

# DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



## PROPERTY DESCRIPTION

This development site is ideally situated at the junction of Highways 35 and 65 in River Falls, WI. A Park and Ride lot is adjacent to the property to the south. There are 3 buildings on the property: a house and 2 storage buildings that are included in the sale.

This excellent location is at the primary River Falls on/off ramps of State Highways 35 and 65, with Highway 35 providing direct 4-lane access to Interstate 94, the Twin Cities, and the Minneapolis-St. Paul International Airport. Also the main thoroughfare for travelers and college students into downtown River Falls.

## LOCATION DESCRIPTION

Excellent site location at the junction of Highways 35 and 65 in River Falls, WI. River Falls is a bustling, full-service community uniquely positioned with close proximity to the Minnesota border and Twin Cities markets. A vibrant Main Street with a diverse mix of professional services, restaurants, and retail shops adds to its small-town charm.

The city is home to the University of Wisconsin - River Falls, Chippewa Valley Technical College, and over a dozen Inc 500 listed businesses.

## PROPERTY HIGHLIGHTS

- Excellent site and location at on/off ramps of State Highways 35 and 65 - main highways into River Falls
- Development opportunity ideal for gas/convenience store or fast food restaurant
- Adjacent to the River Falls Park and Ride lot with 124 stalls
- Close to fast food, grocery shopping and industrial
- Abundance of outdoor and recreational activities available in the area
- Home to the University of Wisconsin - River Falls campus and over a dozen Inc 500 listed companies

## KEVIN SUTTON, CO-LISTING AGENT

Kevin Sutton  
Keller Williams Premier Realty  
O: 651.379.5252  
kevin@yourhappyhome.com

**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfranck@kwcommercial.com

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022

Sale Price

**\$1,100,000**

### PROPERTY INFORMATION

APN # 040-1102-60-000 and 040-1102-50-000

Lot 1 0.64 Acres, Zoned Commercial

Lot 2 3.43 Acres; Zoned Residential

Taxes - Payable 2020 \$1,303.15 (Lot 1)

Taxes - Payable 2020 \$4,071.43 (Lot 2)

### LOCATION INFORMATION

Street Address 99 & 101 Highway 35

City, State, Zip River Falls, WI 54022

County Pierce

Cross-Streets Highway 35 & Highway 65

Traffic Count  
On ramp to Hwy 35 NB 4,500 vpd

Traffic Count  
Hwy 65 NE of Hwy 35 4,600 vpd

### BUILDING INFORMATION

Number of Lots 2

Best Use Development

Buildings Includes house and 2 storage buildings

**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfranck@kwcommercial.com

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



LOT #	ADDRESS	APN	SIZE	ZONING
Lot 1	99 Highway 35	040-1102-50-000	0.64 Acres	G2 - Commercial
Lot 2	101 Highway 35	040-1102-60-000	3.43 Acres	G1 - Residential

WOODBURY, MN  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

TODD FRANCK, JD  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfranck@kwcommercial.com

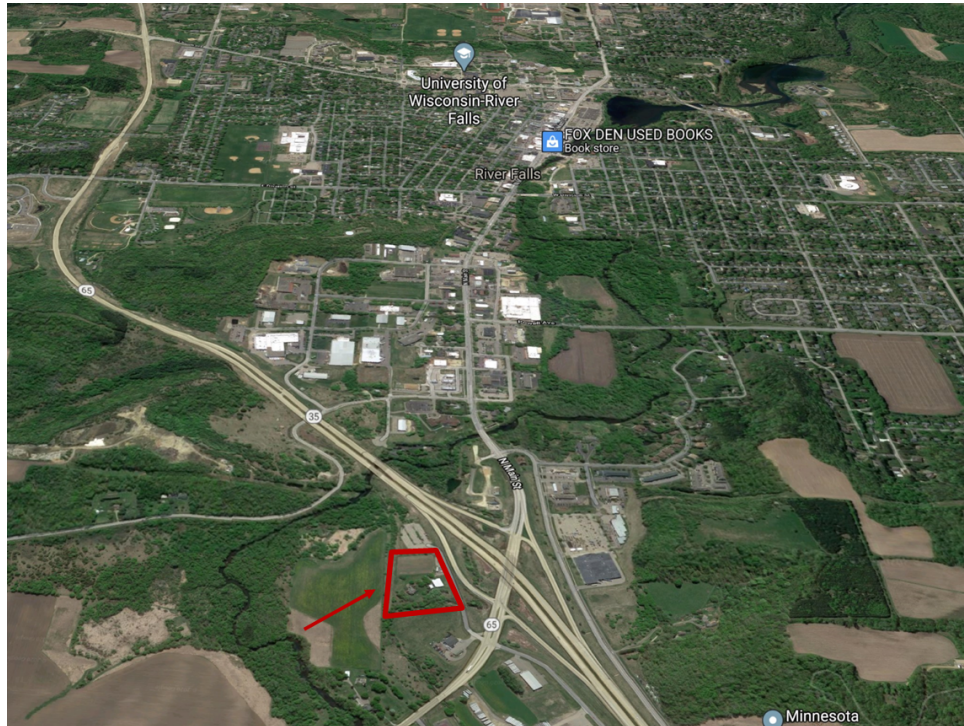
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



## DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfranck@kwcommercial.com

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfranck@kwcommercial.com

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
[toddfranck@kwcommercial.com](mailto:toddfranck@kwcommercial.com)

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.

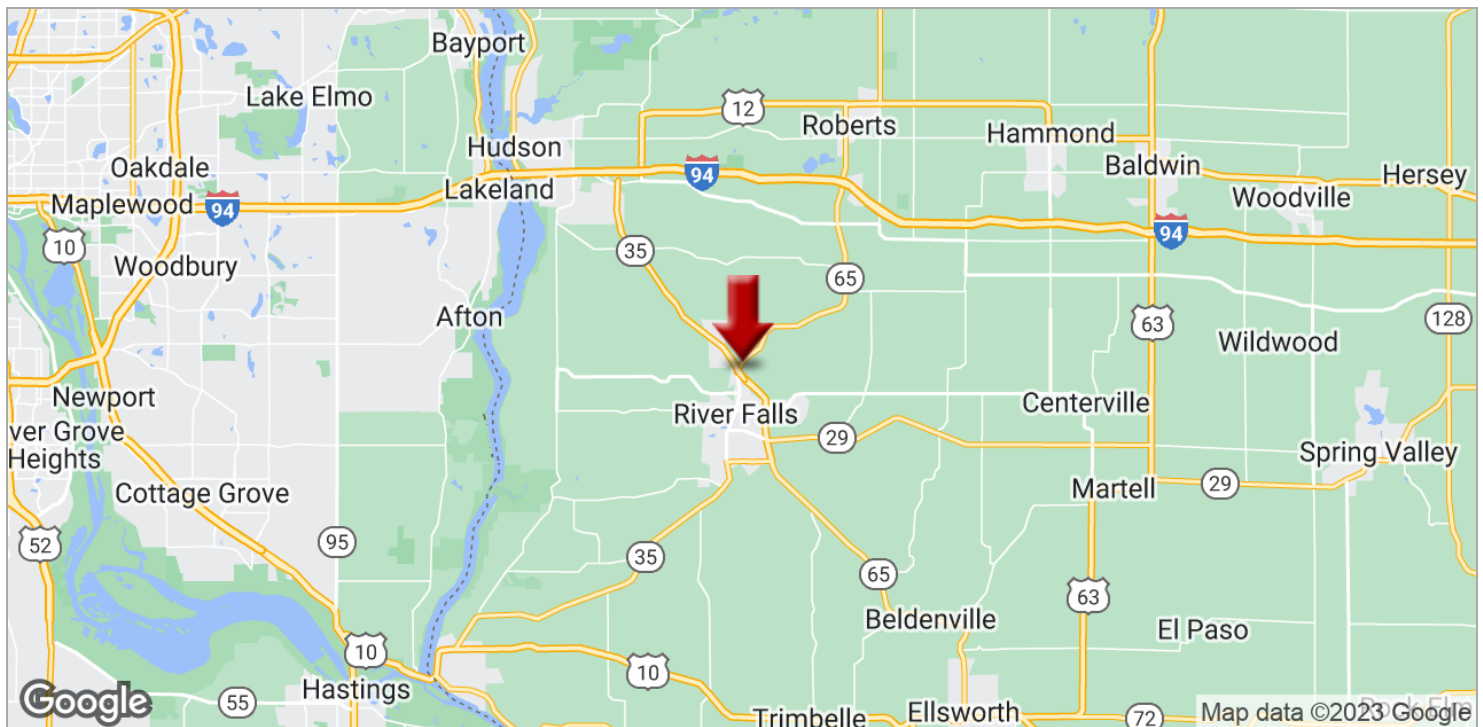
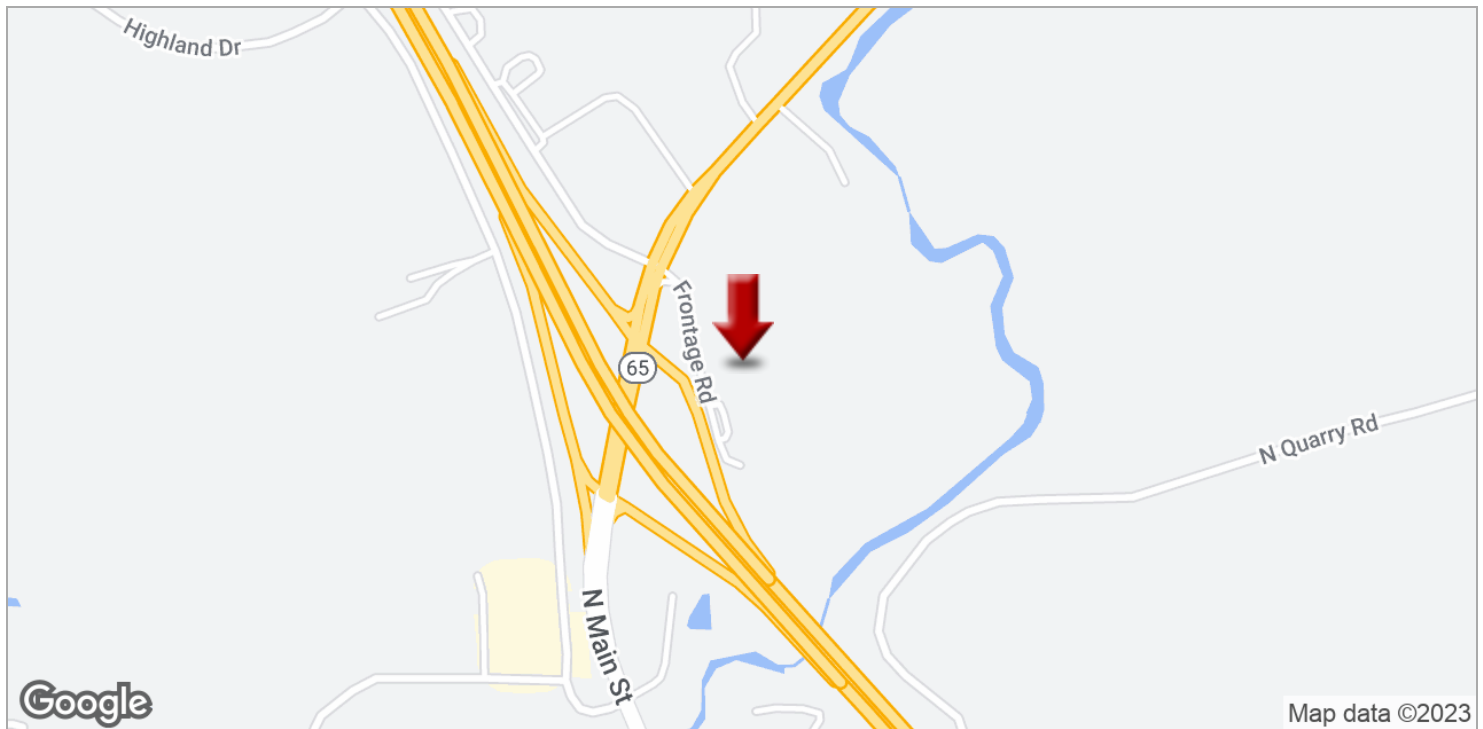
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfrank@kwcommercial.com

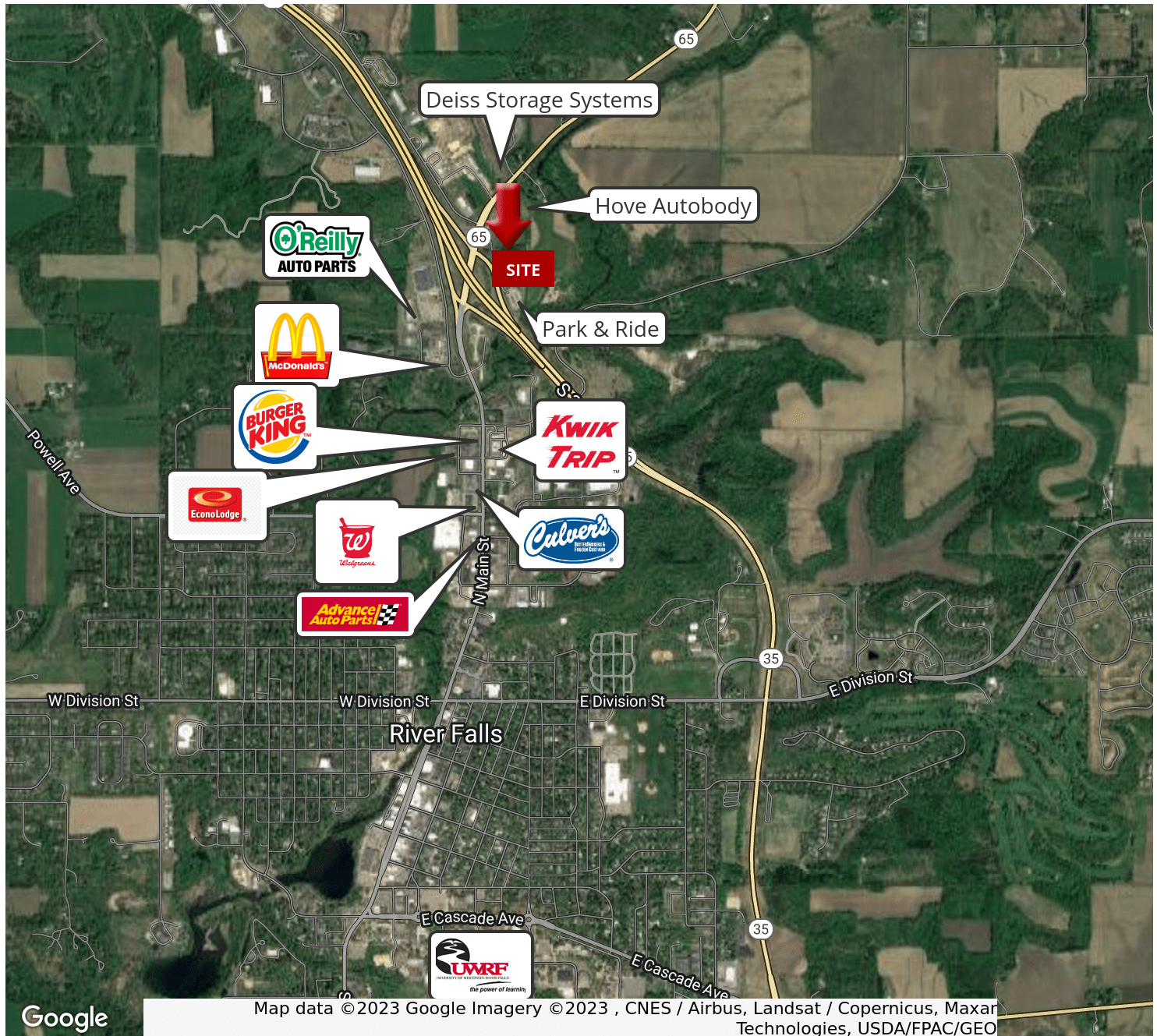
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfranck@kwcommercial.com

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.

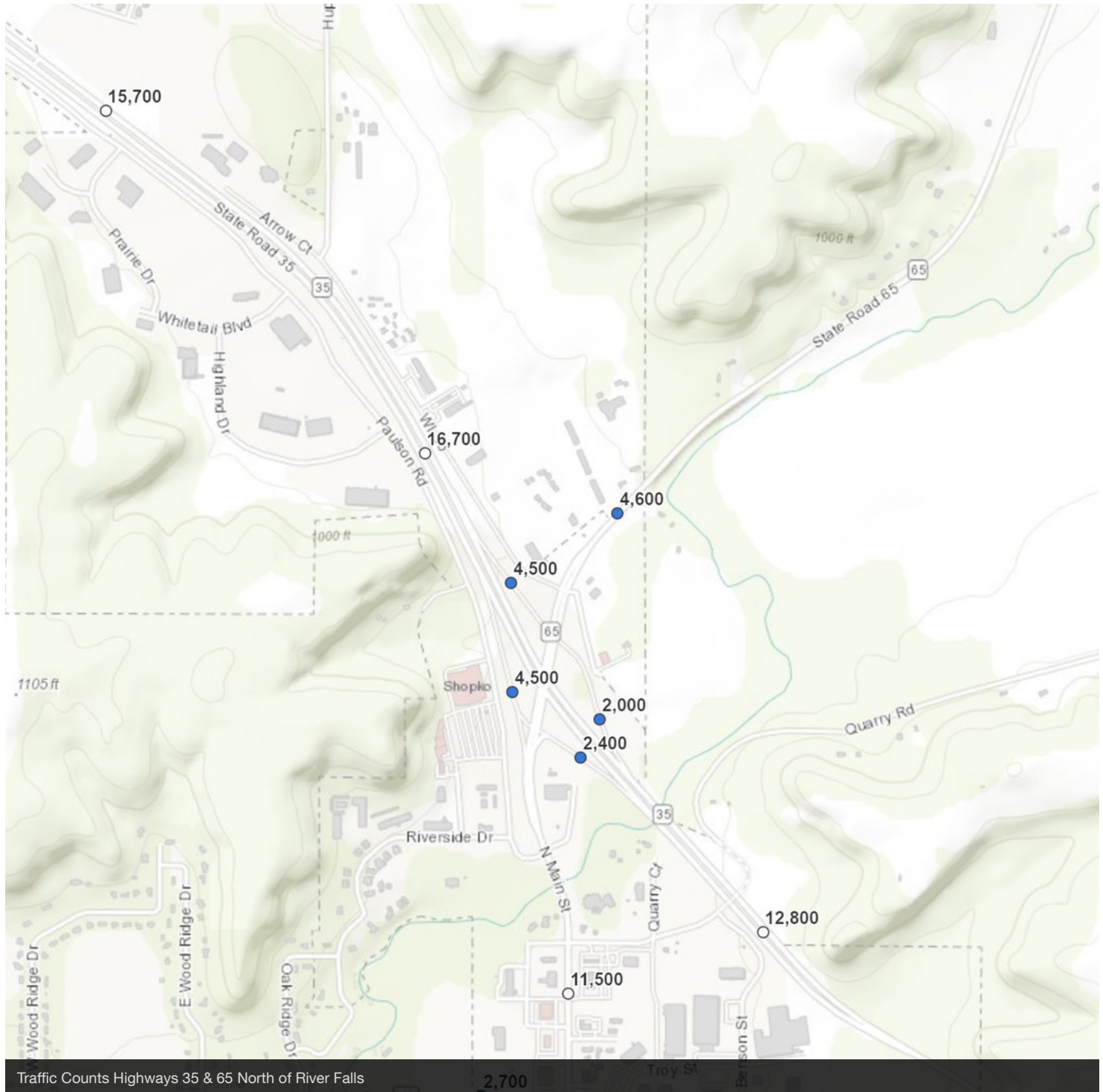
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfranck@kwcommercial.com

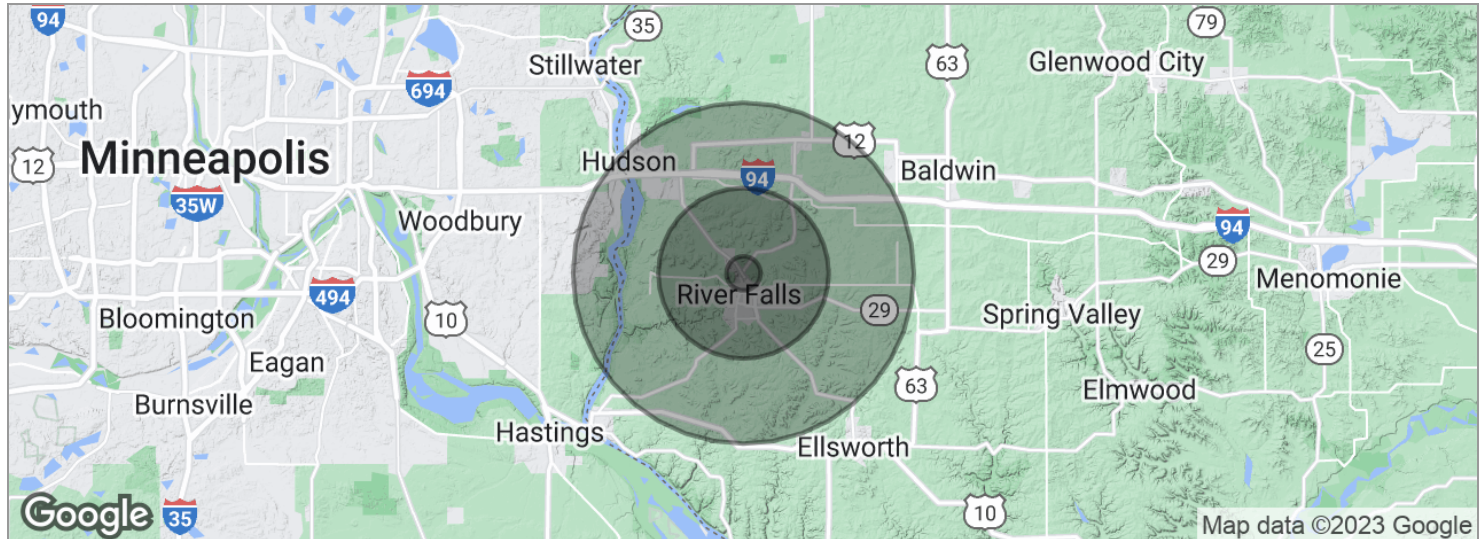
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# DEVELOPMENT OPPORTUNITY - LAND FOR SALE



99 & 101 Highway 35, River Falls, WI 54022



POPULATION	1 MILE	5 MILES	10 MILES
Total population	958	26,340	59,934
Median age	40.5	30.1	33.4
Median age (male)	35.9	30.3	33.3
Median age (Female)	42.5	29.7	33.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	417	9,262	21,542
# of persons per HH	2.3	2.8	2.8
Average HH income	\$64,711	\$69,154	\$85,698
Average house value	\$212,152	\$251,040	\$303,931

\* Demographic data derived from 2020 ACS - US Census

**WOODBURY, MN**  
635 Bielenberg Drive,  
Ste. 100  
Woodbury, MN 55125

**TODD FRANCK, JD**  
Director - Commercial Real Estate  
O: 651.343.6933  
C: 651.343.6933  
toddfranck@kwcommercial.com

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.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)