CENTRAL LAKES CROSSING

Highway 371 & Glory Road South | Baxter, MN 56425

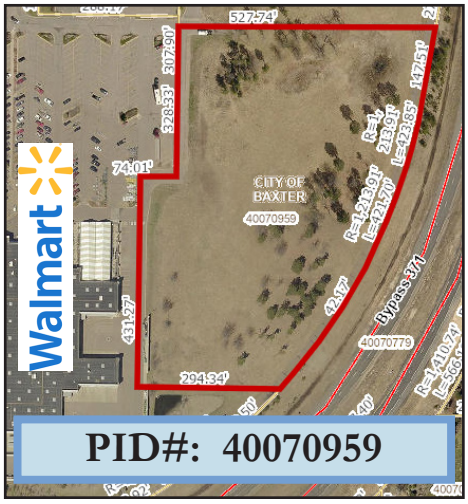


SALE/LEASE/BTS OPPORTUNITY

HJ Development is currently marketing two (2) parcels within the Central Lakes Crossing development. The sites, which are located adjacent to Walmart and Hobby Lobby/HomeGoods, are available for sale, lease or build-to-suit opportunities. In addition, the outlots are suitable for numerous uses including, retail, office, medical office, an automotive dealership, self storage, multi-family or senior housing. Central Lakes Crossing serves the entire Brainerd Lakes area and is easily accessible with Highway 371 visibility to approximately 21,900 VPD. For more information please contact us directly.

DEMOGRAPHICS (Data Source ~ ESRI)

	1-Mile	3-Miles	5-Miles
Population:	2,127	18,515	28,651
Daytime Population:	4,675	19,109	22,969
Households:	927	7,634	11,692
Average HH Income:	$79,920	$79,154	$82,109





CURRENTLY AVAILABLE

- 2.1-Acre Pad Ready Site
- Hobby Lobby/HomeGoods Outlot
- PUD Zoning
- Some Parking Improvements in Place
- Negotiable Pricing; Call for Details

- 7.9-Acre Walmart Outlot
- Divisible to 1-Acre Lots
- Negotiable Pricing; Call for Details

- Targeted Uses Include: Retail, Office, Medical Office, Multi-Family, Senior Living, Auto Dealers & Self Storage

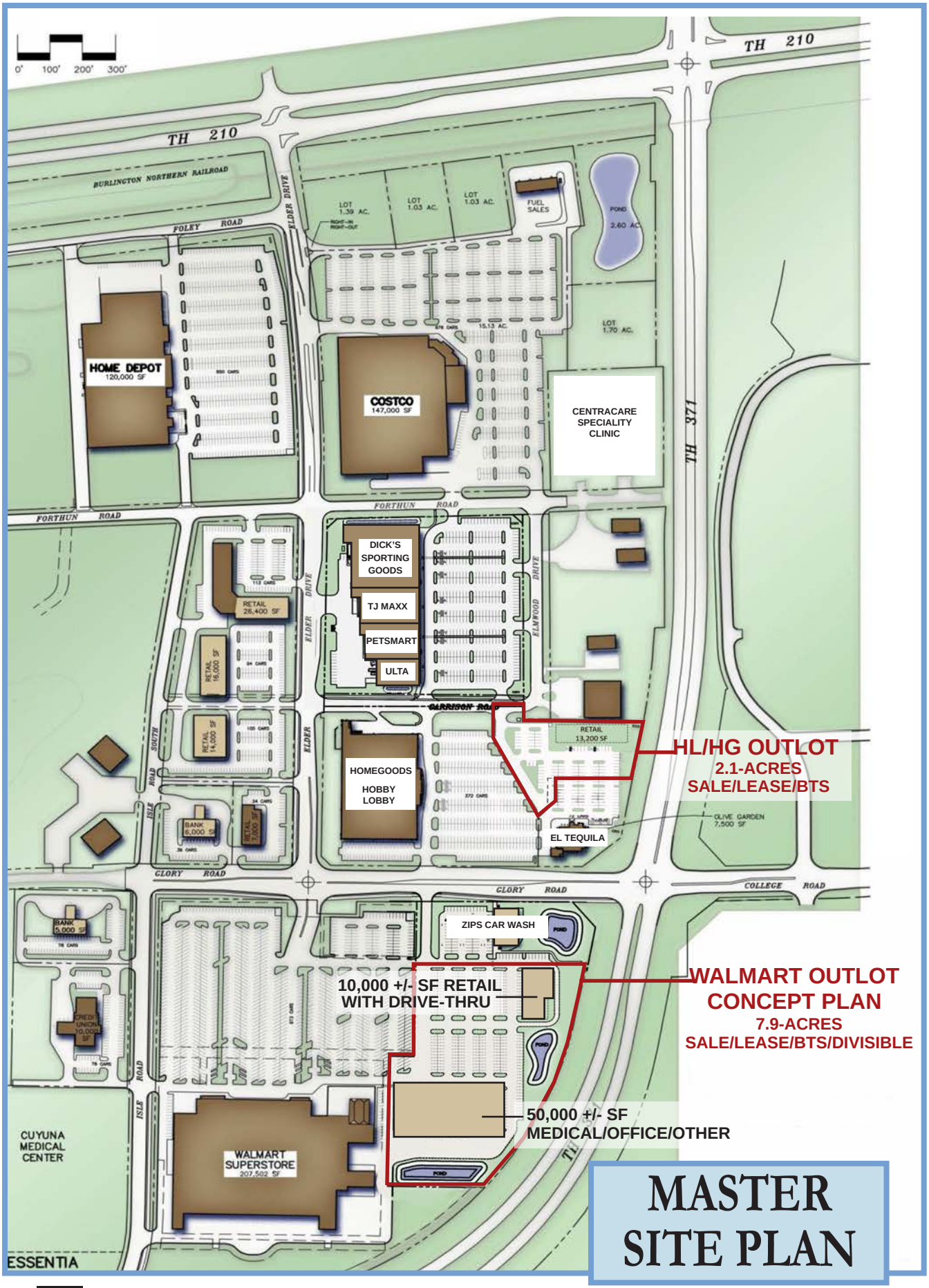
- User Driven Development

- Convenient Highway Access & Great Hwy. 371 Visibility

- Growing Area Located within the Heart of the Baxter Trade Area

CONTACT INFORMATION

Chris Moe, CCIM:
cmoe@hjdevelopment.com
952-476-9400
www.hjdevelopment.com



MASTER SITE PLAN