

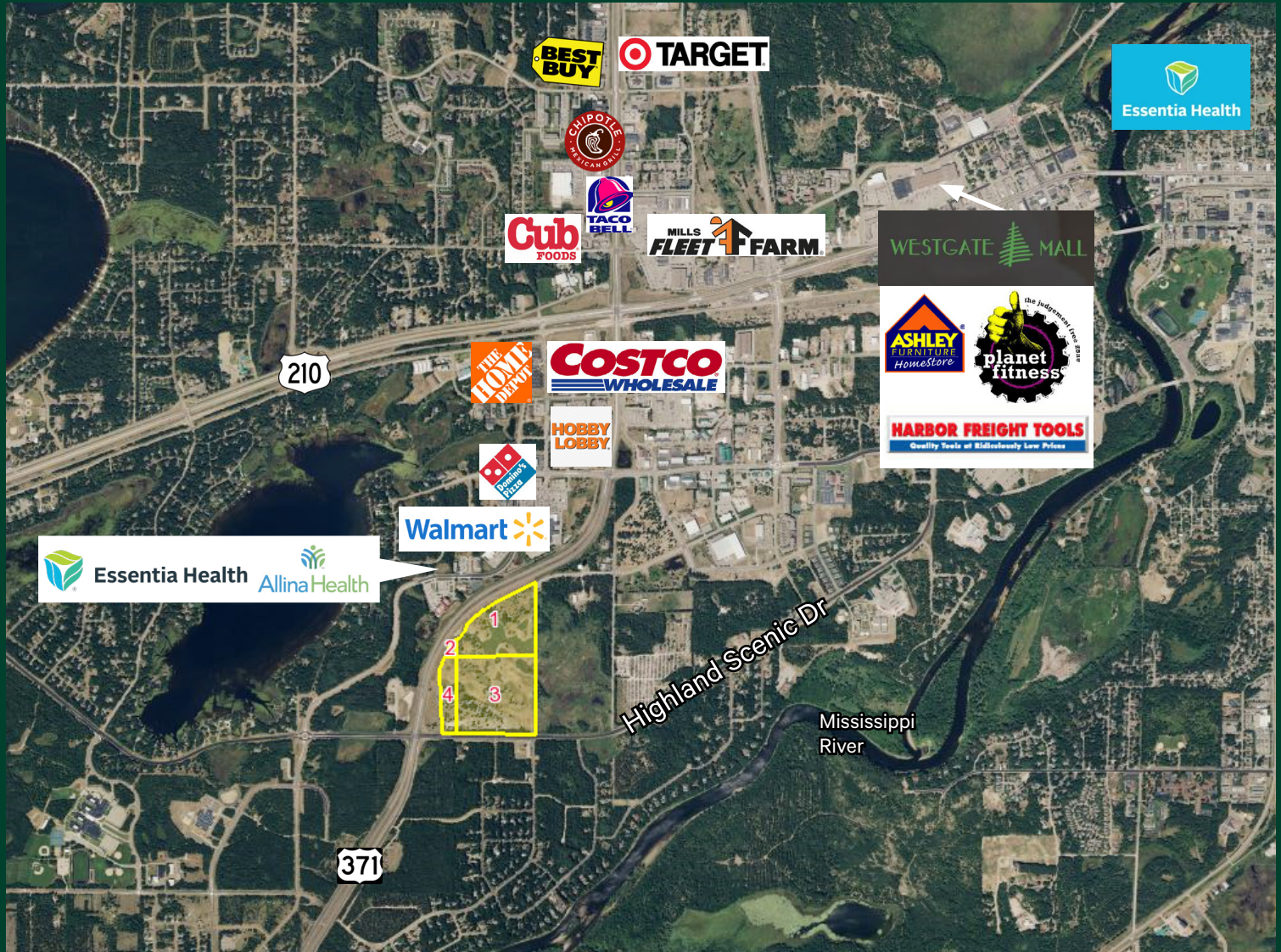
Commercial Land Use for Sale

±73.11 Acres (divisible)

Pricing Negotiable Dependant on Parcel/Size Location

NEQ State Hwy 371 & Highland Scenic Rd
Baxter, MN 56425





Property Highlights

- Frontage onto HWY 371 and Highland Scenic Dr.
- Zoned as Neighborhood Commercial and Business Gateway
- Great site for c-store, QSR, medical office, hospitality, entertainment, job creation
- Brainerd Public School District 181
- Growing trade area
- Located near the major corridor for the Brainerd Lake Region.
- Local population grows from 70,000 to more than 200,000 in the summer tourism season

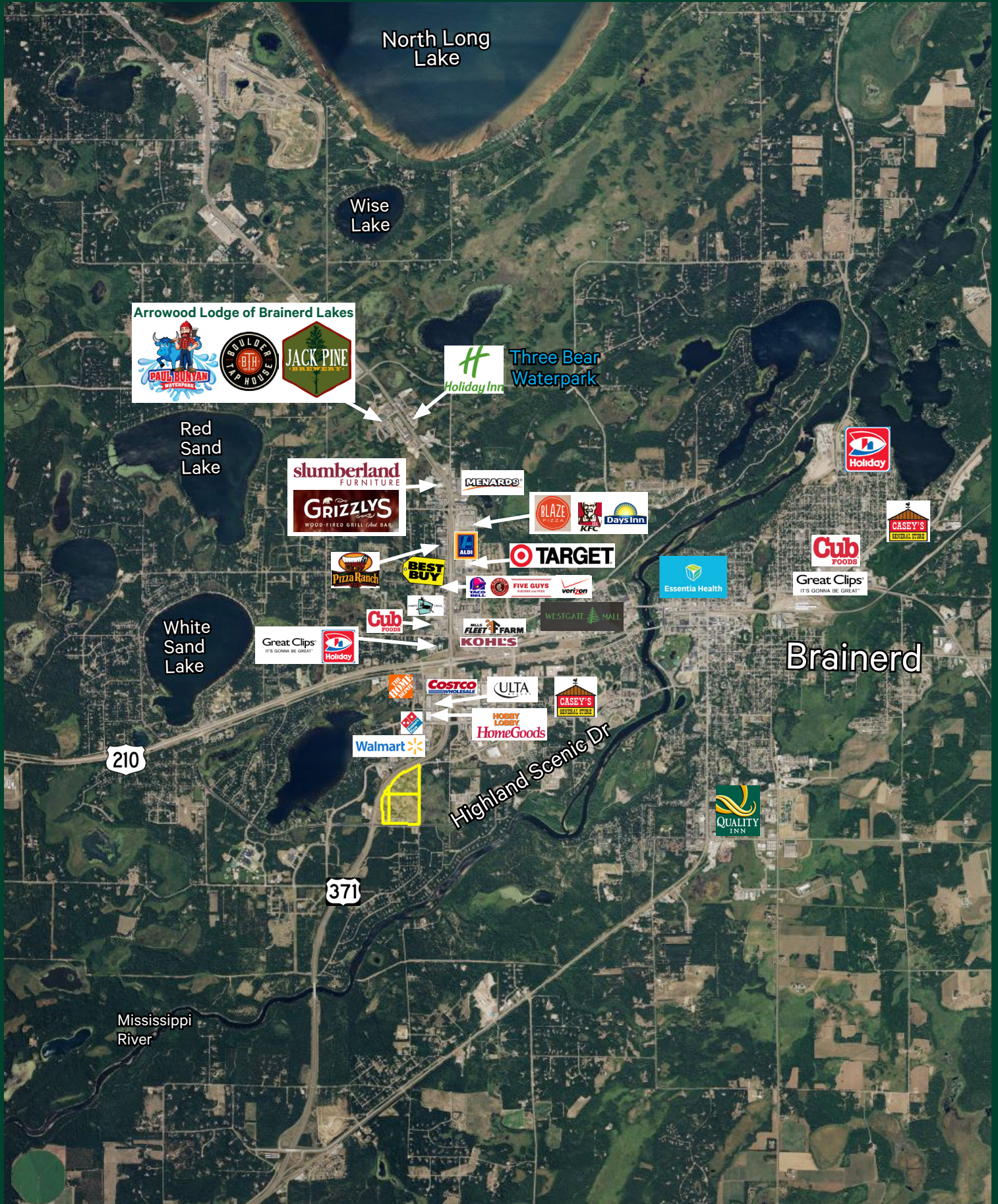
Traffic Counts	
Highland Scenic Dr	3,840 VPD
HWY 371	11,861 VPD

#	PID	Zoning	Future Land Use	Acres	2024 Taxes
1	40180622	C-1 Neighborhood Commercial	Business Gateway	± 25.28	\$1,079.00
2	40180618	C-1 Neighborhood Commercial	Business Gateway	± 0.55	\$8.00
3	40180621	O-S Office Service	Business Gateway	± 39.89	\$1,118.00
4	40180607	O-S Office Service	Business Gateway	± 7.30	\$982.00
Total				±73.11 Acres	\$3,187

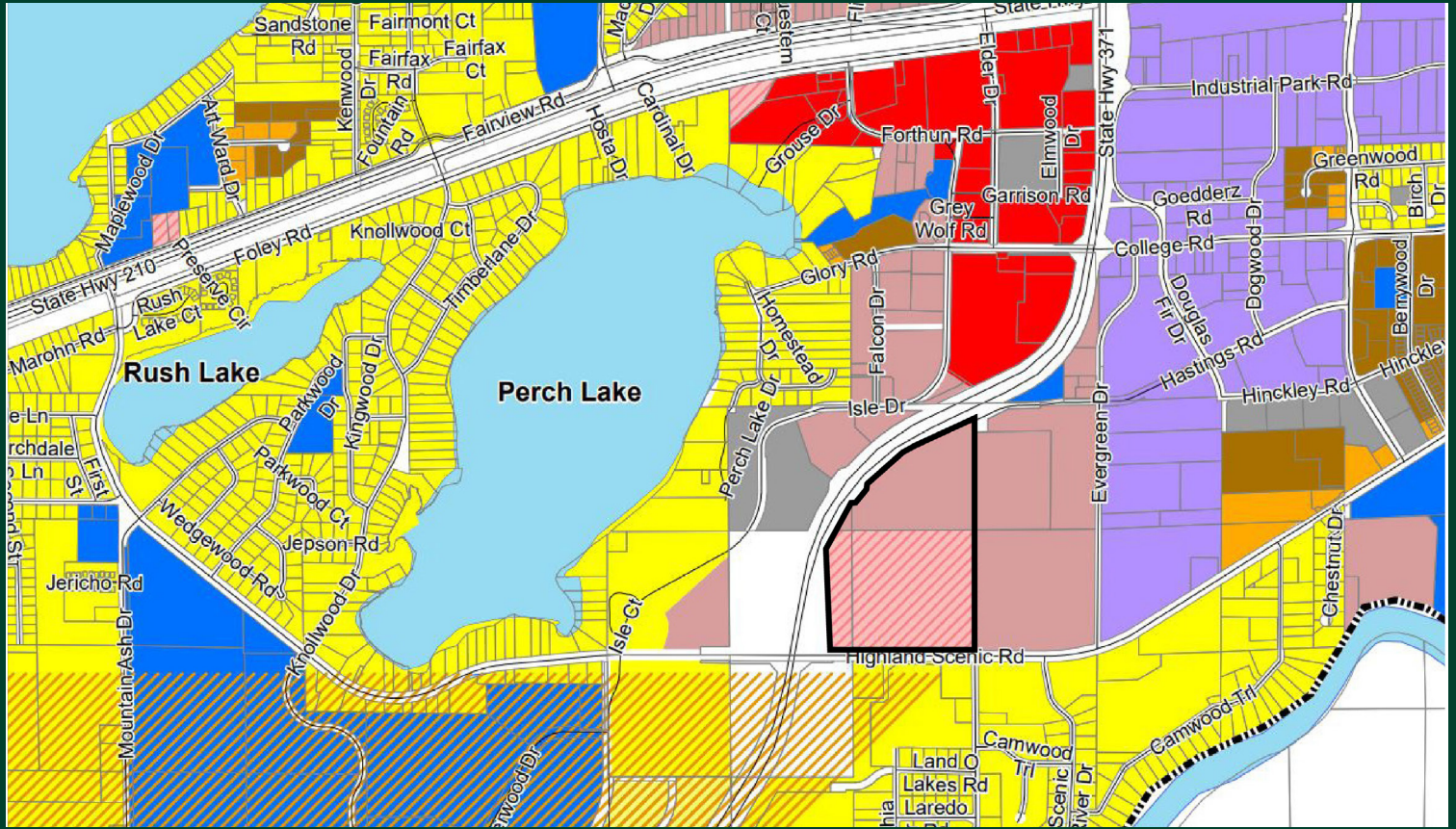
Property Photos



Area Map



Zoning



C-1 Neighborhood Commercial

- To minimize the effects of traffic congestion, noise, odor, glare and similar safety problems.
- To provide a district which is related to and may reasonably adjoin high density or other residential districts.
- To meet the shopping and service needs of surrounding neighborhoods and high-way users.

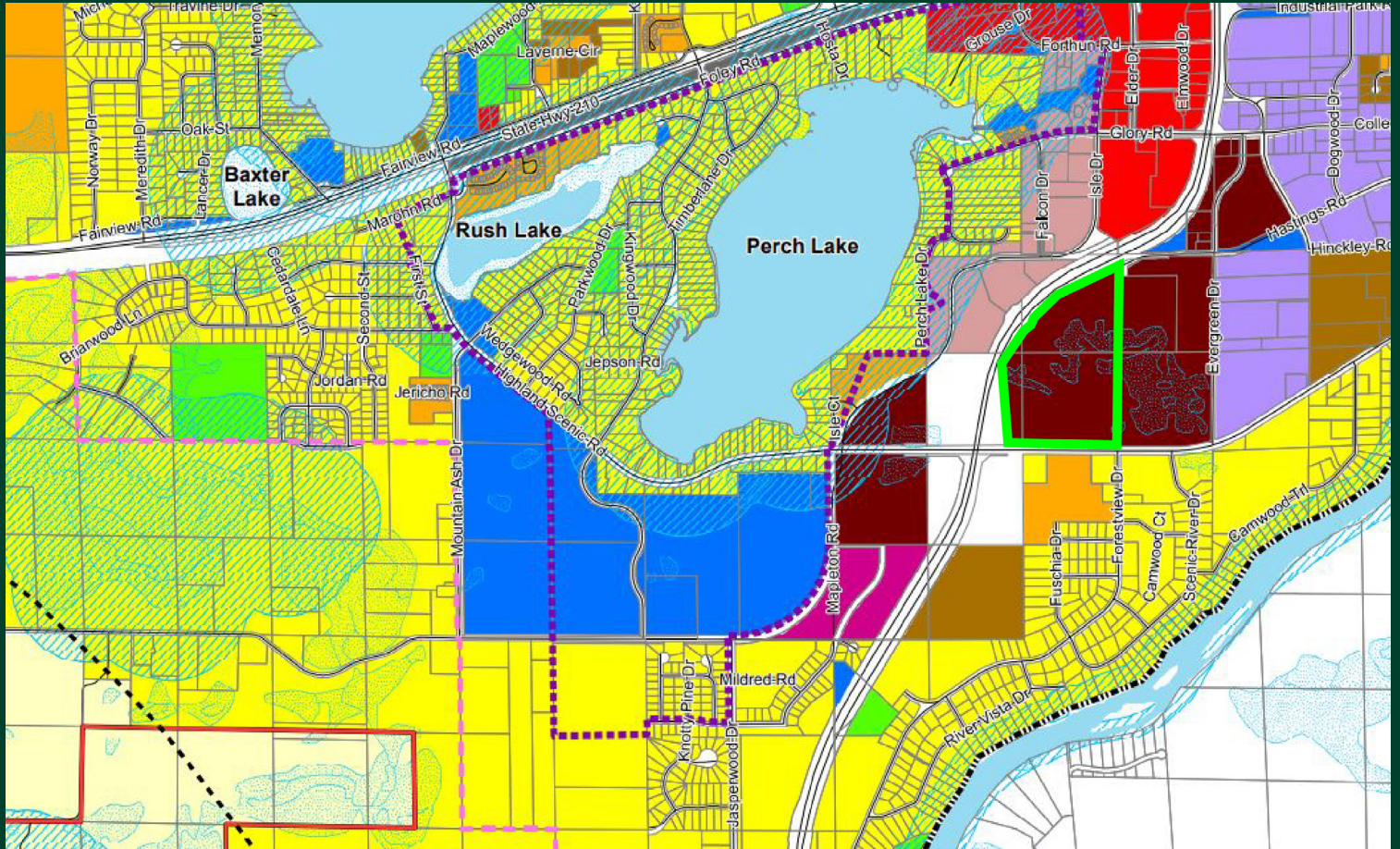
Municipal Boundary	C1 = Neighborhood Commercial
R-R = Rural Residential	C2 = Regional Commercial
R-S = Residential Staging	OS = Office Service
R-1 = Low Density Residential	I = Industrial Office
R-1A = Medium Density Single Family Residential	CI = Commercial Industrial
R-2 = Medium Density Residential	PUD = Planned Unit Development
R-3 = High Density Residential	PB = Public Benefit
	Waterbodies

O-S Office Service

- To accommodate an adequate supply of businesses and services that serve the community and motorists traveling through the community with a broad range of services and goods.
- To provide locations for uses that may be incompatible with retail centers, thereby keeping the retail centers compact and convenient.
- To keep services in close proximity to arterial streets or highways in areas that are appropriately designated on the comprehensive plan.
- To encourage grouping of compatible and mutually supportive business uses and services.
- To promote business prosperity.
- To establish a high standard of development and design that produces a positive visual image and minimizes the effects of traffic congestion, noise, odor, and glare.
- To ensure acceptable traffic operations on local streets.
- To promote flexibility in land uses and site development standards to achieve the purposes of the district.
- To encourage open space.

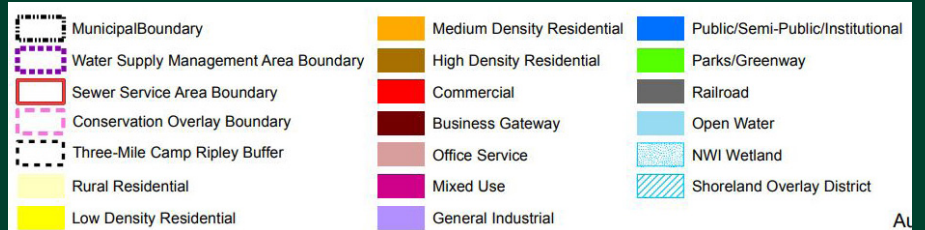
For additional information on Baxter zoning, select this [link](#).

Comprehensive Land Use Plan

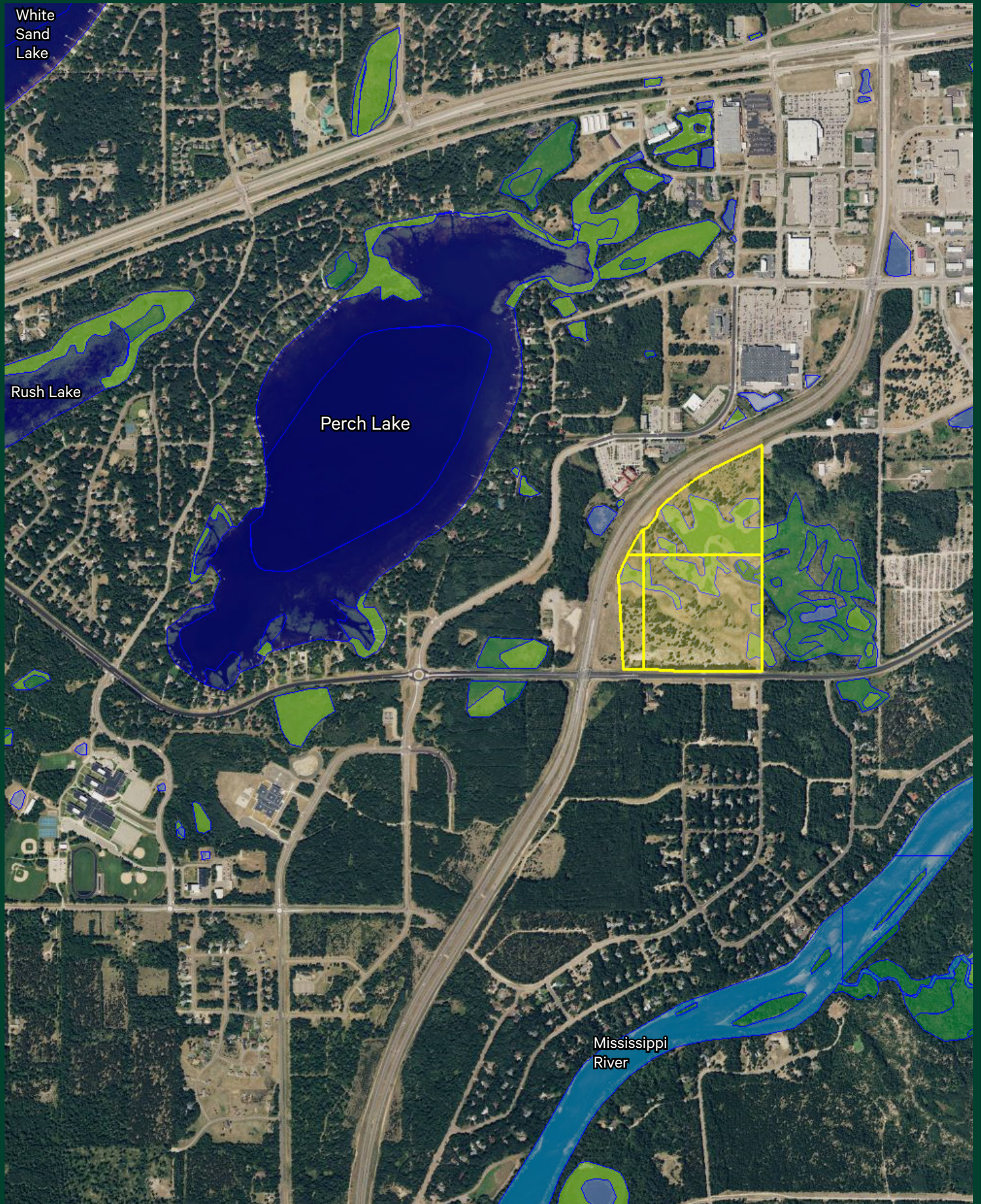


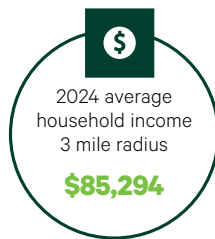
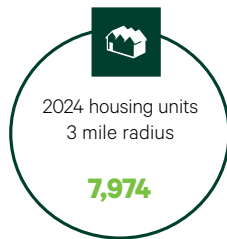
Business Gateway

The Business Gateway land use is intended to provide for office, light industrial and limited retail uses that create a high quality, attractive “north woods” image at the City’s southeast and west gateways on Highways 371 and 210.

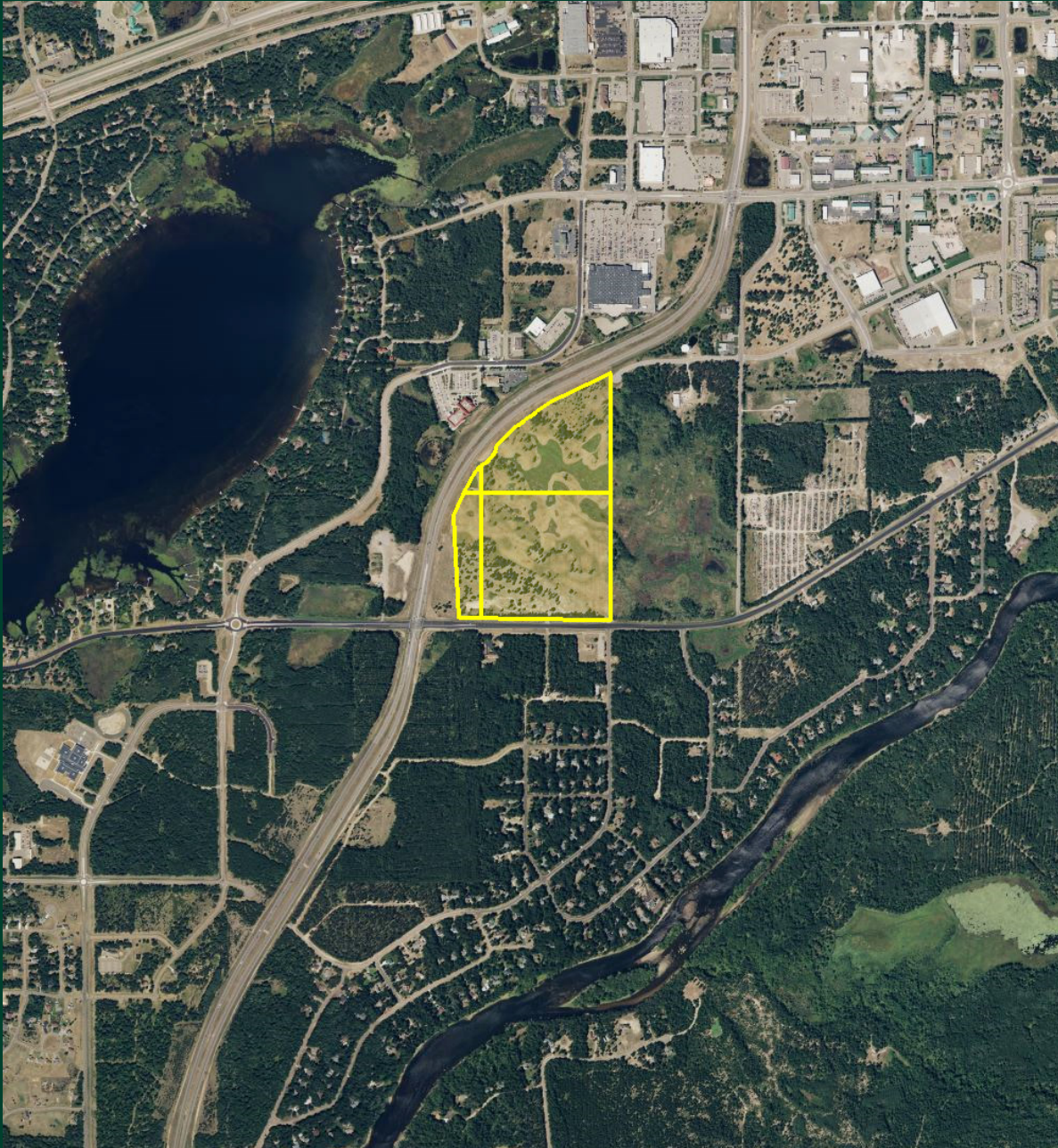


Wetlands Map





	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	1,515	18,136	28,830
2029 Population - Five Year Projection	1,918	18,864	29,783
2020 Population - Census	1,341	17,369	27,782
2010 Population - Census	1,195	15,940	25,576
2020-2024 Annual Population Growth Rate	2.91%	1.02%	0.88%
2024-2029 Annual Population Growth Rate	4.83%	0.79%	0.65%
HOUSEHOLDS			
2024 Households - Current Year Estimate	594	7,428	11,790
2029 Households - Five Year Projection	774	7,816	12,328
2010 Households - Census	475	6,548	10,403
2020 Households - Census	577 95.2%	7,153 93.9%	11,314 94.1%
2020-2024 Compound Annual Household Growth Rate	0.69%	0.89%	0.97%
2024-2029 Annual Household Growth Rate	5.44%	1.02%	0.90%
2024 Average Household Size	2.50	2.34	2.36
HOUSEHOLD INCOME			
2024 Average Household Income	\$84,120	\$85,294	\$88,525
2029 Average Household Income	\$102,696	\$99,181	\$102,520
2024 Median Household Income	\$73,115	\$58,039	\$60,260
2029 Median Household Income	\$86,636	\$69,771	\$73,290
2024 Per Capita Income	\$34,553	\$35,450	\$36,370
2029 Per Capita Income	\$42,279	\$41,666	\$42,619
HOUSING UNITS			
2024 Housing Units	632	7,974	12,590
2024 Vacant Housing Units	38 6.0%	546 6.8%	800 6.4%
2024 Occupied Housing Units	594 94.0%	7,428 93.2%	11,790 93.6%
2024 Owner Occupied Housing Units	229 36.2%	4,356 54.6%	7,435 59.1%
2024 Renter Occupied Housing Units	365 57.8%	3,072 38.5%	4,355 34.6%
EDUCATION			
2024 Population 25 and Over	1,027	12,418	19,574
HS and Associates Degrees	545 53.1%	8,227 66.3%	13,415 68.5%
Bachelor's Degree or Higher	437 42.6%	3,631 29.2%	5,196 26.5%
PLACE OF WORK			
2024 Businesses	157	1,372	1,707
2024 Employees	3,099	19,533	23,918



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