

LAND FOR SALE

638 Star Lane, Roberts, WI 54023



LOT SIZE:	4.97 Acres
APN #:	
ZONING:	G2, G1
MARKET:	St. Paul
SUB MARKET:	West Central Wisconsin
CROSS STREETS:	Hwy I-94 And Hwy 65

PROPERTY OVERVIEW

Great visibility from I-94 & Hwy 65 with over 41,300 vpd.

Permitted Uses: Auto sales and service, Fuel service station, Fast food stores, Motel/hotels, Restaurants, Trailer sales or rentals, Building supplies, Truck or Tractor sales, Storage facility, Office, Retail. Special use permitting is also possible. Agent owned.

PROPERTY FEATURES

- Interchange corner, dividable site, within the Village of Roberts.
- Superb highway access to Interstate I-94 corridor and State Hwy 65
- Commuting distance from the Twin Cities (approx. 30 miles)
- Build-to-suit and land lease options
- Permitted Uses: Auto sales and service, Fuel service station, Fast food stores, Motel/hotels, Restaurants, Trailer sales or rentals, Building supplies, Truck or Tractor sales, Storage facility, Office, Retail. Special use permitting is also possible.

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

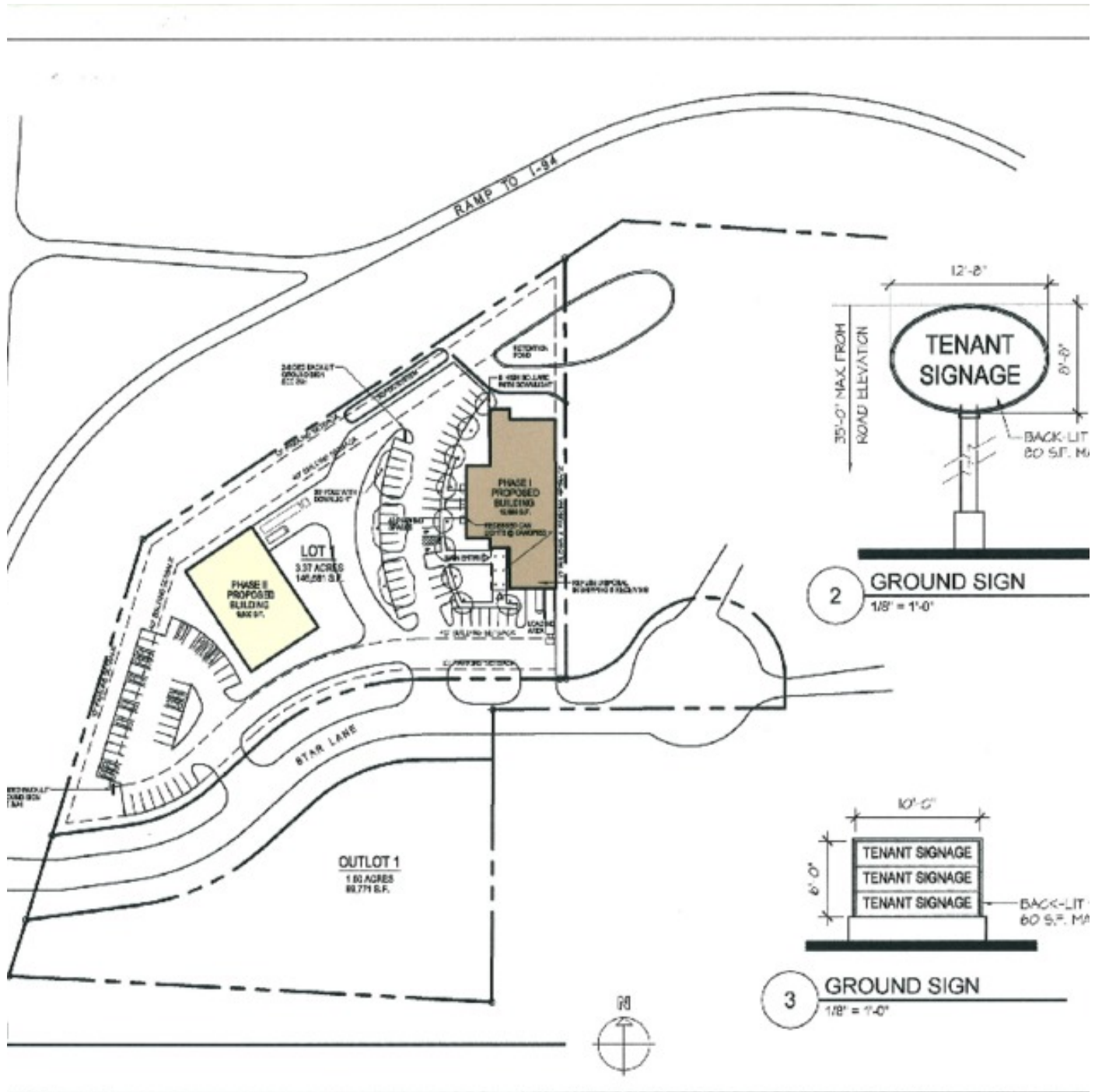
JIM ZELLER
Director Of Specialty Property Services
O: 651.775.3333
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kwc.sps@gmail.com
WI #57280-90

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.

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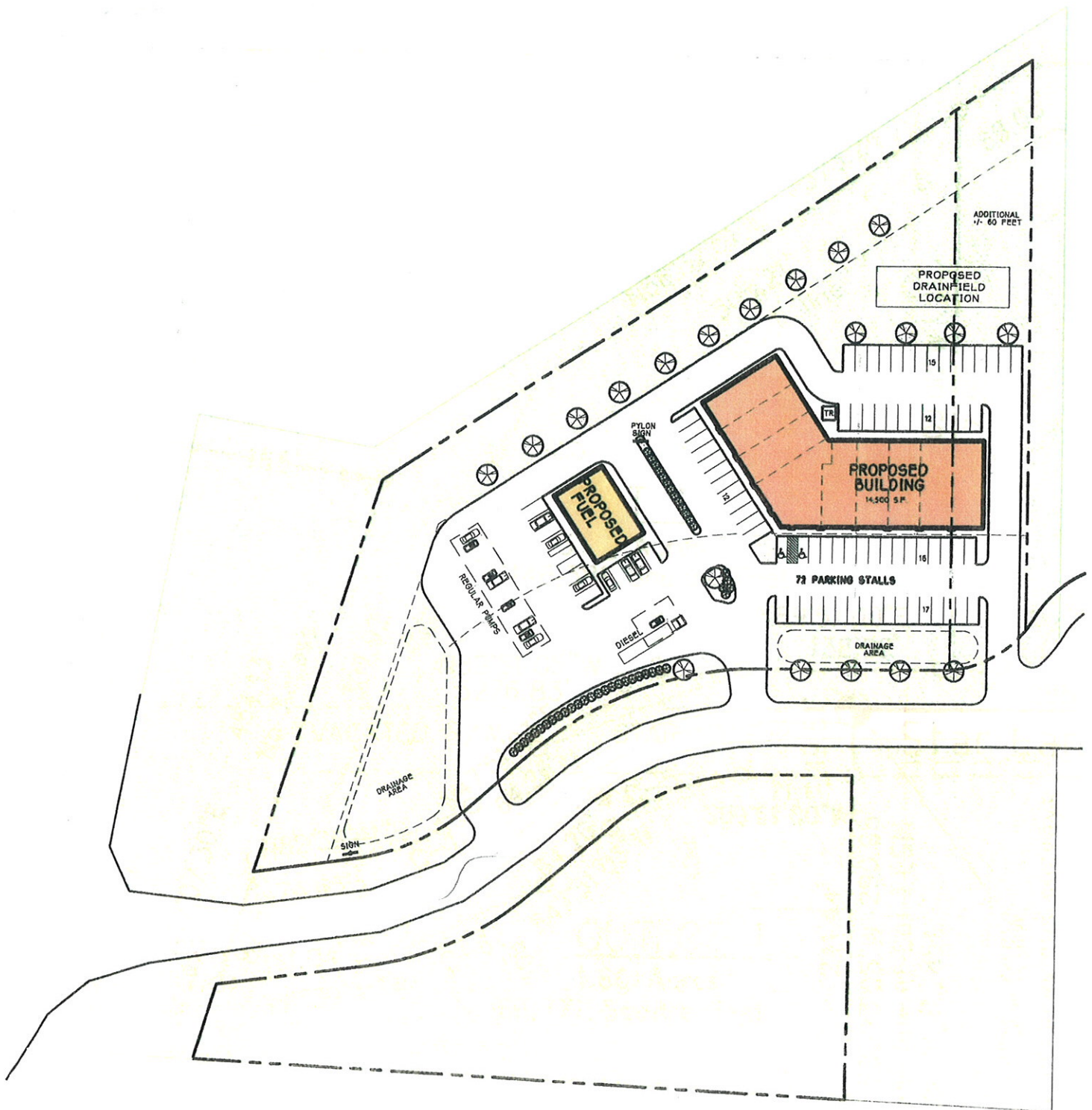


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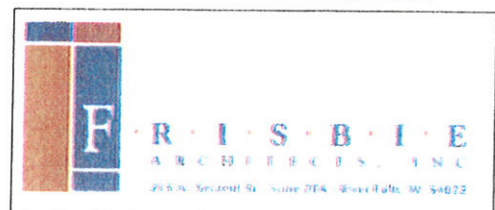
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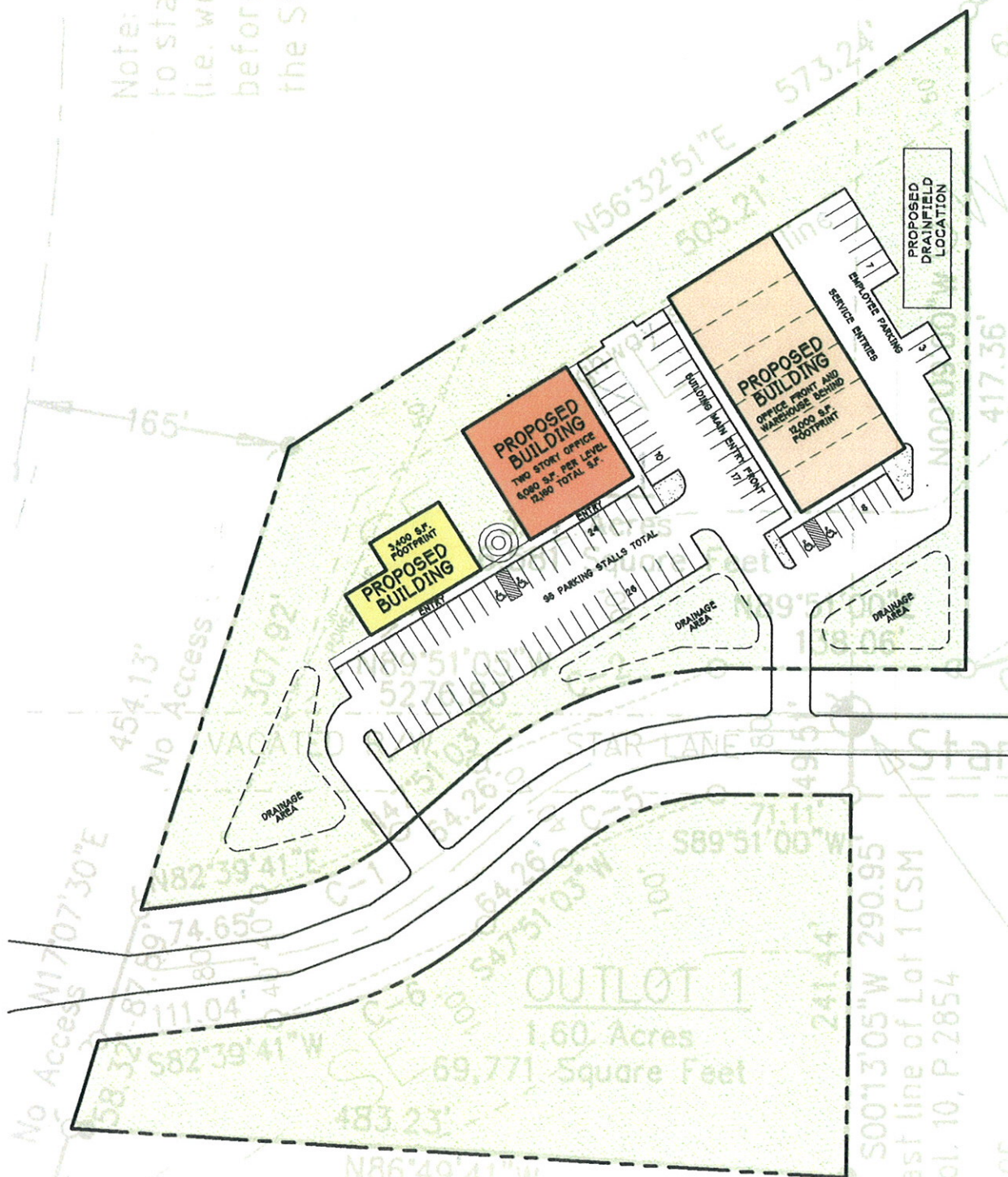
STAR LANE PROPERTY SITE PLAN - OPTION 'D'

SCALE: 1" = 100'-0"

2 JUNE 2005



Note: To state (i.e. well before the St...



STAR LANE PROPERTY SITE PLAN - OPTION 'C'

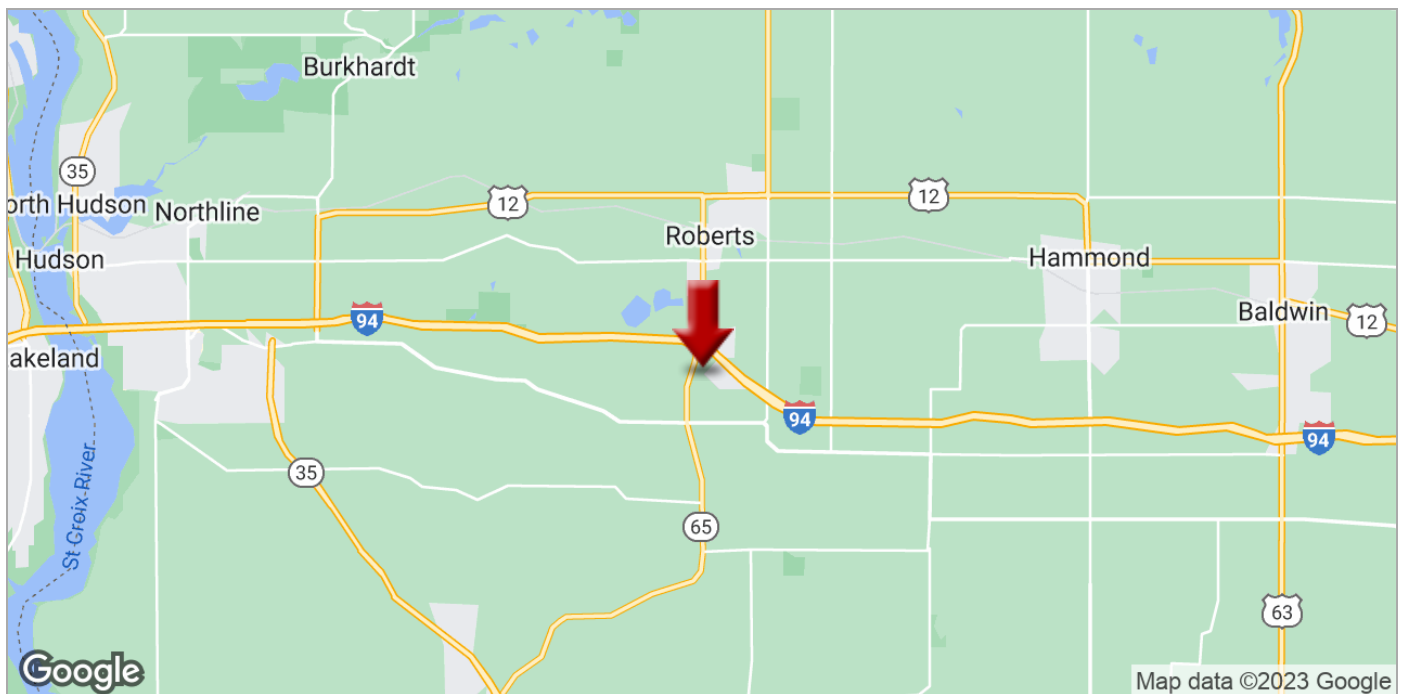
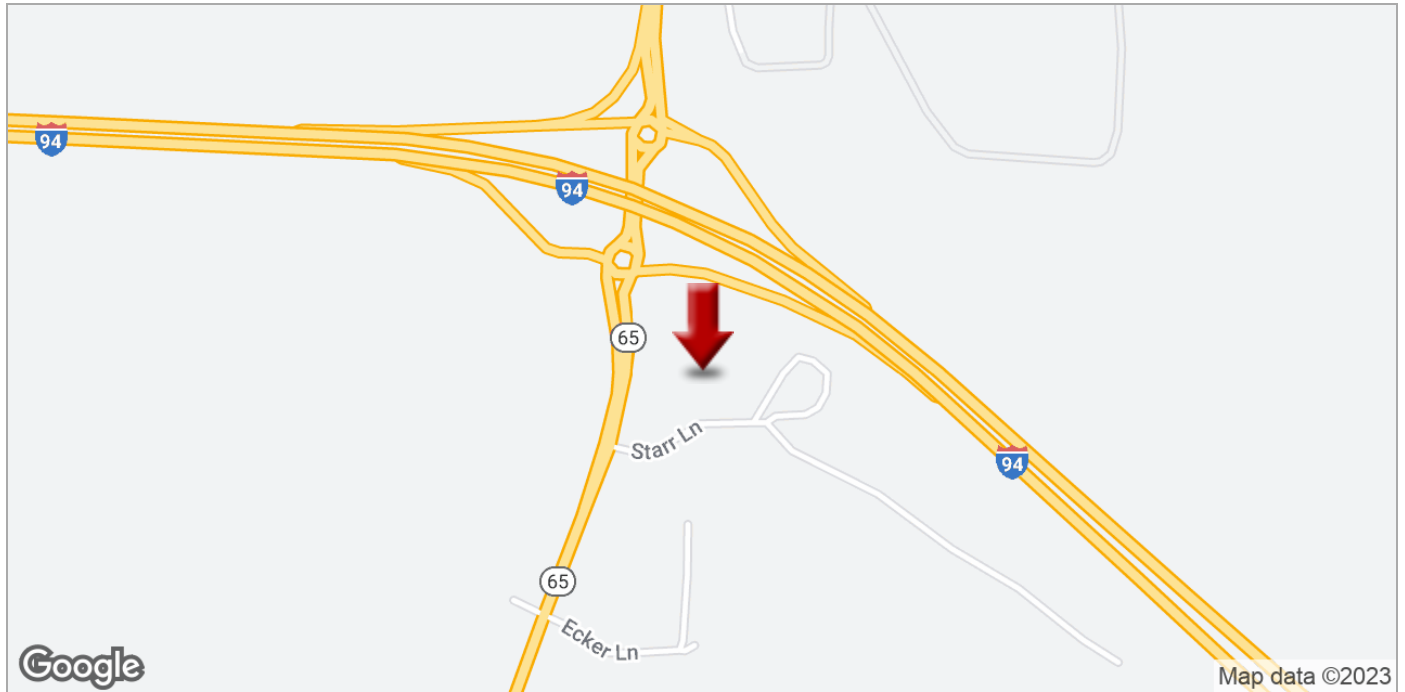
SCALE: 1" = 60'-0"

8 MARCH 2005



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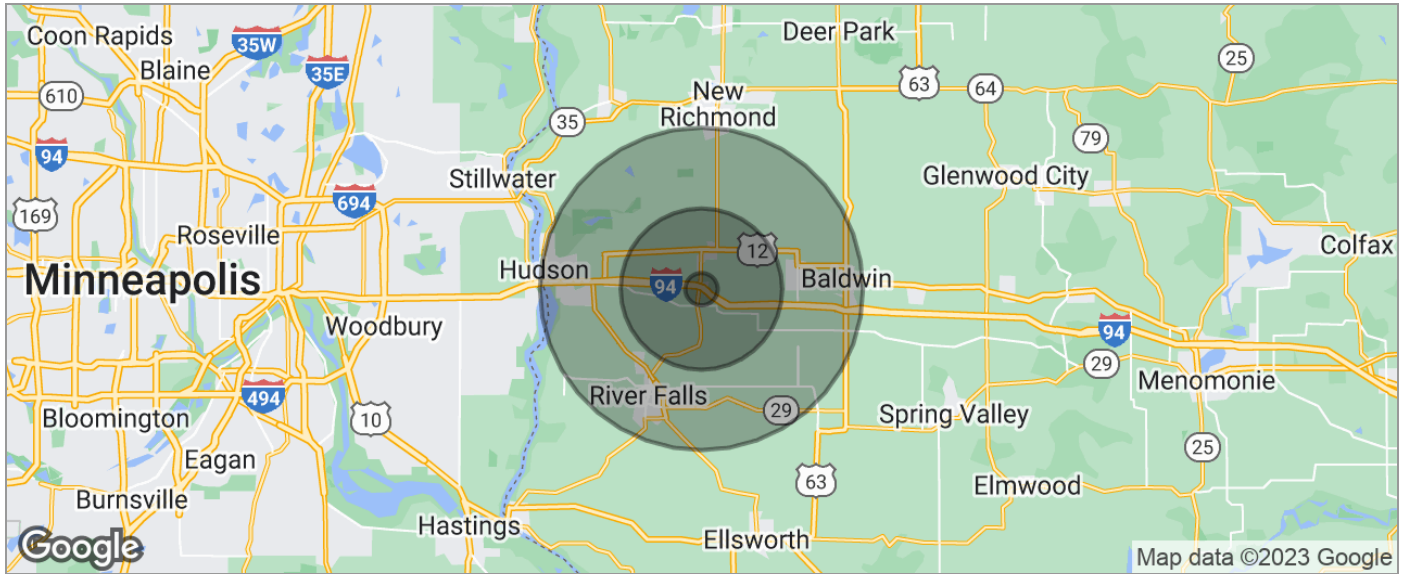
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	242	7,009	52,699
MEDIAN AGE	35.3	35.4	32.8
MEDIAN AGE (MALE)	35.6	35.2	32.9
MEDIAN AGE (FEMALE)	35.1	35.5	32.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	85	2,510	18,721
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$85,082	\$82,795	\$78,465
AVERAGE HOUSE VALUE	\$236,460	\$241,288	\$272,219
RACE	1 MILE	5 MILES	10 MILES
% WHITE	97.1%	96.8%	95.9%
% BLACK	0.4%	0.6%	1.0%
% ASIAN	0.4%	0.8%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.8%	0.4%
% OTHER	0.0%	0.2%	0.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.4%	0.8%	1.4%

* Demographic data derived from 2020 ACS - US Census

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