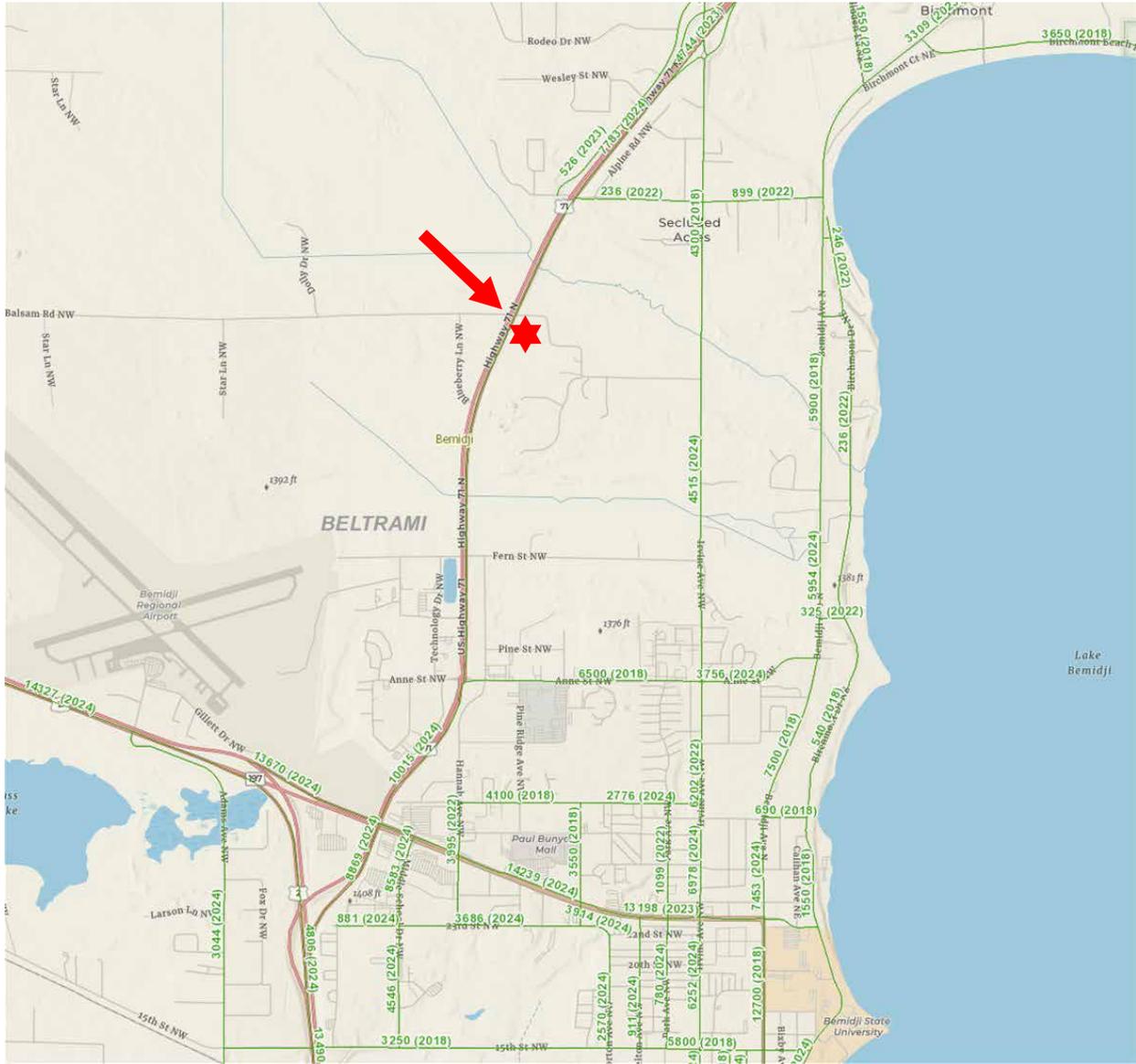


# 1490 & 1326 Balsam Rd NW, Bemidji, MN

Counts from MNDOT

# Traffic Counts

Traffic Counts: 7,783 (2024) on Hwy 71 NW



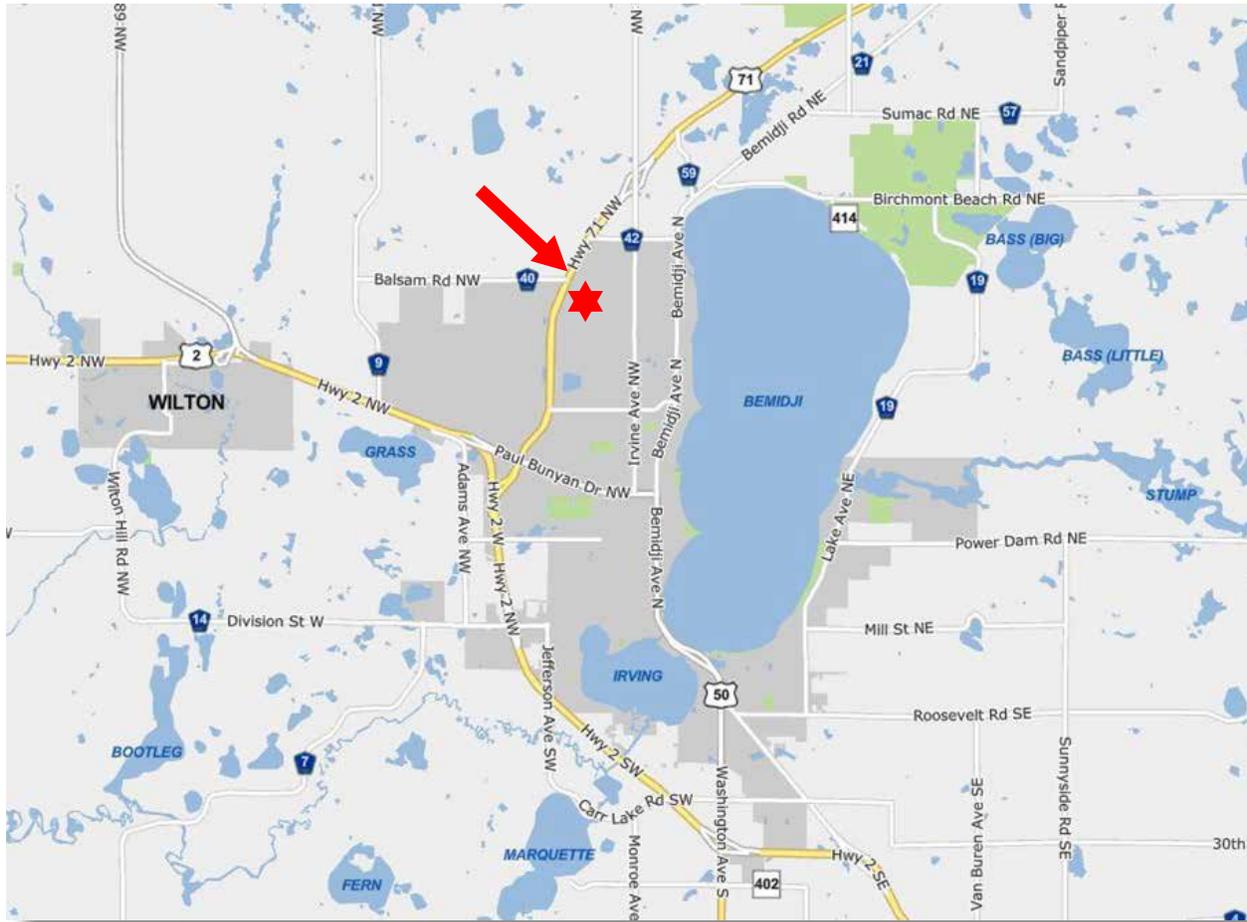
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# Location Map



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Figures from STDB, CCIM

# Demographics

<b>2024 Population:</b>	Bemidji	35,591
	Beltrami County	47,152
<b>Projected Population Growth Change 2024-2029:</b>	Bemidji	0.22%
	Beltrami County	0.14%
<b>Households in 2024:</b>	Bemidji	14,128
	Beltrami County	18,033
<b>2024 Median Household Income:</b>	Bemidji	\$68,622
	Beltrami County	\$65,386

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# Demographics

Welcome to Bemidji, capital of Minnesota's beautiful northwoods. Come see why our unlimited opportunity and outstanding quality of life are no longer a well-kept secret. Bemidji has long earned raves as a four-season destination for world-class hunting, fishing, bicycling, boating, and snow sports amid the beauty of the northwoods. Few visitors can resist a photo with big Paul Bunyan and his blue ox Babe on the shore of Lake Bemidji. But the First City on the Mississippi is also a wonderful place to call home. Just ask the 50,000 folks who live and work in and around this big small town. Surrounded by pristine lakes and deep forests, Bemidji is a friendly, family community with rich tradition and the right touch of hipness. It has top-tier higher education, outstanding K-12 schools, a major health care center, convenient air service, fine dining, a vibrant arts scene, and the hottest commercial buzz in all of northern Minnesota.

## HISTORY OF BEMIDJI

Founded in 1897, Bemidji is the county seat of Beltrami County. The city's name is derived from the Ojibwe (Chippewa) word for the lake, Bemejigamaug, meaning a lake with water (the Mississippi River) flowing through it. In the early 1890s, a settlement grew around Carson Trading Post on the south shore of Lake Bemidji. By 1900, Bemidji had 2,183 inhabitants. Logging, the principal occupation at that time, attracted railroads, and railroad right-of-ways determined the locations of emerging towns. Bemidji has matured into a highly diversified region that continues to grow. For more information, visit [beltramihistory.org](http://beltramihistory.org).

## SHAYNOWISHKUNG / CHIEF BEMIDJI

Just a short walk from the Tourist Information Center stands the statue of Shaynowishkung, also known as Chief Bemidji. Born around 1834, this respected leader endured tremendous loss after 1888 when settlers moved to the area. A skilled orator, Shaynowishkung exemplified Anishinabe values and advocated for peace. His statue and the four plaques that accompany it were constructed to encourage the healing of all people, and the restoration of human dignity.

## PAUL BUNYAN AND BABE THE BLUE OX

Folk tales about the adventures of giant lumberjack Paul Bunyan and his companion Babe the Blue Ox circulated in logging camps in the early 20th century before making their way into print as beloved children's stories. For years, Bemidji has been recognized as the home of Paul and Babe. Constructed in 1937, Bemidji's statues of Paul and Babe can be found outside the Tourist Information Center. The Paul Bunyan statue is eighteen feet tall and weighs two and a half tons above the footings. Each year, thousands of visitors stop by to be photographed with these historic statues and wave to the webcam. For more information, [bemidji.org](http://bemidji.org).



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**Thank You**

### **Thank you for considering this Close - Converse opportunity**

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

### **We are here to help**

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

### **How to acquire this opportunity**

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

### **Agency and you**

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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# Agency Disclosure

## AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.<sup>(1)</sup> The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

13. \_\_\_\_\_  
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.<sup>(3)</sup>

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.<sup>(4)</sup> Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. \_\_\_\_\_ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on  
 (initials) (initials)  
 49. \_\_\_\_\_ page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. <sup>(1)</sup> This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. <sup>(2)</sup> The fiduciary duties mentioned above are listed below and have the following meanings:  
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.  
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.  
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.  
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).  
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.  
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. <sup>(3)</sup> If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

MN-AGCYDISC-2 (8/14)

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# Contact

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[tim@closeconverse.com](mailto:tim@closeconverse.com)

Chris Close, CCIM

C: 218-831-7510

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