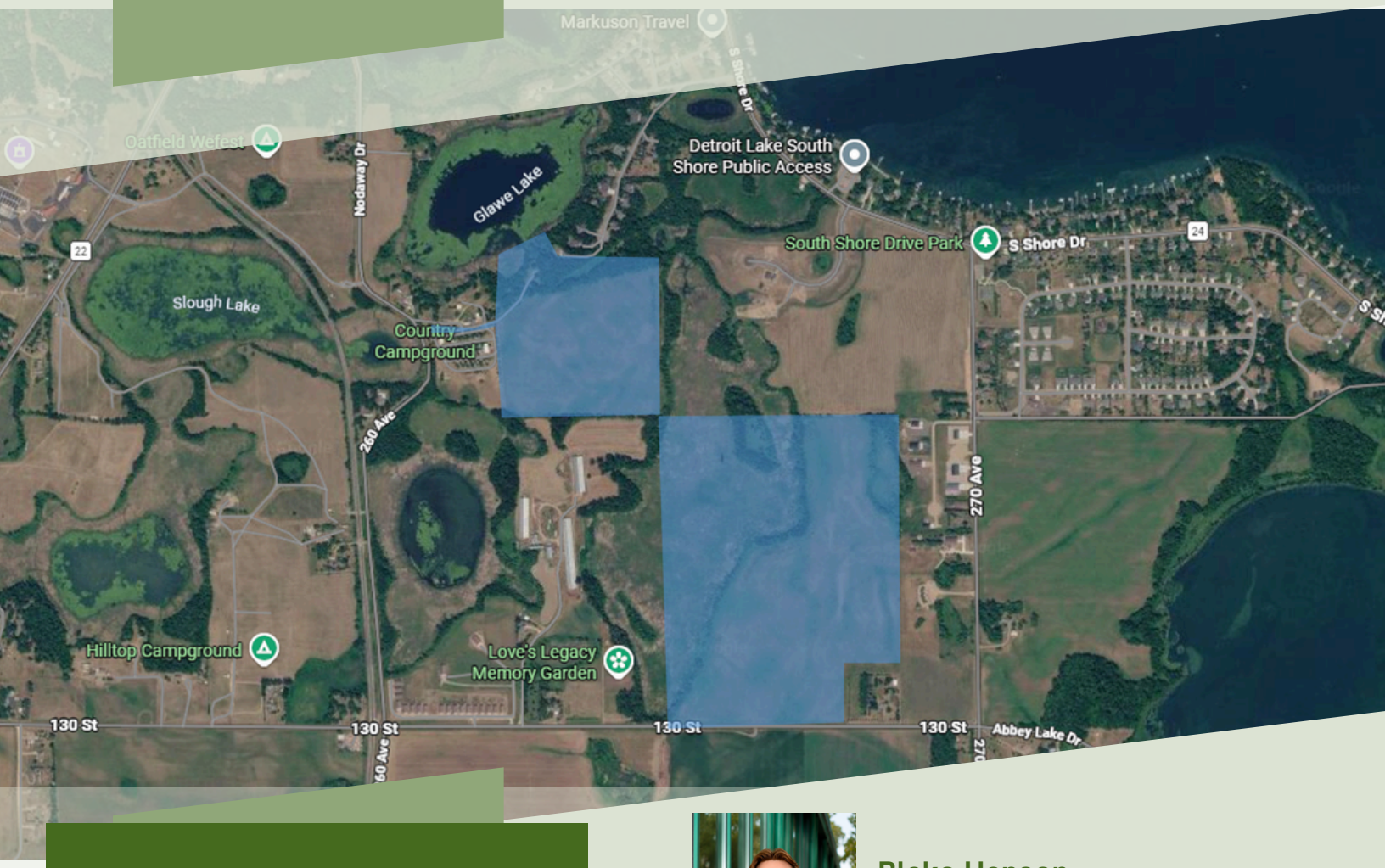
IAG COMMERCIAL
REAL ESTATE

LAND FOR SALE
160.3 ACRES



FOR SALE

13617 260th Ave
Detroit Lakes, MN
56502



Blake Hansen
Advisor
651.387.3223
bhansen@iagcommercial.com



Jeff LaFavre, CCIM, MCR
President
612.868.7429
jlafavre@iagcommercial.com

PROPERTY OVERVIEW

IAG Commercial is pleased to present a unique development opportunity consisting of approximately 160.3 acres in Detroit Lakes, Minnesota. The two available parcels offer significant flexibility and may be purchased together or separately, providing options for a variety of development strategies. The property is ideally suited for a residential developer seeking acreage for a new housing development. It also offers potential for commercial, industrial, or mixed-use applications. With its substantial size and flexible parcel configuration, this offering provides an opportunity to accommodate a range of development concepts and investment objectives within the growing Detroit Lakes market.

The parcels are not currently connected to city utilities; however, the City of Detroit Lakes is motivated to annex the parcels into its utility service area.

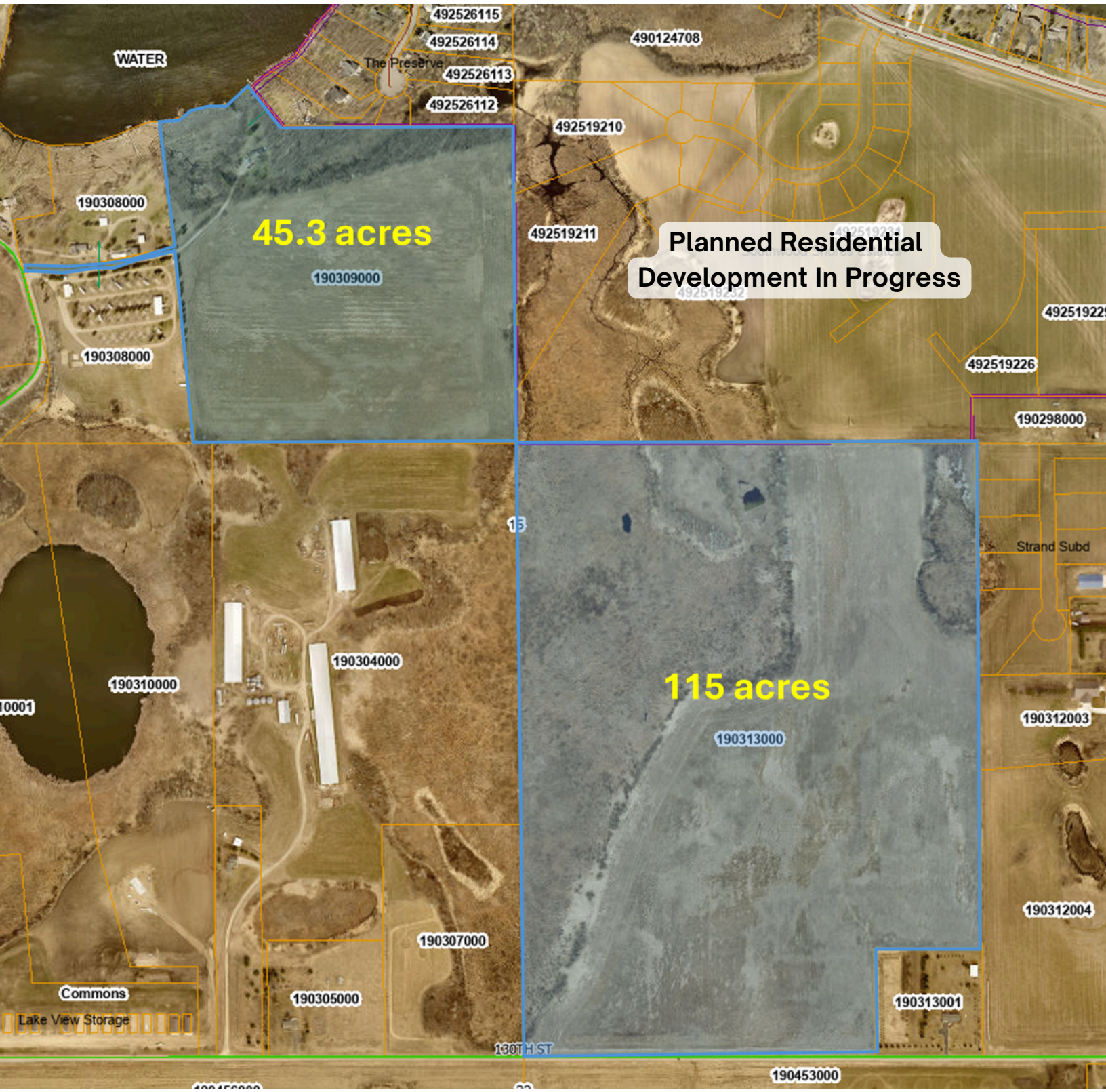
PROPERTY FEATURES

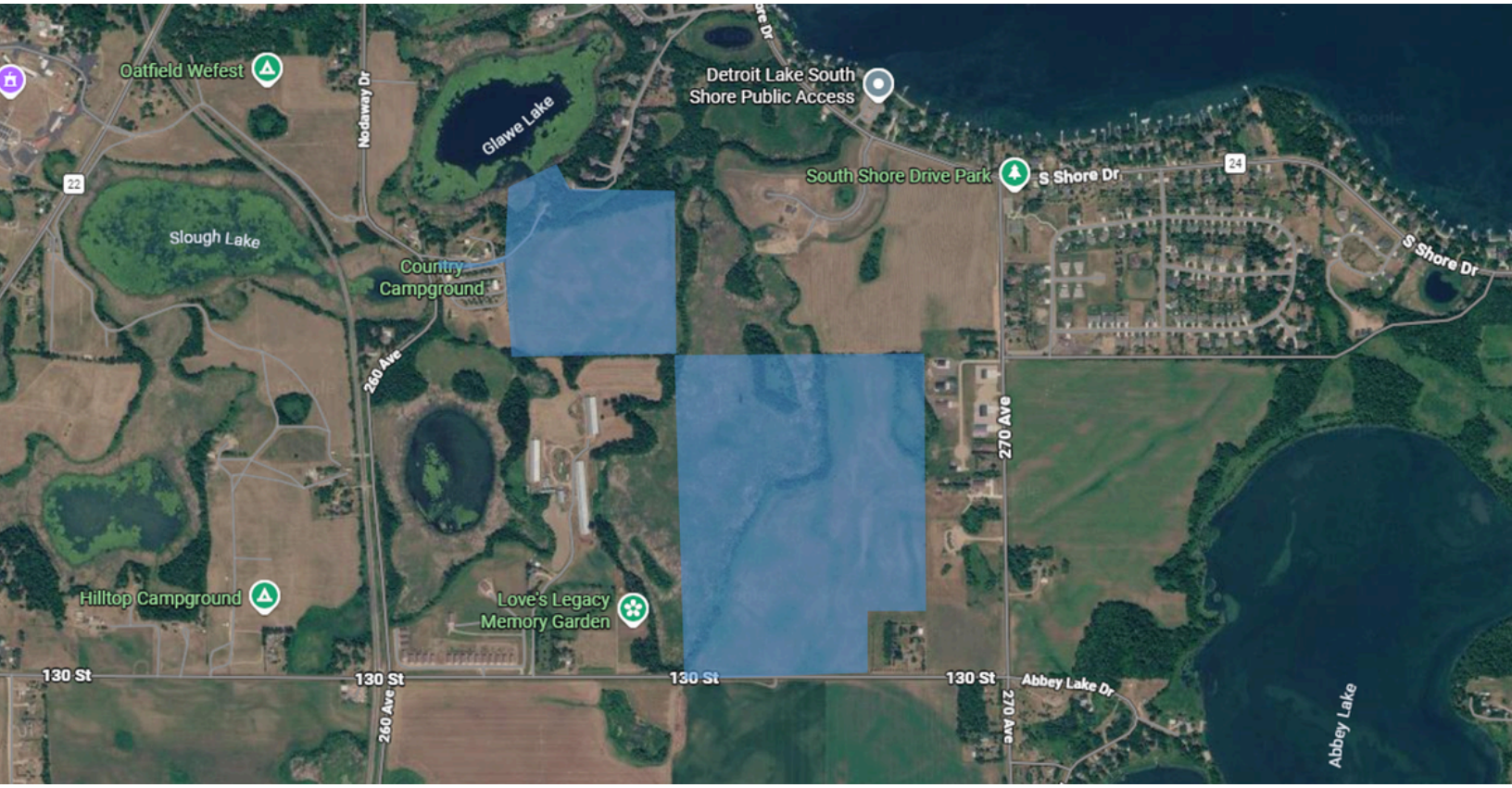
- Parcels available to purchase separately or a combined acquisiton
- Ideal for residential development
- Opportunity for new housing, commercial, or employment-generating uses
- Significant acreage provides flexibility for large-scale development concepts

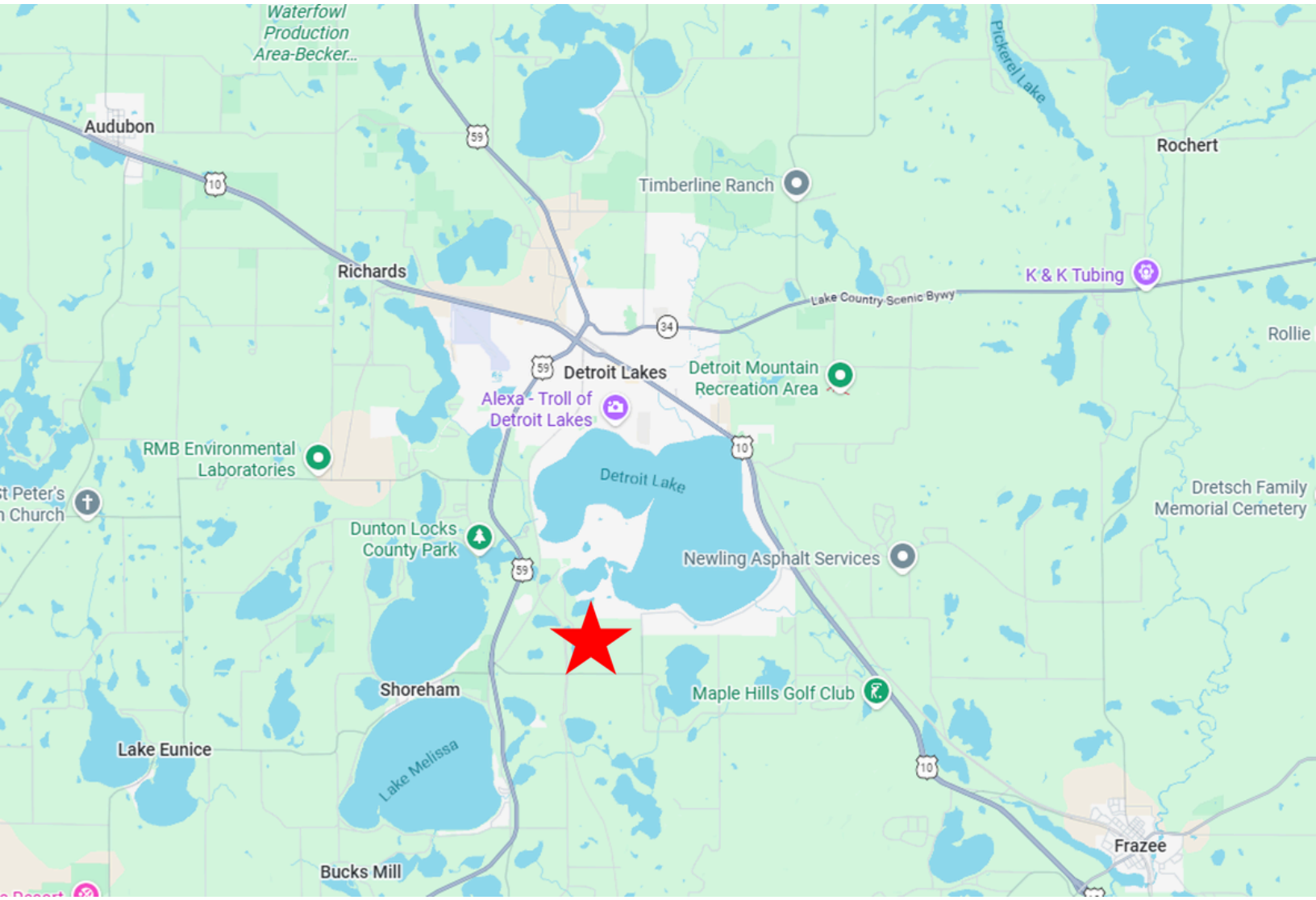
Address:	13617 260th Ave Detroit Lakes, MN 56502
Acreage:	160.3
List Price:	$3,686,900
Zoning:	Agriculture
County:	Becker
PID:	190309000 190313000

IAG COMMERCIAL
REAL ESTATE

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WATER
492526115
492526114
The Preserve
492526113
492526112
490124708
492519210
190308000
45.3 acres
190309000
492519211
Planned Residential
Development In Progress
190308000
492519226
190298000
Strand Subd
190304000
190310000
115 acres
190313000
190312003
190312004
190307000
Commons
Lake View Storage
190305000
190313001
130TH ST
190453000


Oatfield Wefest
Nodaway Dr
Glawe Lake
Detroit Lake South Shore Public Access
South Shore Drive Park
S Shore Dr
22
24
Slough Lake
Country Campground
260 Ave
270 Ave
Hilltop Campground
Love's Legacy Memory Garden
130 St
Abbey Lake Dr
Abbey Lake


Waterfowl Production Area-Becker...
Audubon
Pickerel Lake
Rochert
Timberline Ranch
Richards
K & K Tubing
Lake Country Scenic Bywy
Rollie
Detroit Lakes
Detroit Mountain Recreation Area
Alexa - Troll of Detroit Lakes
RMB Environmental Laboratories
Detroit Lake
Dretsch Family Memorial Cemetery
Dunton Locks County Park
Newling Asphalt Services
Shoreham
Maple Hills Golf Club
Lake Eunice
Lake Melissa
Frazee
Bucks Mill