



RETAIL/WAREHOUSE W/ COMMERCIAL LAND

8194 Fairview Road, Baxter, MN 56425

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

8194 Fairview Road, Baxter, MN

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8194 Fairview Road, Baxter, MN

Features

Hwy 210 Visibility.

Position your business for growth with this 16,545 SF retail/warehouse property with outstanding Hwy 210 visibility and traffic exposure. The property is available on 2.88 acres, with the option to expand by acquiring additional adjacent land for a total of 6.34 acres, offering exceptional flexibility for future growth or outdoor use. The building features a spacious retail showroom, expansive warehouse and shop areas, and both indoor and outdoor display space, making it ideal for a wide range of commercial users. Ample storage, excellent access, and a highly visible location combine to create a rare opportunity in one of the area's most sought-after commercial markets.



Address: 8194 Fairview Road, Baxter, MN 56425

Directions: From Hwy 210/371 intersection in Baxter - East on Hwy 210 - North on Baxter Drive - Immediate West on Fairview Road - Property is on the North, just after Conservation Drive

Lot Size:
Building & Land: 6.34 Acres (275,920 sq. ft.)
Building Only: 2.88 Acres (125,390 sq. ft.)

Lot Dimensions:
Building & Land: 440' x 630'
Building Only: 200' x 630'

Building Size: 16,545 sq. ft. Total
Section A: 5,793 sq. ft.
Section B: 1,559 sq. ft.
Section C: 3,555 sq. ft.
Section D: 990 sq. ft.
Section E: 4,648 sq. ft.

Purchase Price:
Building & Land: \$1,300,000
Building Only: \$899,000

Continued on next page.

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8194 Fairview Road, Baxter, MN

Features

2025 Real Estate Taxes:

Building & Land: \$19,960
Building Only: \$13,864

Water & Sewer: City

Building Details:

Heating: Natural Gas Forced Air & Gas Ceiling Mount Heaters

Cooling: Central Air - Electric Ground Units

Electric: 1 (100) Amp & 2 (200) Amp Panels, Single Phase

Lighting: Fluorescent

Construction: Steel Frame & Concrete Block

Foundation: Concrete

Exterior: Steel Siding & Concrete Block

Roof: Steel

Ceiling Height: Office Area: 7'-6"
Display & Warehouse Areas: 12' Vaulted

Overhead Doors: 1 (10' W x 12' H) in Section D
1 (12' W x 9' H) in Section C

Bathrooms: 2

Floor Drains: 5

Security: Yes

Parking: 30+ Paved Asphalt Parking Spaces

Frontage:

Building & Land: 440' on Fairview Road & 660' on Conservation Drive
Building Only: 200' on Fairview Road

Access: Fairview Road from Conservation Drive or Baxter Drive

Zoning: C2 - Regional Commercial

Continued on next page.

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PID#:

Building & Land: 40050504, 40050631 & 50050632
Building Only: 40050504

Legal Description:

Building & Land: Building parcel: Pt of SW 1/4 of SE 1/4 desc: Comm at the SE cor of sd 1/4 then W assm/bear 157.64 ft alg S line of sd 1/4 to POB then W 200 ft alg S line of sd 1/4 then N 660 ft then E 200 ft then S 660 ft to POB. Subj to ROW for Rd.

AND

South Parcel: That pt of SW 1/4 of SE 1/4 Sec 5 desc as fol: beg at the SE cor of sd SWSE then N 89D 54' W 157.64 ft alg S line of sd SWSE then N 00D 06' E 330 ft then S 89D 54' E to E line of sd SWSE then S'ly alg sd E line 330 ft to POB and also that pt of SESE Sec 5 desc as fol: beg at SW cor of sd SESE then S 89D 54' E 82.36 ft alg S line of sd SESE then N 00D 06' E 330 ft then N 89D 54' W to W line of sd SESE then S'ly alg sd W line 330 ft to POB. Subj to esmnts/rsv/rst of rec.

AND

North Parcel: That pt of SW 1/4 of SE 1/4 Sec 5 desc as fol: beg at SE cor of sd SWSE then N 89D 54' W 157.64 ft alg S line of sd SWSE then N 0D 06' E 660 ft then S 89D 54' E to E line of sd SWSE then S'ly alg sd E line 660 ft to POB and also that pt of SESE Sec 5 desc as fol: beg at SW cor of sd SESE then S 89D 54' E 82.36 ft alg S line of sd SESE then N 0D 06' E 660 ft then N 89D 54' W to W line of sd SESE then S'ly alg sd W line 660 ft to POB. Subj to an esmnt of rec. Ex pt out of SWSE & out of SESE to Larry Anderson. Ex Minerals.

Building Only:

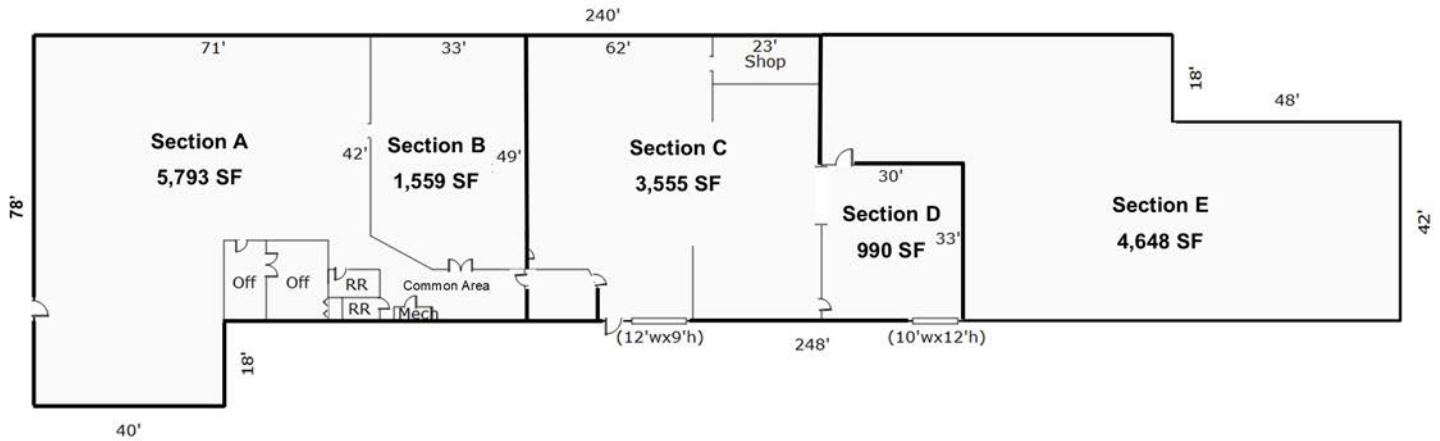
Pt of SW 1/4 of SE 1/4 desc: Comm at the SE cor of sd 1/4 then W assm/bear 157.64 ft alg S line of sd 1/4 to POB then W 200 ft alg S line of sd 1/4 then N 660 ft then E 200 ft then S 660 ft to POB. Subj to ROW for Rd.

Neighboring Businesses:

Nearby businesses include the Westport Center, Pizza Hut, Dollar Tree, Lakes 12 Theater, Westgate Mall, Harbor Freight, Dunham's Sports, Ashley Furniture, Planet Fitness, Lakes Area Auto Solutions, Caseys, Mills Honda, Northland Arboretum, Brothers Motorsports, Agency One, Northern Lakes Chiropractic, Edward Jones, Advantage PCA, Central MN Retina, Elite Title, Super One, plus numerous others.

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Floor Plan



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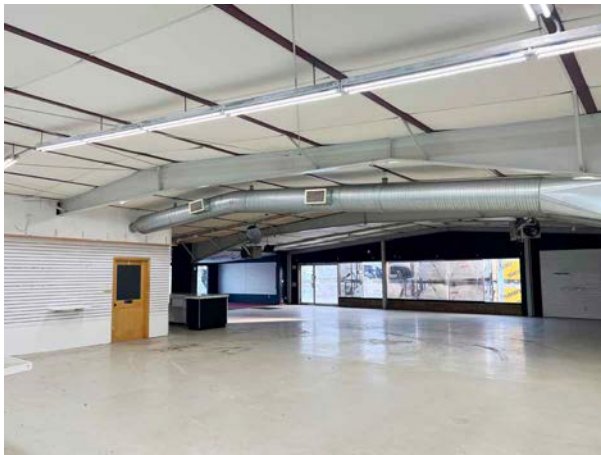
Photos



Subject Property



Section A



Section A



Section A



Section A



Section A

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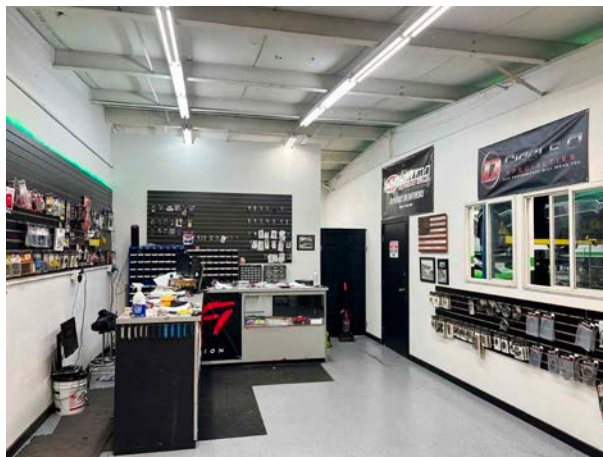
Photos



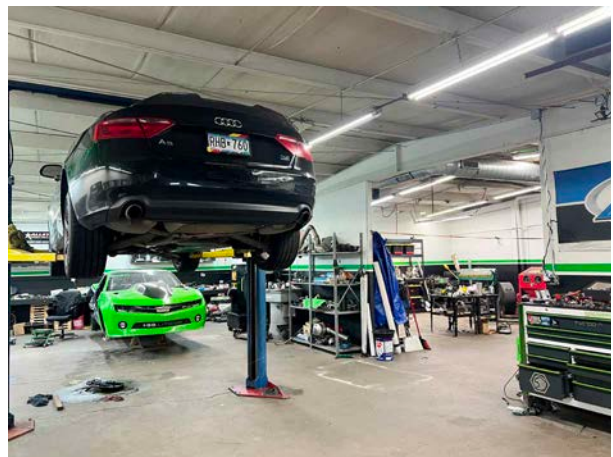
Section B



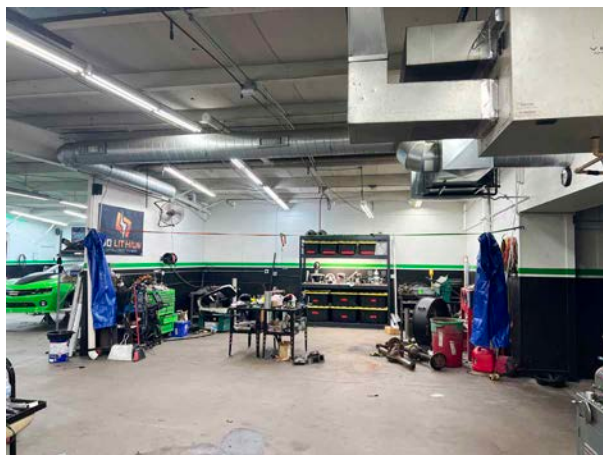
Section B



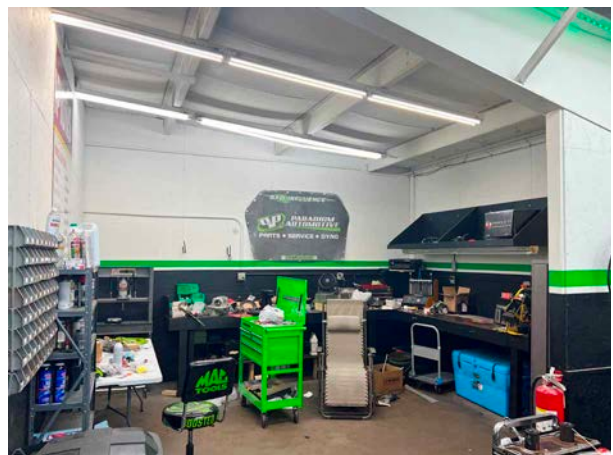
Section C



Section C



Section C



Section C

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Photos



Section C



Section D



Section E



Section E



Land



Land

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Aerial Photo



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Aerial Photo

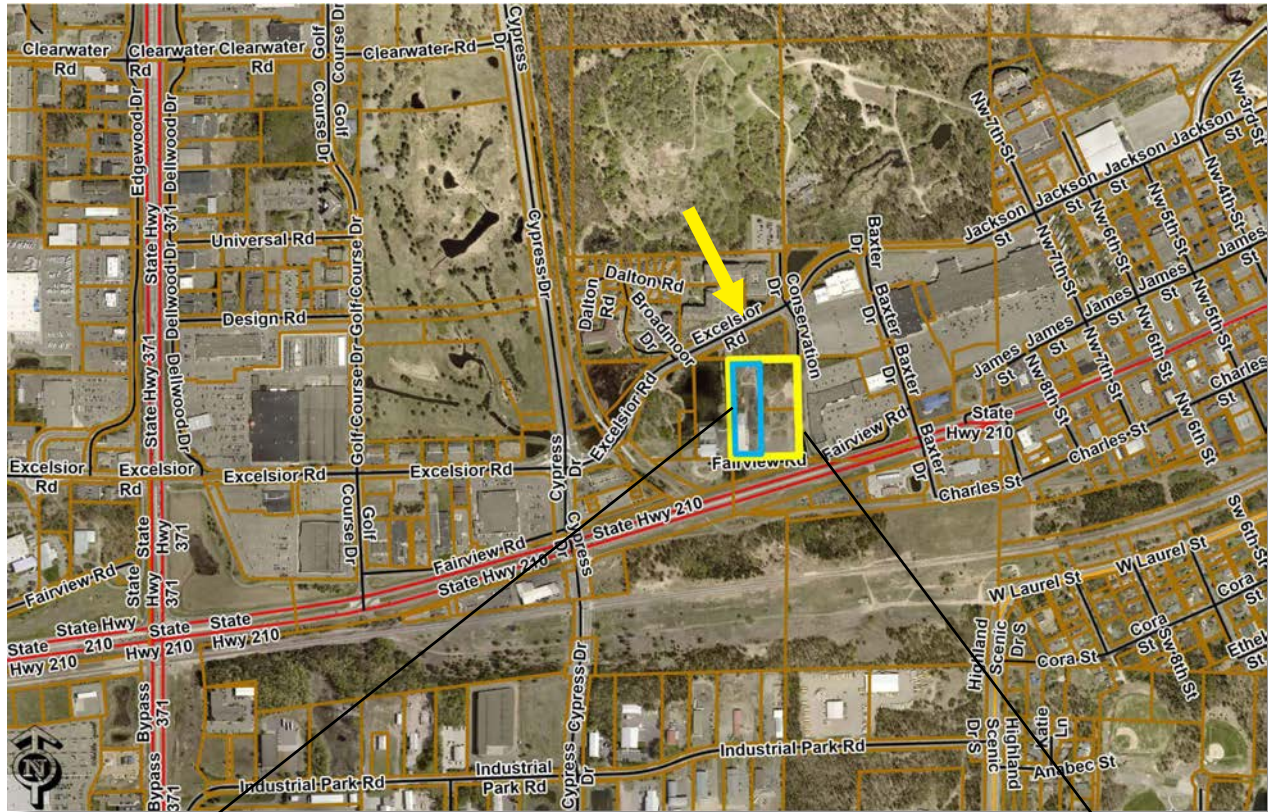


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Section Aerial



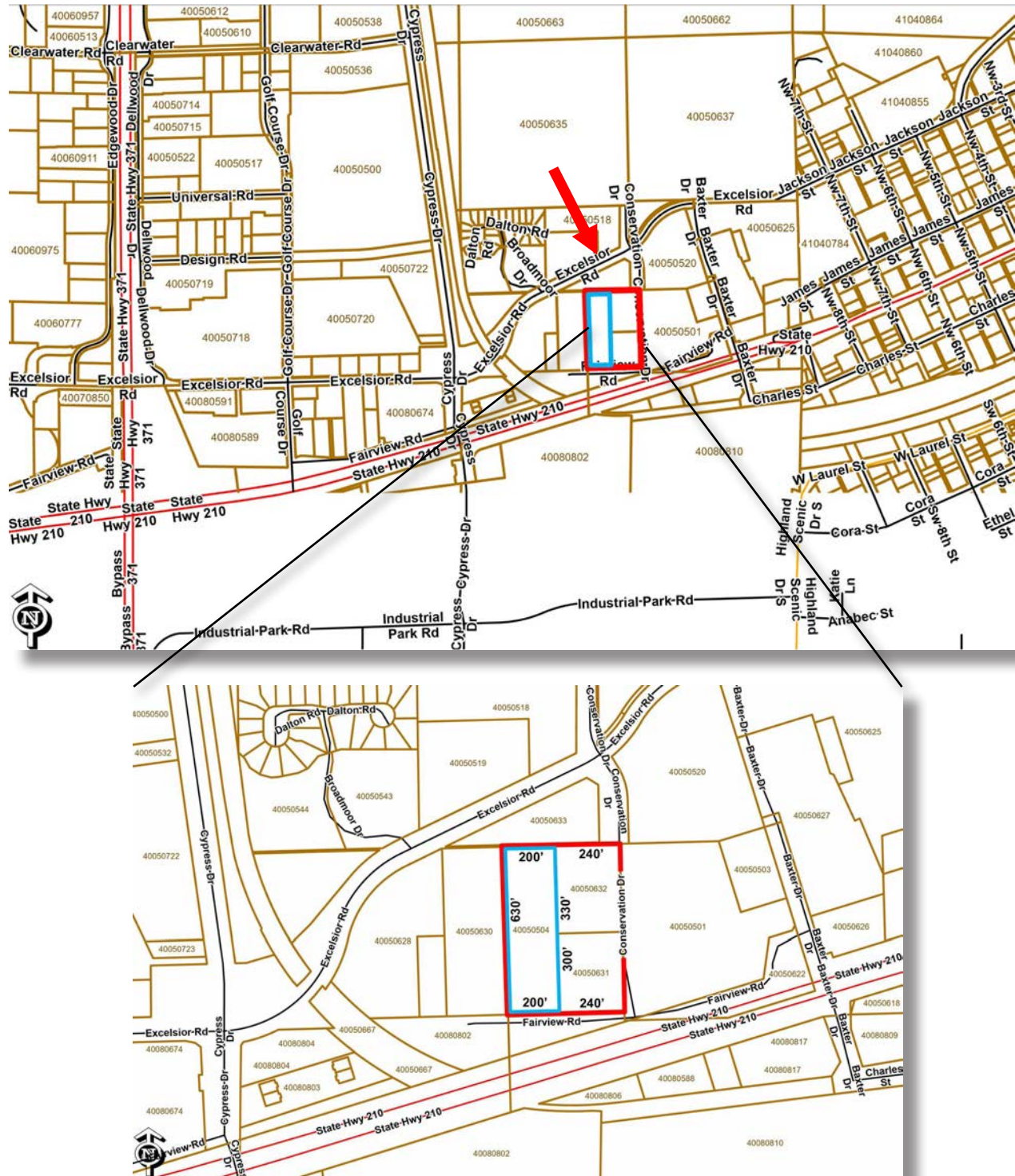
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Section Map



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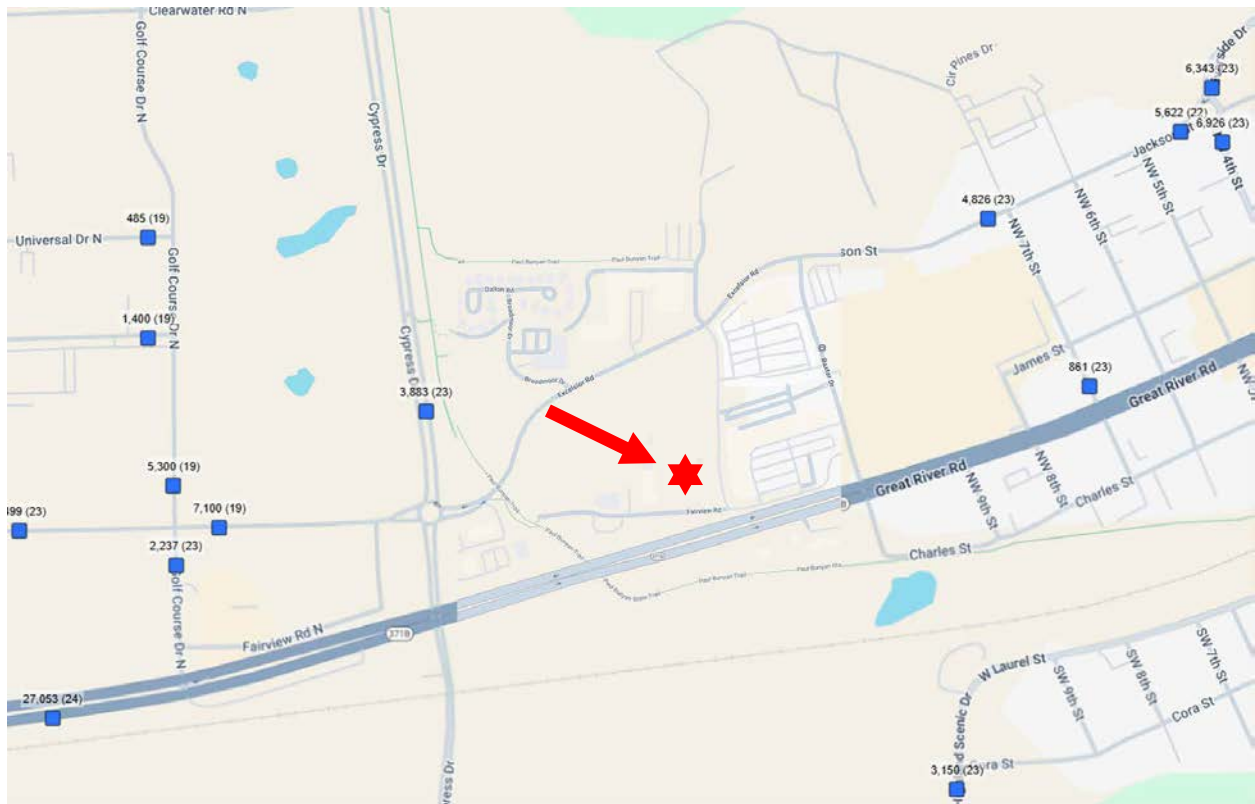
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Counts from MNDOT

Traffic Counts

Traffic Counts: 27,053 (2024) on Hwy 210 (Washington St), 4,826 (2023) on Excelsior Road, and 3,883 (2023) on Cypress Drive



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Location Map



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Trade Area 2024 Population (Includes the following counties):

Crow Wing County	68,541
Cass County	31,282
Total Trade Area Population	99,823

2024 Population:

Brainerd	31,866
Baxter	9,043

Estimated Summer Population:

Brainerd/Baxter	200,000+
-----------------	----------

Projected Population Growth Change 2024-2029:

Crow Wing County	0.52%
Brainerd	0.38%
Baxter	1.38%

Households in 2024:

Crow Wing County	29,089
Brainerd	13,109
Baxter	3,643

2024 Median Household Income:

Crow Wing County	\$74,012
Brainerd	\$68,083
Baxter	\$76,101

Leading Employers in Crow Wing County in 2025:

Essentia Health
Cuyuna Regional Medical Center
Brainerd School District
Grandview Lodge
Breezy Point Resort
Ascensus
Clow Stamping
Crow Wing County
Madden's Resort
Cragun's Resort
Walmart
Ruttgers Bay Lake Resort
Cub Foods/Super Valu (3 Stores)
Central lakes College
Anderson Brothers Construction
Pequot Lakes School District
Mills Automotive
Bang Printing
City of Brainerd
Costco
Bethany Good Samaritan
Woodland Good Samaritan
Crosby Ironston School District
Minnesota Care

Leading Employers Cont.:

Landis + Gyr
Northstar Plating
Nortech Systems
Lindar
Avantech
Reichert Bus
Lexington
Growth Zone
CTC
Stern Companies
MNDOT
MNDNR
TDS
Graphic Packaging
Crow Wing Power

Continued on next page.

Demographics

Brainerd Lakes Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 16+
(multiple locations not counted)

Churches: 30+
Schools: 15+
Golf Courses: 27+

Resorts:
Birch Bay
Boyd Lodge
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Kavanaugh's
Lost Lake Lodge
Maddens
Manhattan Beach Lodge
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Ashley Furniture
Auto Zone
Best Buy
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Dick's Sporting Goods
Discount Tire
Dollar Tree (2)
Dollar General
Dondelinger
Dunham's Sports
East Brainerd Mall (17 Retailers)
Family Dollar
Fleet Farm
Harbor Freight
Home Depot
Home Goods
Hobby Lobby
Jiffy Lube

Major Retailers Continued:

Kohl's
Menards
Michaels
PetSmart
Planet Fitness
Super One (3)
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ulta Beauty
Walgreens
Westgate Mall (27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
Antler's
Applebee's
Arby's
B-Merri
Bar Harbor
Baxter's
Black Bear Lodge & Saloon
Blue Oyster
Boulder Tap House
Breezy Point Marina
Buffalo Wild Wings
Burger King
Burritos California
Caribou Coffee (4)
Char
Chick N Rice
China Garden
Chipotle
Coco Moon
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Domino's Pizza (3)
Dough Bros.
Dunkin Donuts (2)

Restaurants/Fast Food Continued:

Dunmire's (2)
El Tequila
Ernie's
Firehouse Subs
Five Guys
Four Seas
Grizzly's Grill & Saloon
Hardee's
Hunt 'N Shack
Ippin Ramen & Sushi
Jack's House
Jersey Mike's
Jimmy John's
KFC
Little Caesar's
Loco Express
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (2)
Moonlite Bay
Nautical Bowls
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Rafferty's Pizza (4)
Riverside Inn
Ruttger's
Sakura
Senor Patron
Sherwood North
Slice on Oak
Starbucks (3)
Subway (3)
Sunshine's Summer House
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
Wendy's (2)
Ye Ole Wharf
Zorbaz (2)

8194 Fairview Road, Baxter, MN

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
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is not a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. 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.**
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
11. **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,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph
22. IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel
23. 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
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
26. 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
27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or
31. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him
32. or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)).
33. In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
34. salesperson.

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

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. 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
52. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
53. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
54. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
55. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
56. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
57. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
58. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
59. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
60. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
61. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
62. Broker (see paragraph III on page one (1)).

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

65. ⁽²⁾ 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
69. which might reasonably affect the client(s)' use and enjoyment of the property.
70. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
71. information (such as disclosure of material facts to Buyers).
72. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
73. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

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

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

MN-AGCYDISC-2 (8/14)

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8194 Fairview Road, Baxter, MN

Contact

Office Location

521 Charles Street
Suite 201
Brainerd, MN 56401

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218-828-3334

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Website

www.CloseConverse.com

Agents

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chris@closeconverse.com

Tim Miller, CCIM

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tim@closeconverse.com

Nate Grotzke, CCIM

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