

ST. CROIX FALLS DEVELOPMENT SITE

2079 US Highway 8, Saint Croix Falls, WI 54024



SALE PRICE:	\$1,100,000
LOT SIZE:	37.15 Acres
APN #:	044-00743-0000, 044-00745-0000, 044-00747-0000, 044-00748-0000
ZONING:	Mixed
TRAFFIC COUNT:	13,400

PROPERTY OVERVIEW

Located on new Hwy 8/35 roundabout across from newer Menards store and east of Walmart.

Open to large user, retail, office, or housing.

PROPERTY FEATURES

- 37.15 Acre mixed use development site
- 1,185 feet of Highway 8/Wisconsin 35 frontage

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

TOM BAKER, CCIM
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR SALE

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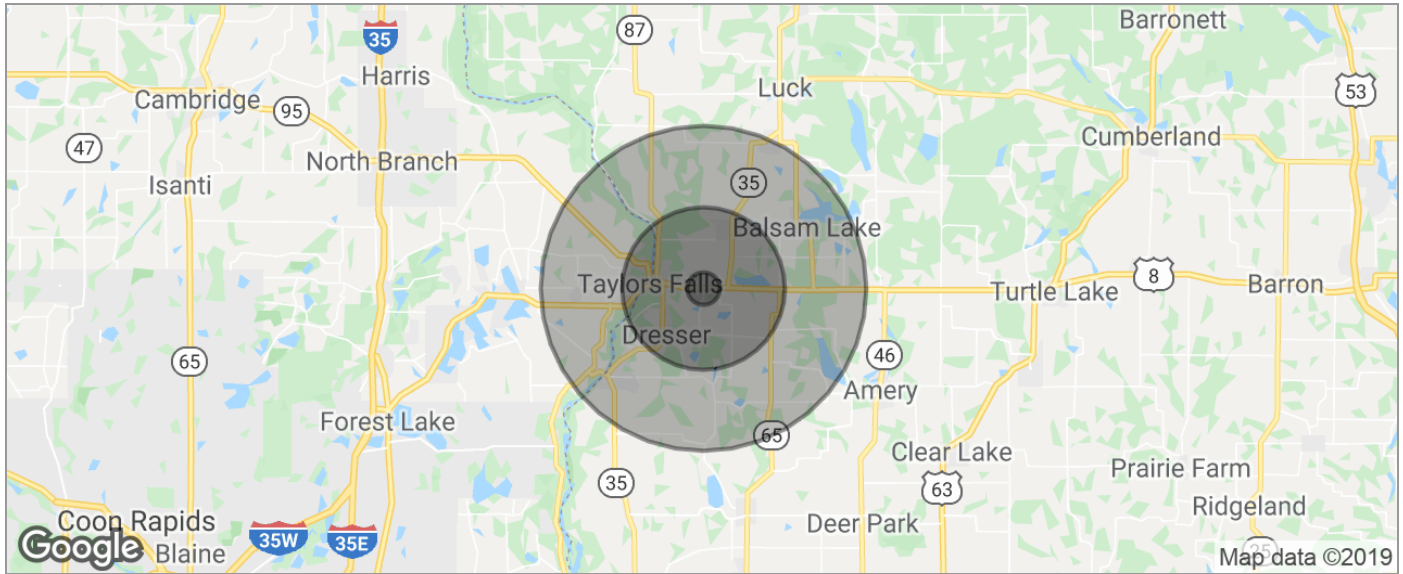
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	335	7,592	21,648
MEDIAN AGE	38.9	39.1	40.4
MEDIAN AGE (MALE)	37.1	37.8	39.8
MEDIAN AGE (FEMALE)	41.1	40.7	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	140	3,143	8,755
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$60,996	\$62,089	\$64,725
AVERAGE HOUSE VALUE	\$204,088	\$207,193	\$219,461
RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.8%	96.5%	97.1%
% BLACK	0.0%	0.2%	0.2%
% ASIAN	0.6%	0.6%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.2%	1.1%	0.9%
% OTHER	0.0%	0.2%	0.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.9%	1.0%	1.1%

* Demographic data derived from 2010 US Census

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