

Parcel
REAL ESTATE

COMMERCIAL LAND FOR SALE

Baxter, Minnesota



Property Summary:

Address: Isle Dr & Homestead Dr, Baxter, MN

Lot size: 4.02ac

Lot Dimension: Irregular, see map

Purchase Price: \$450,000 - \$2.57psf

Utilities: City sewer and water, electric, Natural gas

2024 Taxes: \$8,022

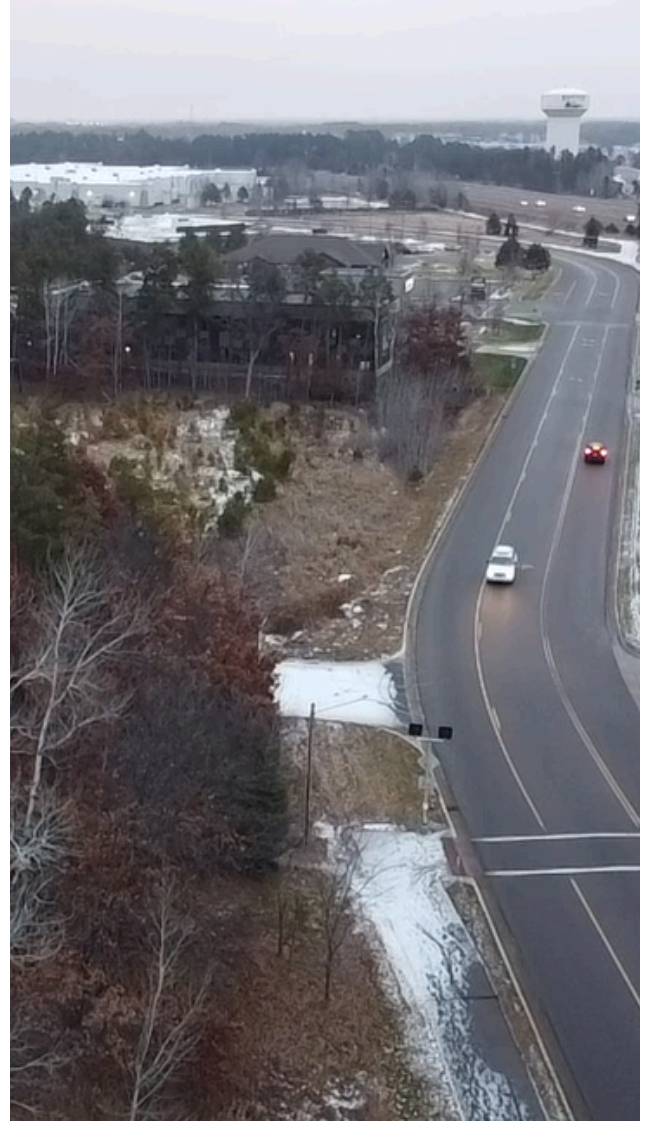
PID:

40070586, 40070587, 40070588, 40070589,
40070590, 40070599

Legal Description: OUTLOT A (largest parcel)

Description:

Highly desirable development site located in a medical heavy district of Baxter, MN. There is also nearby big box retail including Walmart and Hobby Lobby. Conveniently located near a popular walking trail.



Tanner Nordlund

Commercial Agent

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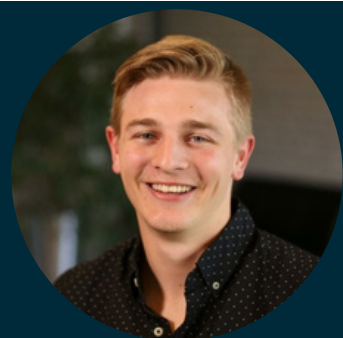
Area retailers & traffic counts



Baxter Industrial Park

Subject Property

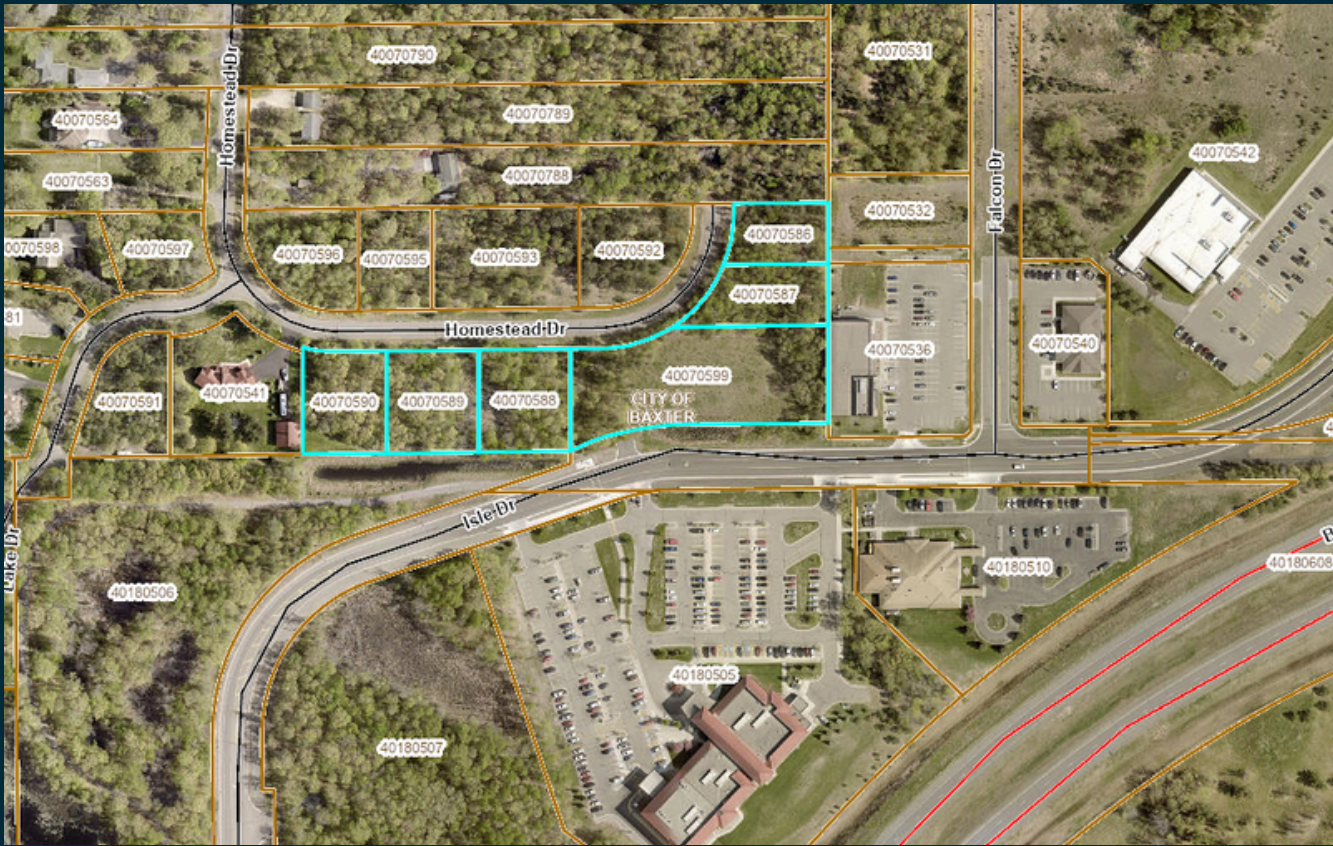
C. Elmer Anderson 1 Isle Dr Year: 2022 11,861 Year: 2019 12,800	Foley Rd S 2 Year: 2022 2,004	C. Elmer Anderson 3 Glory Rd S Year: 2021 19,368 Year: 2019 21,900 Year: 2006 596	CR 170 4 Highland Scenic Dr S Year: 2021 2,022	MN 210 5 Elder Dr S Year: 2021 15,290
Glory Road 6 State Hwy 371 Year: 2019 9,500	Highland Scenic Dr 7 Highland Scenic Ct Year: 2019 5,100	Elder Drive 8 Forthun Rd S Year: 2019 6,400	Knollwood Dr 9 State Hwy 210 Year: 2019 15,700	Knollwood Dr S 10 Timber Ln Year: 2019 1,900 Year: 2006 1,869
Inglewood Dr 11 Madeline Ave N Year: 2019 3,500	State Hwy 371 12 Highland Scenic Dr S Year: 2006 5,858 Year: 1997 3,400 Year: 1997 3,400	Evergreen Dr S 13 Isle Rd S Year: 2006 11,500	Fairview Rd N 14 Inglewood Dr N Year: 2006 3,485	State Hwy 371 15 Hwy 210 W Year: 2006 11,800
Hwy 210 W 16 Hwy 371 Year: 2006 20,000 Year: 1996 11,500	Hwy 210 W 17 Knollwood Dr Year: 2006 15,900 Year: 2002 14,500 Year: 1997 11,500			



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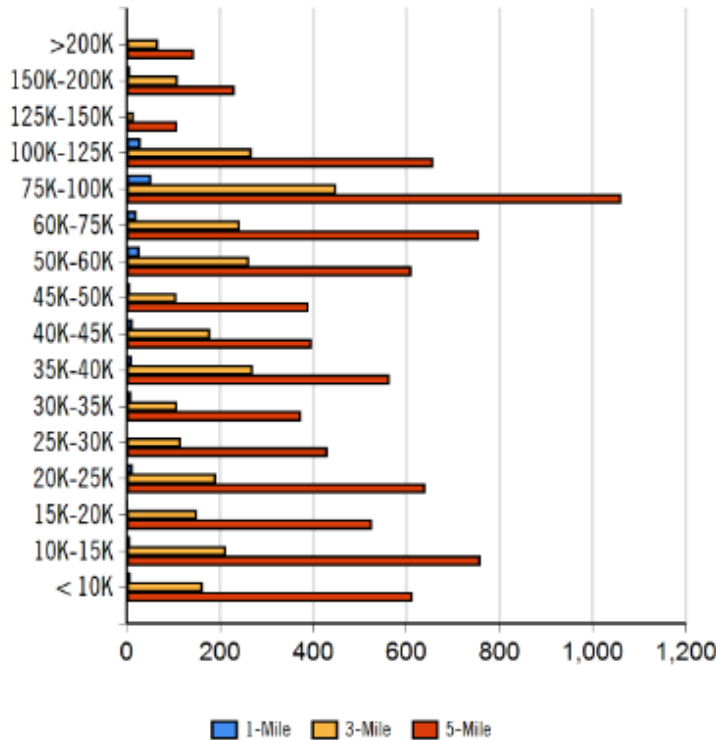
Location



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	29	23	1	22	4	2	17	75	31	14	15
3-Mile	19	10	290	301	48	298	42	84	267	943	377	205	365
5-Mile	78	27	670	760	145	1,305	212	237	772	2,472	1,146	477	862

Household Income



Radius	Median Household Income
1-Mile	\$51,747.00
3-Mile	\$50,000.57
5-Mile	\$43,732.35

Radius	Average Household Income
1-Mile	\$62,883.67
3-Mile	\$56,136.86
5-Mile	\$51,531.59

Radius	Aggregate Household Income
1-Mile	\$14,463,977.49
3-Mile	\$178,145,722.94
5-Mile	\$454,693,893.96

Education

	1-Mile	3-mile	5-mile
Pop > 25	334	4,539	12,851
High School Grad	79	1,140	3,710
Some College	88	1,171	3,257
Associates	42	559	1,521
Bachelors	71	883	1,963
Masters	20	260	645
Prof. Degree	9	112	246
Doctorate	0	5	17

Tapestry

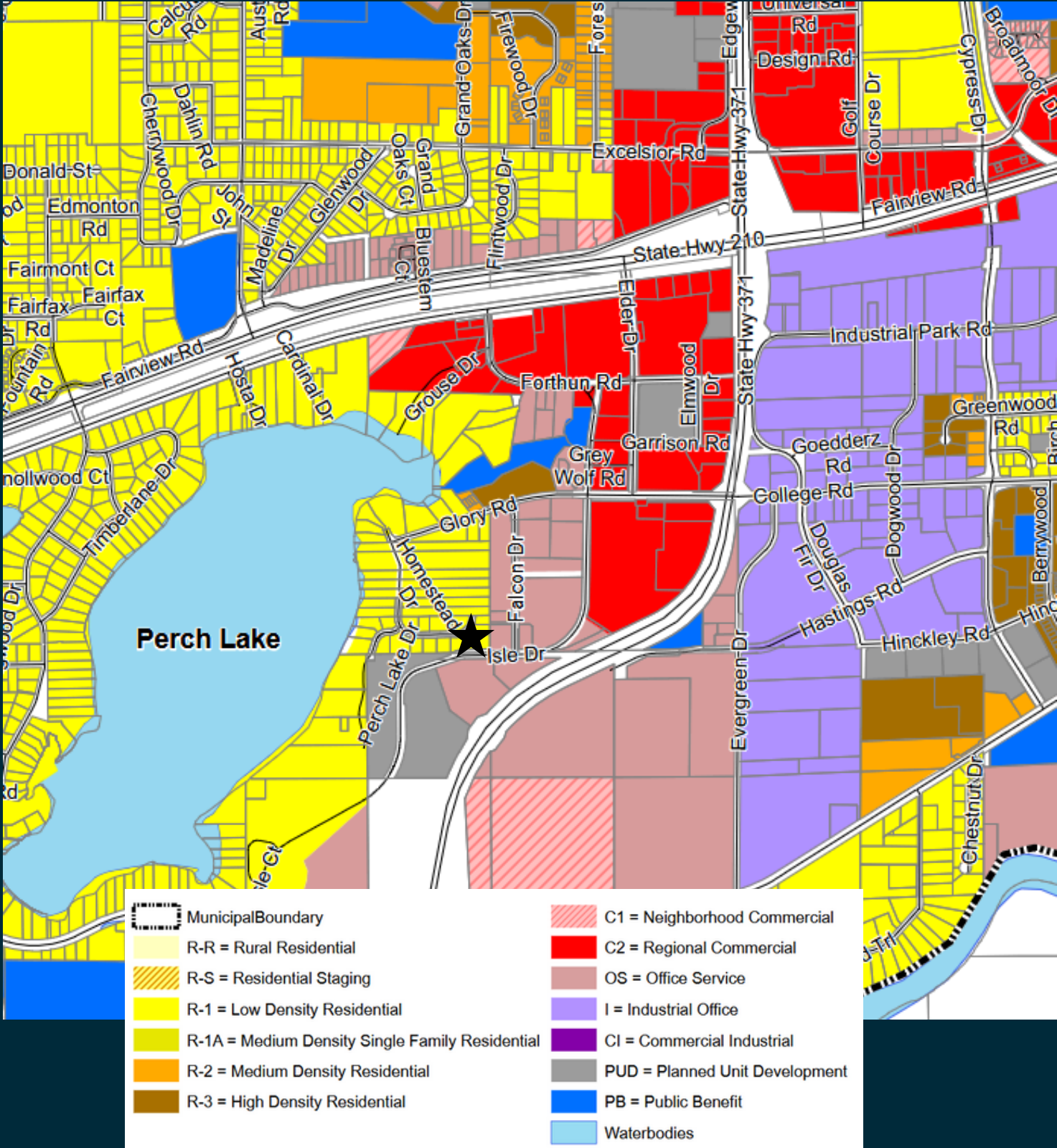
	1-Mile	3-mile	5-mile
Vacant Ready For Rent	6 %	36 %	64 %
Teen's	7 %	41 %	70 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	3 %	20 %	68 %
New Homes	17 %	71 %	102 %
New Households	7 %	51 %	96 %
Military Households	3 %	24 %	17 %
Households with 4+ Cars	5 %	30 %	46 %
Public Transportation Users	0 %	8 %	26 %
Young Wealthy Households	0 %	0 %	50 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Zoning



Currently zoned R-1, to be re-zoned OS

Aerials



Aerials



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**Thank
You!**

**Let's Get
In Touch**

Contact Us

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Visit Our Website

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