SALE BROCHURE

Lake Superior Shoreline Development Land

14XX BURLINGTON RD

Two Harbors, MN 55616

PRESENTED BY:

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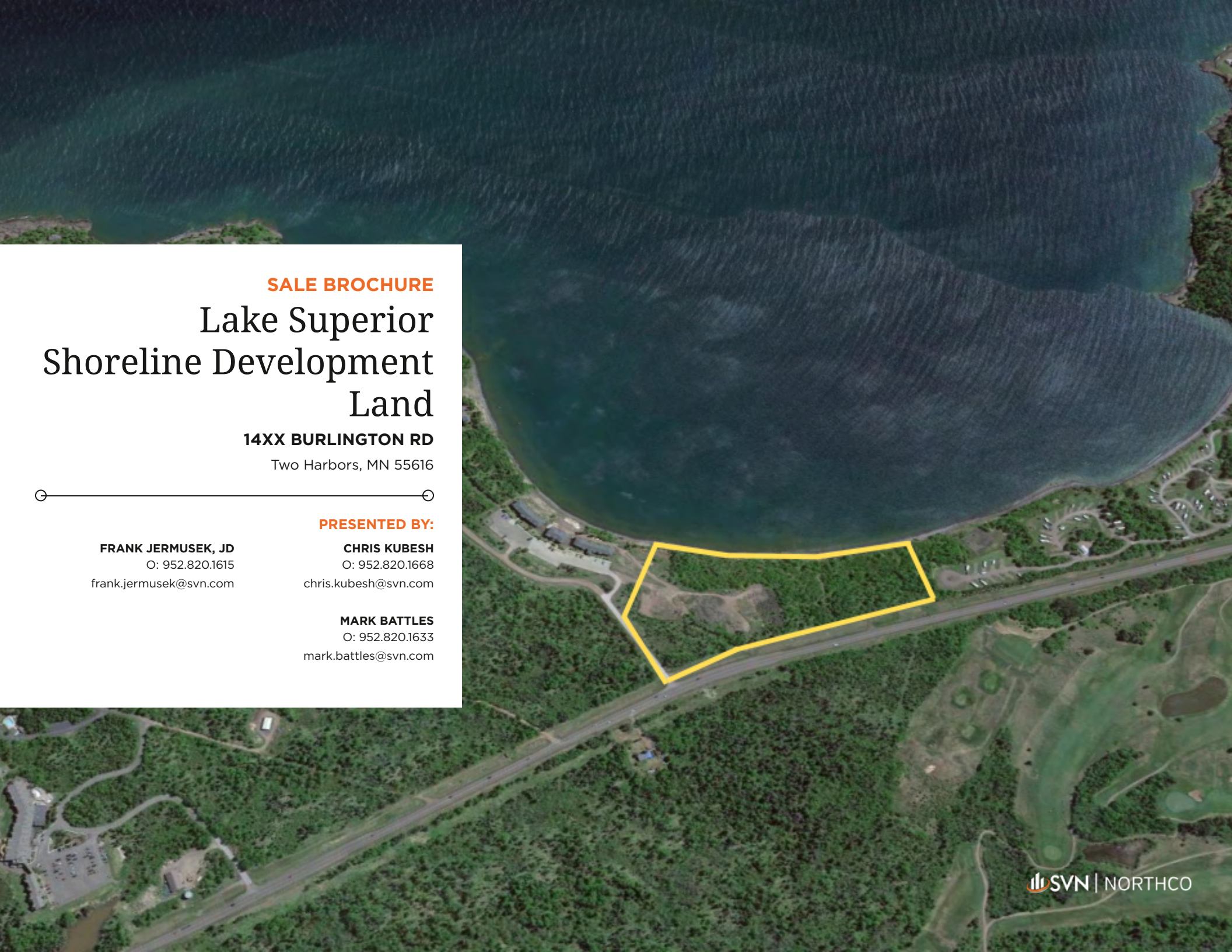

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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SECTION 1

Property Information

SVN | NORTHCO

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	$2,900,000
LOT SIZE:	+/-14.84 Acres
SHORELINE ON LAKE SUPERIOR	+/- 1,250 Feet
ZONING:	PUD

PROPERTY OVERVIEW

Located in the desirable Two Harbors area, 14XX Burlington Rd ("Property") presents a prime investment opportunity for a prospective land or other investor. This property is zoned PUD, and with its strategic location and unique zoning, it offers an exceptional and rare development opportunity. Don't miss the chance to invest in this promising property.

PROPERTY HIGHLIGHTS

- Strategic location in desirable Two Harbors area approximately 25 miles from Duluth, MN
- +/-14.84 acres of desirable land with +/- 1,250 FT of shoreline on Lake Superior
- Across the street from Lakeview National Golf Course - one of the most beautiful recreational sites on the North Shore.
- Zoned PUD
- Prime opportunity for land or hospitality investment
- Connected to City Water and City Sewer

PROPERTY OUTLINE - 6 PARCELS

LOT DESCRIPTION

- The lot consists of +/- 14.84 acres of functional lot space
- APNs: 23-7654-01010, 23-7654-01020, 23-7654-01030, 23-7654-01040, 23-7654-01050, and 23-7654-01060
- Mature trees and +/- 1,250 ft of shoreline on Lake Superior, the largest of North America's Great Lakes
- Across the street from the beautiful Lakeview National Golf Course
- PUD - Planned Unit Development
- Approved for but not yet built includes: 68 condominium units in 4 buildings containing approximately 150 keys
- City Water and Sewer Connections

PLANNED UNIT DEVELOPMENT

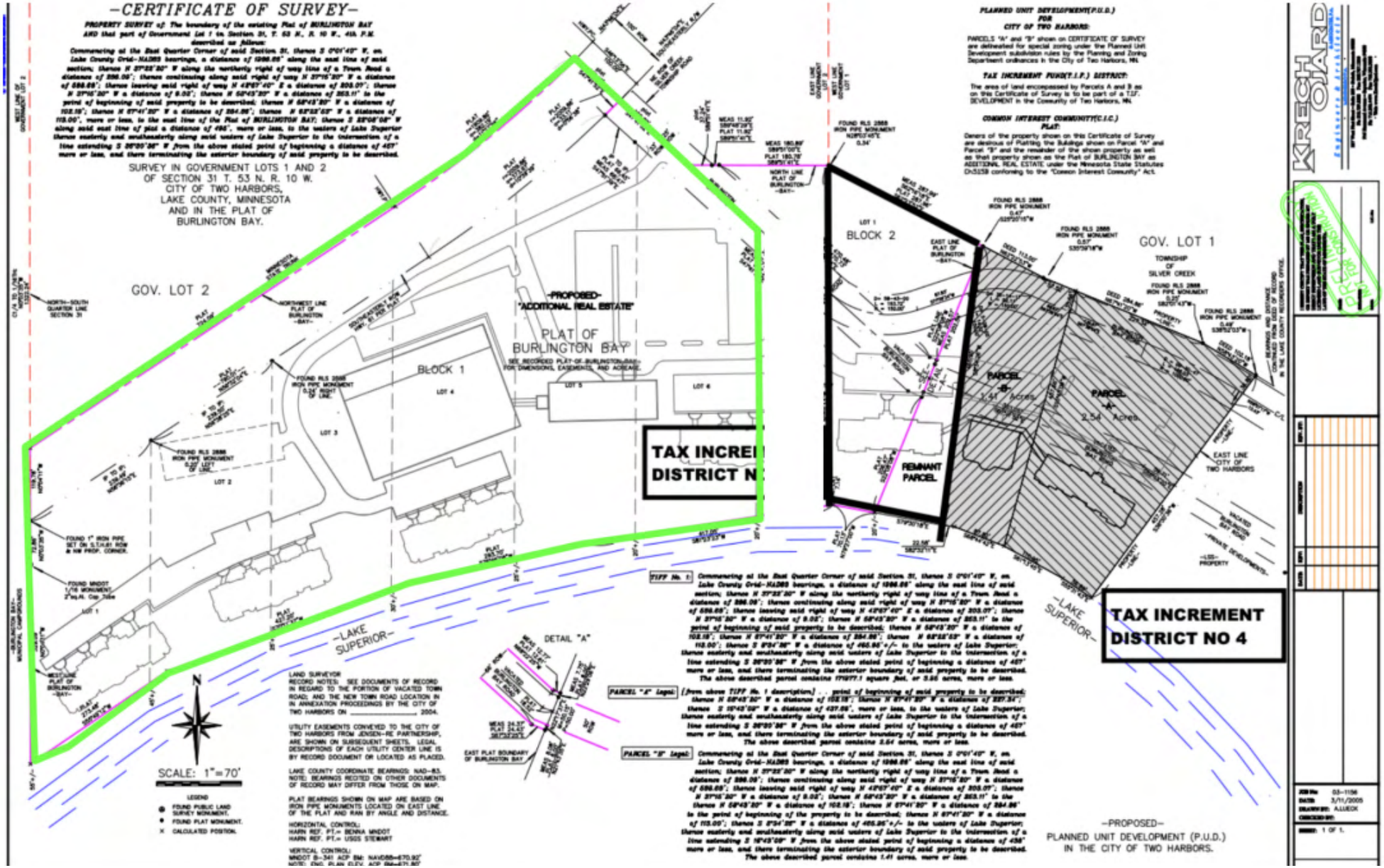
APPROVED FOR BUT NOT YET BUILT INCLUDES:

- 68 additional condominium units in 4 buildings that would contain approximately 150 keys
- 70 Room Hotel
- Indoor Water Park
- Conference/Theater/Cinema Complex
- Health Spa
- Retail Space
- Tunnels and/or Skyways connecting each building
- 4 & 5 story building heights permitted.

AERIAL

THE LAKE HOMES AT SUPERIOR SHORES
SUPERIOR SHORES RESORT
LAKEVIEW NATIONAL GOLF COURSE
BURLINGTON BAY CONDOS
BURLINGTON BAY CAMPGROUND

PROPERTY SURVEY



SECTION 2

Location Information

SVN | NORTHCO

TWO HARBORS, MN

Two Harbors, MN is located 25 miles north of Duluth and an easy 2.5-hour drive from the Twin Cities metro. In this quaint town of 3,600 people, available are all the necessities of everyday living, from schools and industry, shopping, and restaurants, to attractions and activities. Moreover, Two Harbors also offers an escape from city life to relax at the forefront of the true beginning of Minnesota's North Shore.

Minnesota's North Shore is 145 miles of shoreline along the western edges of Lake Superior, the largest of North America's Great Lakes. Here you will find endless activities for the outdoor enthusiasts that are synonymous with the Northwoods, its rocky bluffs, and the majestic lake.

LAKE SUPERIOR OVERVIEW

Lake Superior is the largest of the Great Lakes and the largest freshwater lake by surface area in the world. Situated in North America, Lake Superior is shared by the United States and Canada. It is part of the Great Lakes system, straddling the border between the states of Minnesota, Wisconsin, Michigan, and the Canadian province of Ontario.

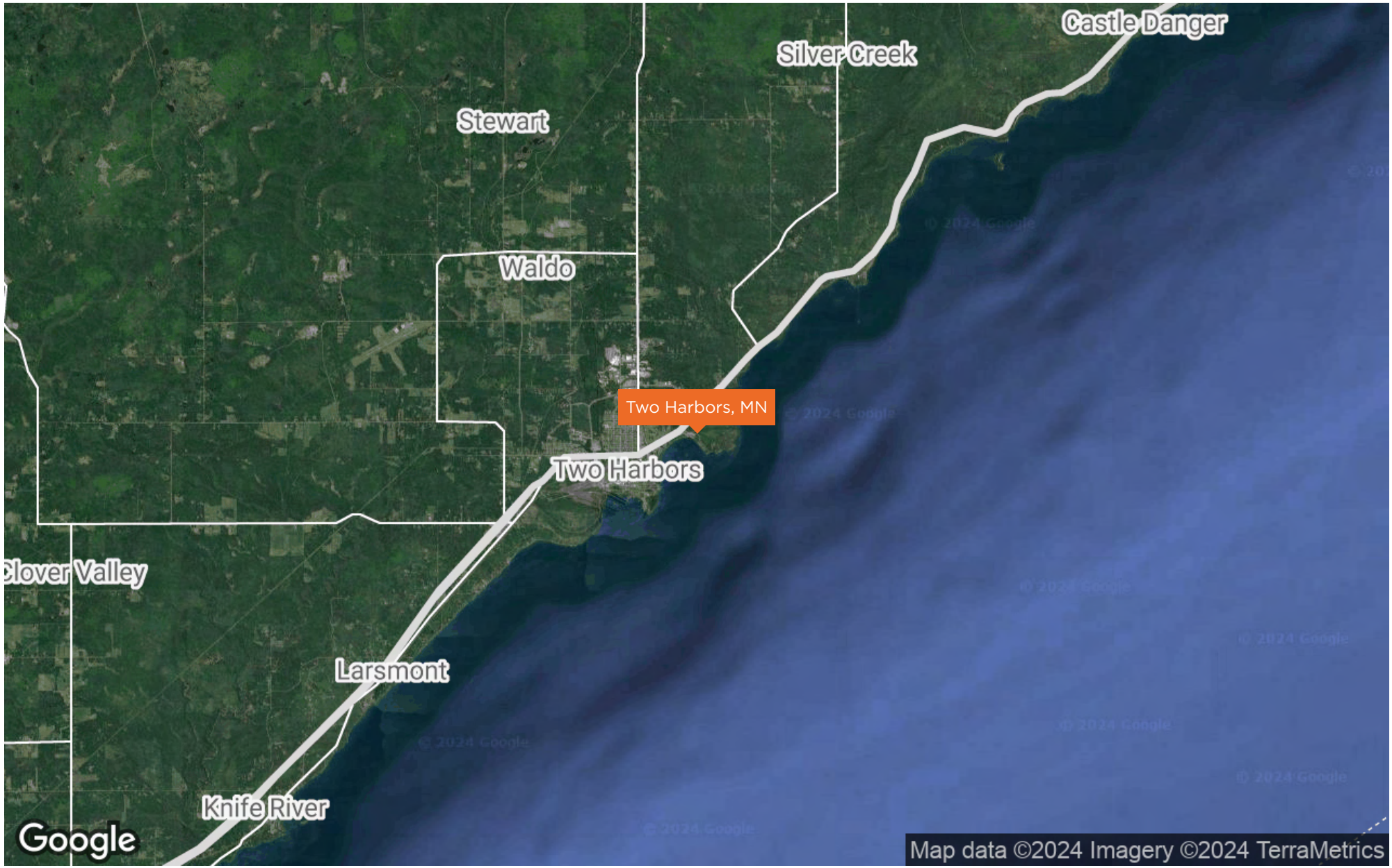
Lake Superior was formed by glacial activity during the last Ice Age. The melting glaciers carved out deep basins, creating the vast and deep lake we see today. It contains approximately 2,900 cubic miles (12,100 cubic kilometers) of water, accounting for about 10% of the world's freshwater surface. Due to its size and depth, Lake Superior has a relatively cool temperature. Surface temperatures can vary significantly throughout the year, ranging from freezing in winter to around 60°F (15°C) in the summer. The cold waters are home to various fish species, including lake trout, whitefish, and salmon. The surrounding region features boreal forests, rocky shorelines, and unique plant life.

Numerous islands are scattered throughout Lake Superior, the largest of which include Isle Royale (known for its national park) and Michipicoten Island. Lake Superior supports a diverse ecosystem.

The lake offers a range of recreational activities, including boating, fishing, hiking, and camping. Isle Royale National Park, located in the northern part of the lake, is a popular destination for outdoor enthusiasts. Lake Superior has played a crucial role in the region's economic history, serving as a transportation route for shipping and trade. It has been a vital resource for industries such as mining, forestry, and tourism.

REGIONAL MAP

LOCATION MAP



SECTION 3

Demographics

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DEMOGRAPHICS MAP & REPORT

POPULATION	200 MILES	300 MILES
TOTAL POPULATION	5,669,838	9,763,136
AVERAGE AGE	40.2	40.4
AVERAGE AGE (MALE)	39.3	39.4
AVERAGE AGE (FEMALE)	41.1	41.3

HOUSEHOLDS & INCOME	200 MILES	300 MILES
TOTAL HOUSEHOLDS	2,607,904	4,532,372
# OF PERSONS PER HH	2.2	2.2
AVERAGE HH INCOME	$82,200	$77,639
AVERAGE HOUSE VALUE	$244,643	$220,174

** Demographic data derived from 2020 ACS - US Census*

SECTION 4

Advisor Bios

SVN | NORTHCO

FRANK A. JERMUSEK, J.D.

Managing Director / Principal
National Chair - Resort & Golf

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Finance
Investment
Resort & Golf

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Frank is a Principal at SVN | Northco headquartered in Minneapolis, Minnesota. SVN has become one of the most recognized commercial real estate brands in the world with over 200 offices globally.

Frank has served as President and Managing Director of SVN | Northco since acquiring the company in 2006. In this role he is in charge of company operations including leading a sophisticated team of professional advisors specializing in brokerage services, investment, finance, management, consulting and resort & golf.

SVN | Northco is a full service commercial real estate firm that has been a leader in the market since 1975. SVN | Northco has numerous affiliated entities including SVN | Northco Real Estate Services, SVN | Northco Golf & Hospitality and SVN | Northco Hospitality Investments. SVN | Northco specializes in a wide range of services related to the resort & golf industry and serves as head of the SVN national product council for golf courses and resort properties.

Frank is also the founder of The Jermusek Law Firm, LLC, a Minnesota based law firm focusing on providing sophisticated, creative and practical solutions for clients dealing with real estate, business, lending and golf/hospitality matters.

During his career, Frank has worked on thousands of real estate, corporate, resort, and golf transactions totaling billions of dollars in transaction volume.

Experience

2006 - Present: President, SVN | Northco
2006 - Present: The Jermusek Law Firm, LLC
2003 - 2006: Attorney, Stinson Leonard Street
1989 - 2003: General Manager/Controller, Baker Investments

Education

William Mitchell College of Law - Juris Doctor
University of St. Thomas - Bachelor of Arts - Accounting
Minnesota School of Business - Accounting

Professional Recognitions / Affiliations

Licensed Real Estate Broker - MN, WI, SD, ND, IA
Licensed Attorney - Minnesota
Minnesota and Hennepin County Bar Associations
National Golf Course Owners Association (NGCOA)
United States Golf Association (USGA)
Minnesota Commercial Association of Realtors (MNCAR)

Achievements

SVN Top 3 Advisor Globally
SVN Firm of the Year
SVN Chair - Resort & Golf
SVN Specialist - Hospitality, Office, Retail
SVN Partner's and President's Circle

CHRIS KUBESH

Senior Advisor

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Real Estate
Golf, Land & Development
Management
Resort, Hotel & Hospitality
Business
Marketing

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Chris is a Senior Advisor with SVN | Northco Real Estate Service located in Minneapolis, Minnesota. SVN is a full service brokerage, management and consulting company that has become one of the most recognized commercial real estate brands in the world with over 200 offices globally.

Chris has been at SVN | Northco for over 14 years and has worked on projects across all real estate disciplines, specializing in brokerage services, golf, land & development, investment, asset management, and property management. Before joining Northco, Chris spent nearly 13 years working in upper-level management for a leading local/regional retailer where he gained vital experience in sales, operations, marketing, and management allowing him to seamlessly transition into a core member of the SVN | Northco's Golf, Land & Development, Commercial Real Estate, and Management divisions.

SVN | Northco Real Estate Services has been a leader in the commercial real estate market since 1975. SVN | Northco has further developed its industry leading distinction specializing in a wide range of services related to the resort, golf, land and development industry and serving as head of the SVN national product council for golf courses and resort properties.

Experience

2007 - Present: Senior Advisor, SVN | Northco
1996 - 2008: General Manager for Hat Trick Hockey Inc. a leading Local/Regional Retail Sales Company

Professional Recognitions / Affiliations

Licensed Real Estate Agent - MN & WI
Minnesota Commercial Association of Realtors (MNCAR)
National Golf Course Owners Association (NGCOA)
United States Golf Association (USGA)

Education

University of Minnesota, Twin Cities - Bachelor of Science

Achievements

SVN Firm of the Year
SVN Advisor Elite

MARK BATTLES

Advisor

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Mark Battles, DVM is an Advisor at SVN | Northco and is a member of the SVN | Northco Golf & Hospitality team and the SVN | Northco Commercial Real Estate team. The SVN | Northco office is located in Minneapolis, Minnesota.

Mark joins the SVN team after spending the better part of a decade as a practicing veterinarian in Denver, CO. Mark grew up in the St. Paul, Minnesota area, and moved to Washington, DC for undergraduate studies, then to Pomona, CA to earn his degree in veterinary medicine.

Mark returned home to the Twin Cities to join SVN | Northco and begin a career in commercial real estate. Mark decided to move into commercial real estate not only to find a new challenge for himself, but also to help others to fulfill their real estate needs in order to excel in their careers. Through his years working as a small animal veterinarian and medical director in a busy general practice, urgent care, and emergency veterinary hospitals, Dr. Battles has gained invaluable knowledge concerning the workings and requirements for healthcare spaces.

SVN | Northco is a full service commercial real estate firm that has been a leader in the Twin Cities market since 1975.

Experience

2023 - Present: Associate Advisor, SVN | Northco Real Estate Services

2016 - Present: Practicing Veterinarian

Professional Recognitions / Affiliations

Licensed Real Estate Agent - MN

Minnesota Commercial Association of Realtors (MNCAR)

Education

Western University of Health Sciences: Doctor of Veterinary Medicine

The George Washington University: B.S. in Biology

Achievements & Affiliations

SVN Firm of the Year

SVN Resort, Golf, and Hospitality Group

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