

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:	1,949	17,604	27,835
Daytime Population:	6,030	19,046	22,819
Households:	911	7,421	11,353
Average HH Income:	\$80,748	\$67,889	\$69,703

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

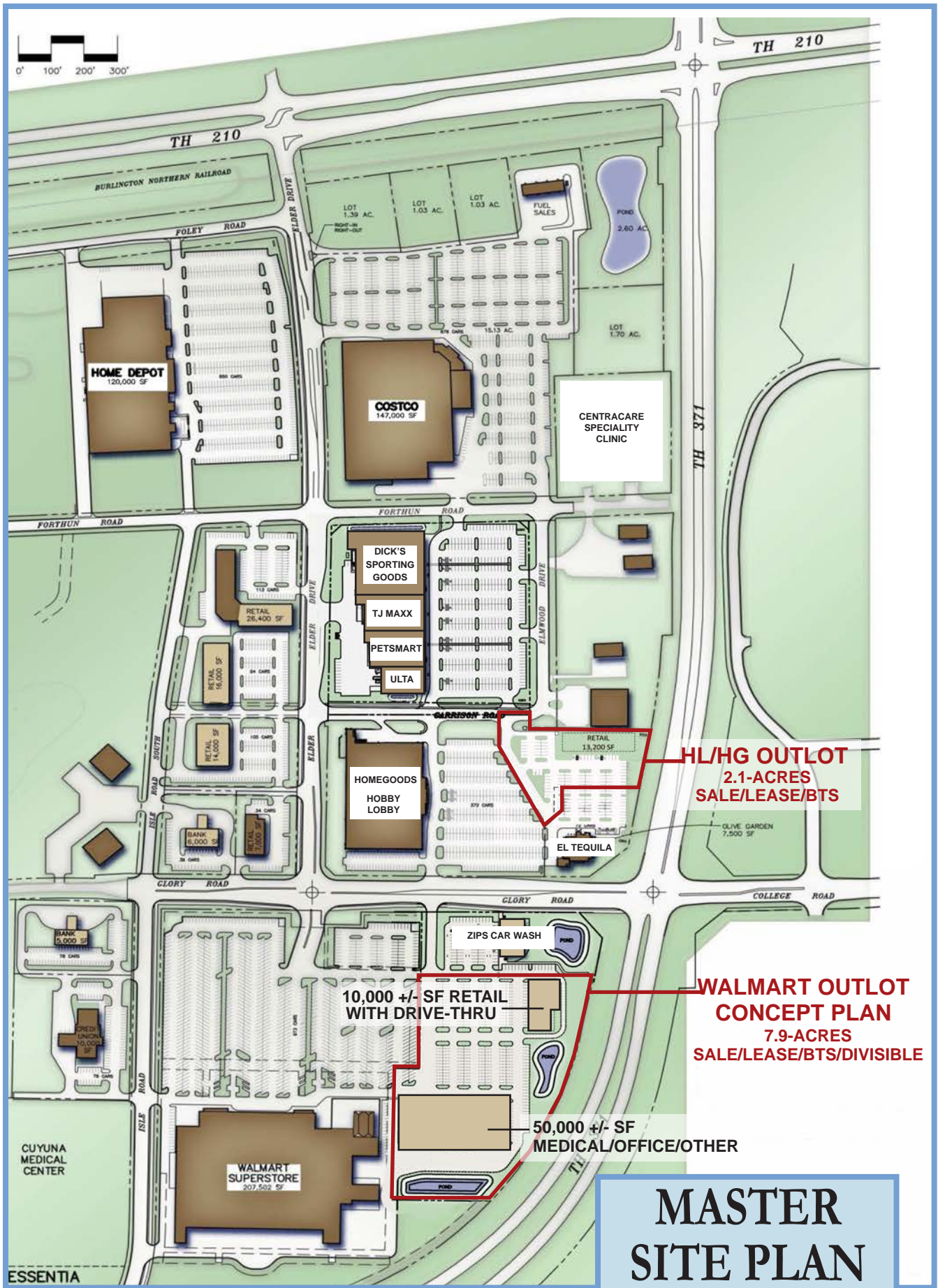
- Targeted Uses Include: Retail, Office, Medical Office, Multi-Family, Senior Living, Auto Dealers & Self Storage
- User Driven Development

- 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**