



Excelsior Road Baxter, MN

Townhome Development

7.3 +/- Acres of Property

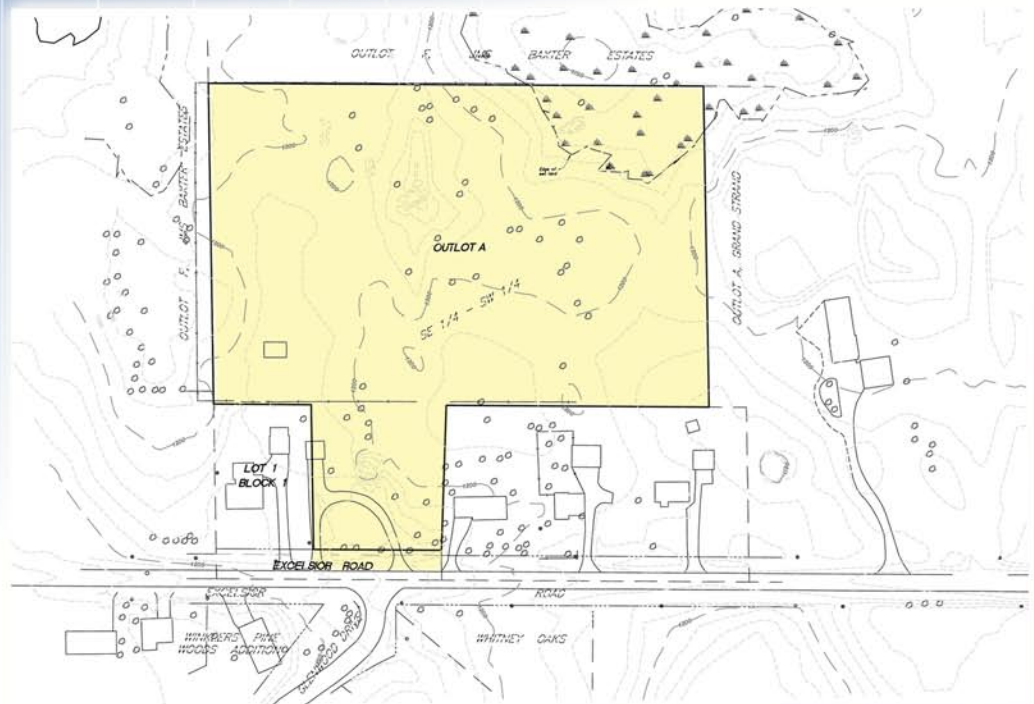
Zoned R-2

Potential for up to
32 units

Can be developed in
2007 subject to Zoning
& Utility approvals

Close to many amenities;
shopping, trails, wildlife

Offered at \$695,000



A recent update to the Baxter City Comprehensive Plan has determined The Brainerd Lakes Area is a regional commercial destination for nearly 100,000 year round residents and as many as 150,000 visitors or part-time residents for a total seasonal population of approximately 250,000 people. Baxter is the downtown for the lakes region.

A regional study referenced by the *Brainerd Daily Dispatch* on July 7, 2007 states; **“the Brainerd Lakes Area is forecasted to double its population by 2030”**.



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The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Denali Companies guarantee the accuracy of such information.