

## LAND FOR SALE

850 6th Street N., Hudson, WI 54016



**SALE PRICE:** \$479,000

**PRICE PER ACRE:** \$192,369

**LOT SIZE:** 2.49 Acres

**APN #:**

### PROPERTY OVERVIEW

City water & sewer are available, and it is zoned C-3 (General Commercial District). There is high visibility, +/- 366' of frontage on State Hwy 35 with 9600 mvd with Traffic Study and Site Concept Plans.

### PROPERTY FEATURES



**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

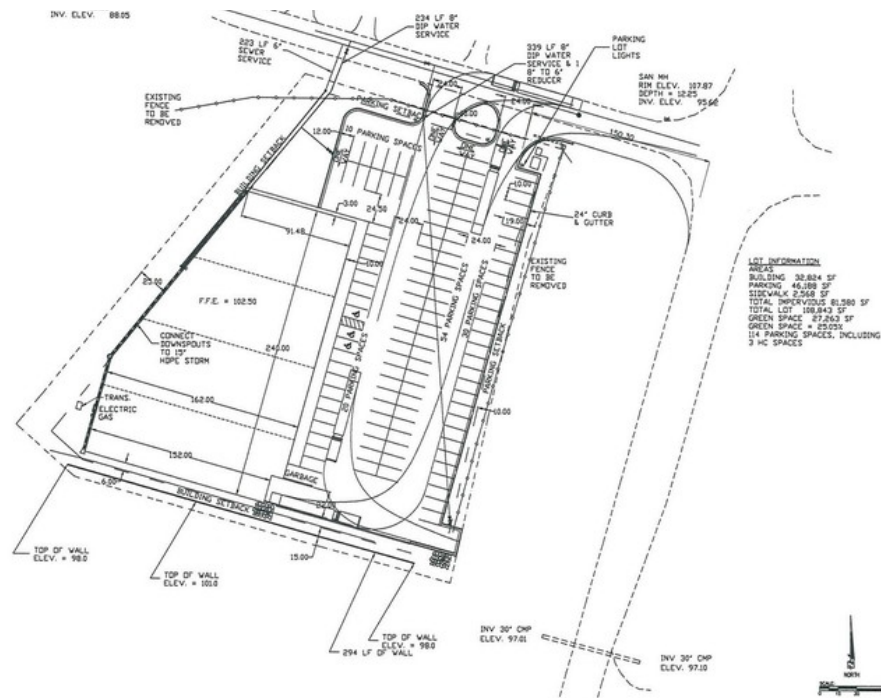
**JIM ZELLER**  
Director Of Specialty Property Services  
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kwc.sps@gmail.com  
WI #57280-90

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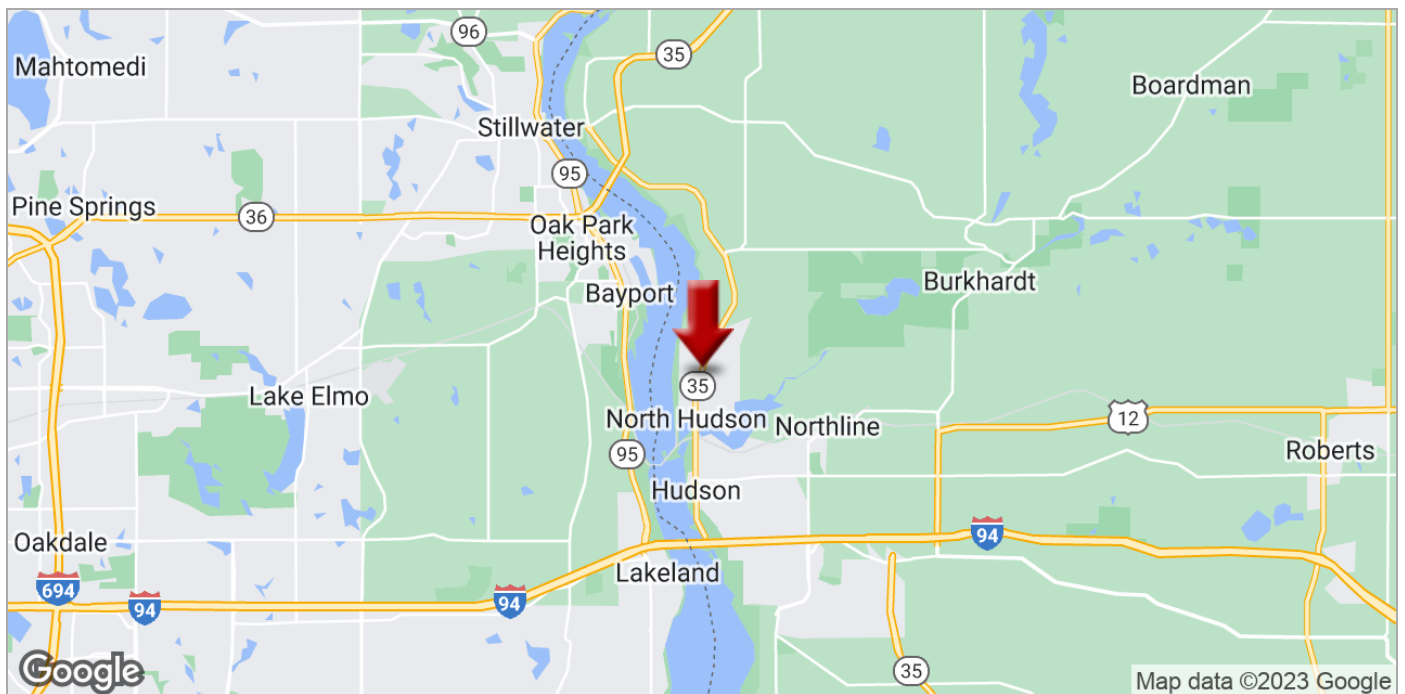
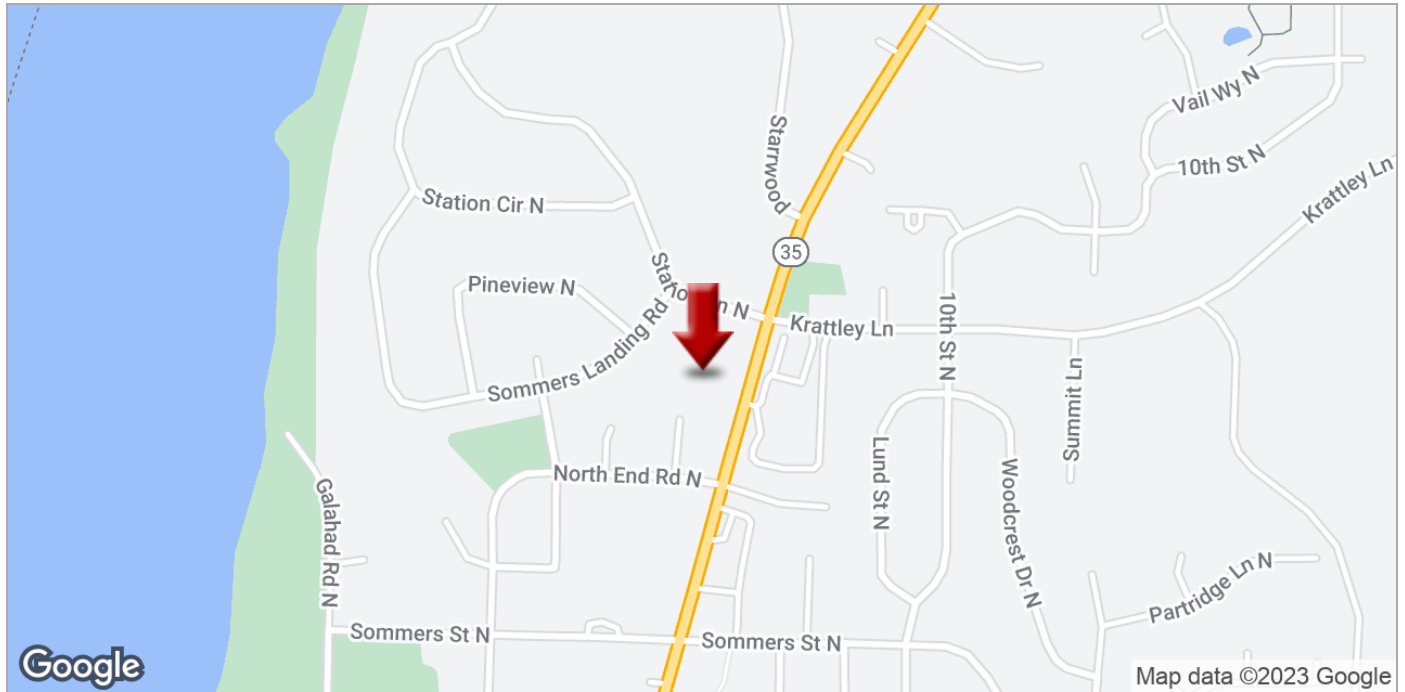
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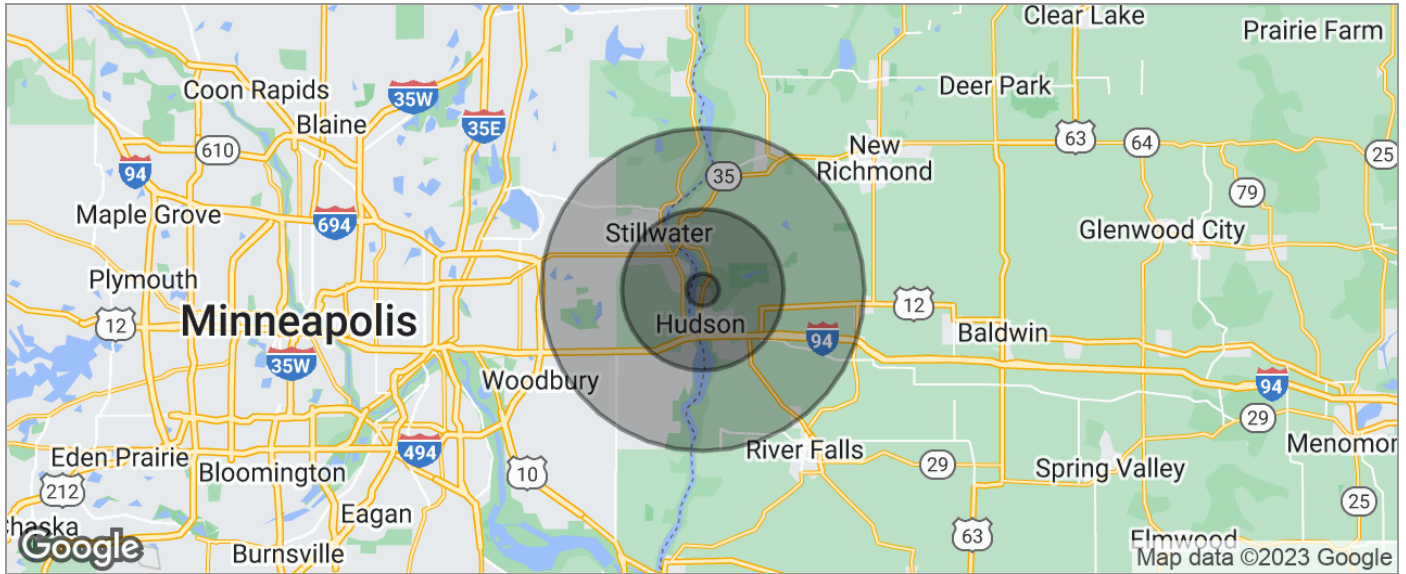
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,964	44,893	112,270
MEDIAN AGE	37.8	39.3	39.3
MEDIAN AGE (MALE)	37.1	38.3	38.7
MEDIAN AGE (FEMALE)	38.8	40.4	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	740	17,995	42,656
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$103,617	\$86,629	\$99,526
AVERAGE HOUSE VALUE	\$394,479	\$303,510	\$347,018

RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.8%	95.0%	94.2%
% BLACK	0.6%	1.3%	1.2%
% ASIAN	0.2%	1.1%	1.9%
% HAWAIIAN	0.3%	0.1%	0.1%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	0.3%	0.5%	0.5%

ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.7%	2.4%	2.0%

\* Demographic data derived from 2020 ACS - US Census

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