

LAND FOR SALE

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
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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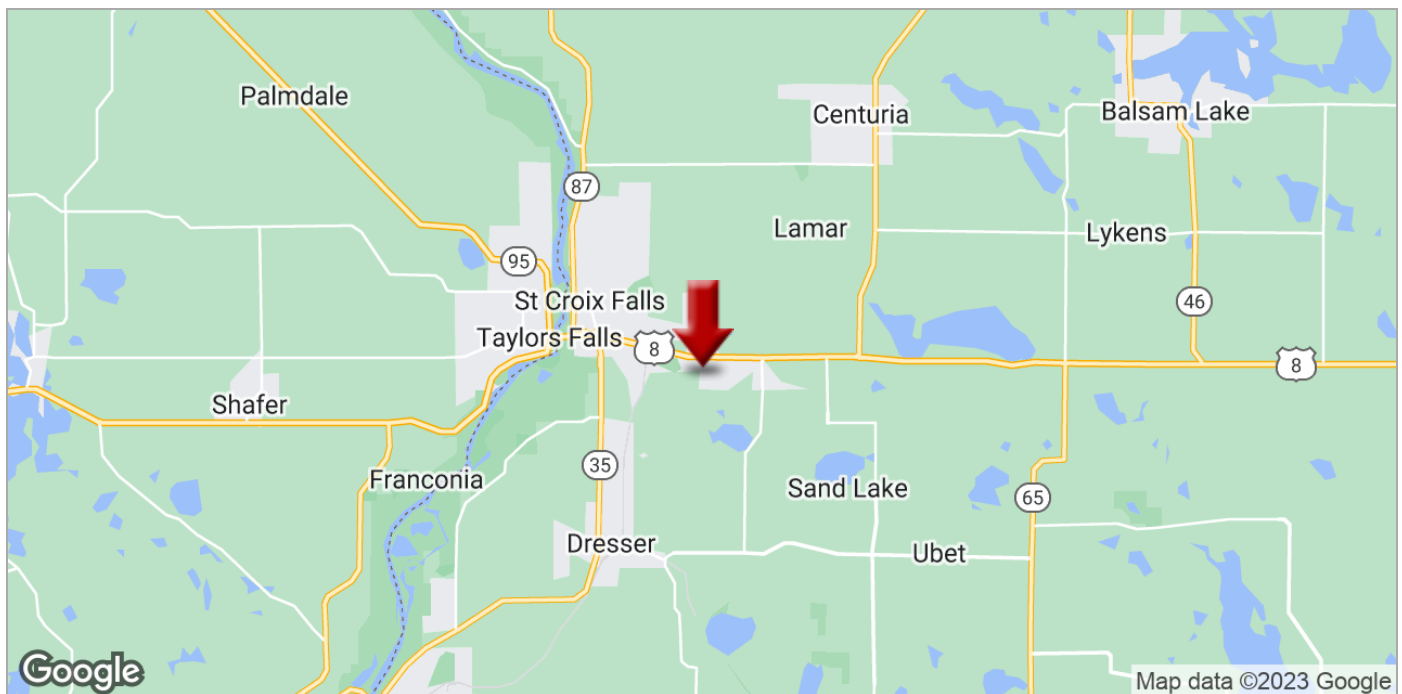
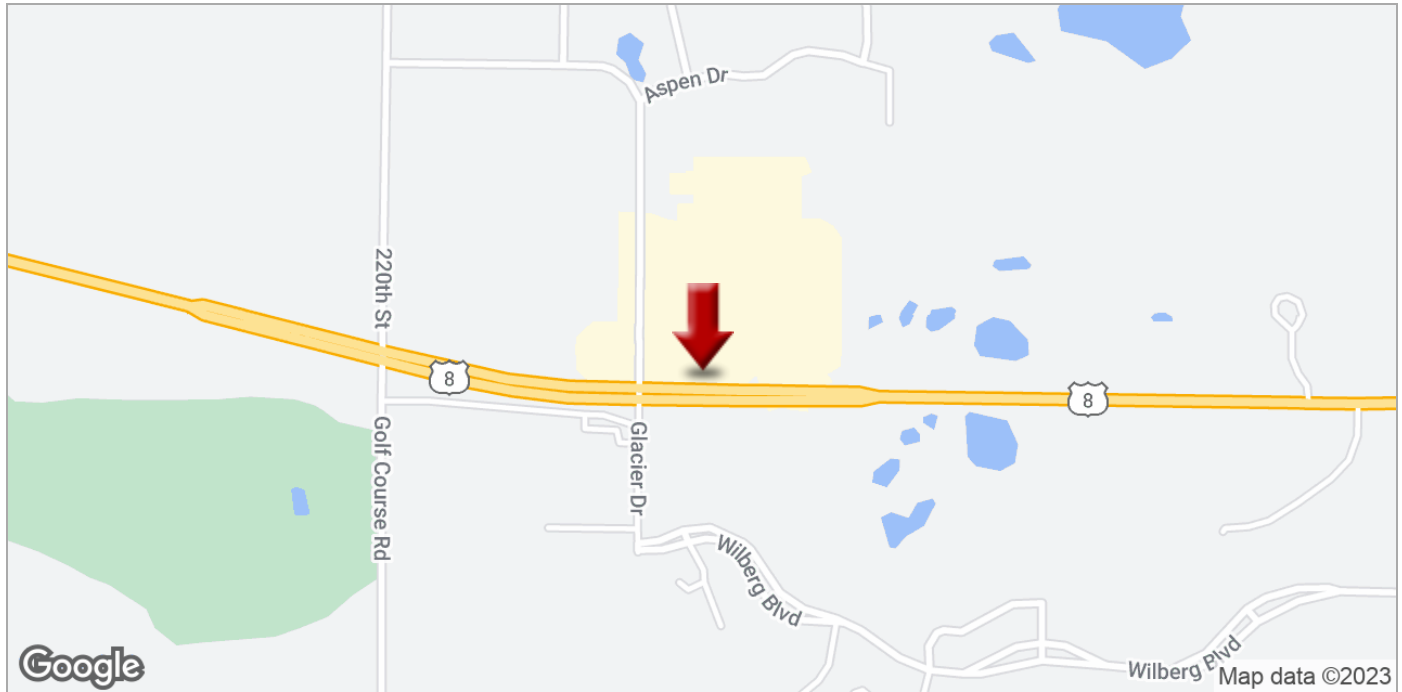
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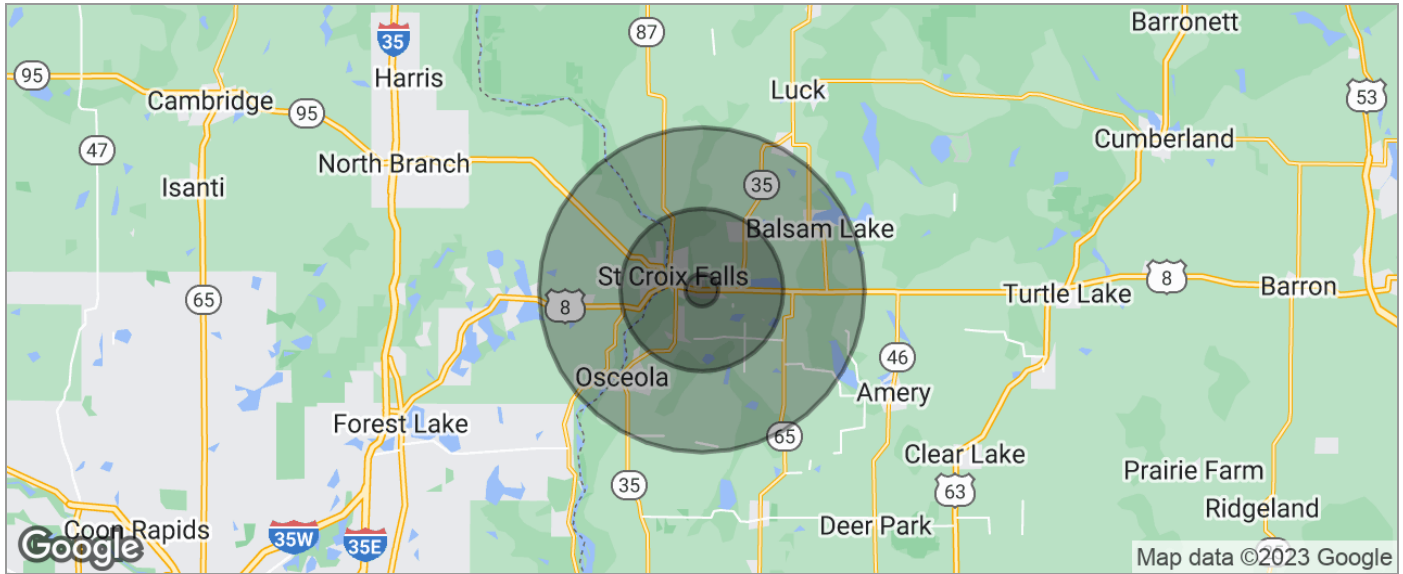
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	335	7,592	21,648
MEDIAN AGE	38.9	39.1	40.4
MEDIAN AGE (MALE)	37.1	37.8	39.8
MEDIAN AGE (FEMALE)	41.1	40.7	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	140	3,143	8,755
# OF PERSONS 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 2020 ACS - US Census

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