

# DEVELOPMENT PROPERTY FOR SALE



1990 US Highway 8, St Croix Falls, WI 54024



<b>SALE PRICE:</b>	\$298,000
<b>LOT SIZE:</b>	11.73 Acres
<b>APN #:</b>	044-00981-0000
<b>ZONING:</b>	Commercial
<b>CROSS STREETS:</b>	200th Street
<b>PRICE PER ACRE:</b>	\$25,405

## PROPERTY OVERVIEW

Great development site with Highway 8 and Highway 35 frontage.

## PROPERTY FEATURES

- Highway 8 / Wisconsin 35 frontage
- Multiple approved uses
- Close to retailers: Menards, Walmart, McDonalds, Tractor Supply, Holiday Inn Express

**KW COMMERCIAL**  
14800 Galaxie Avenue, Suite 100  
Apple Valley, MN 55124

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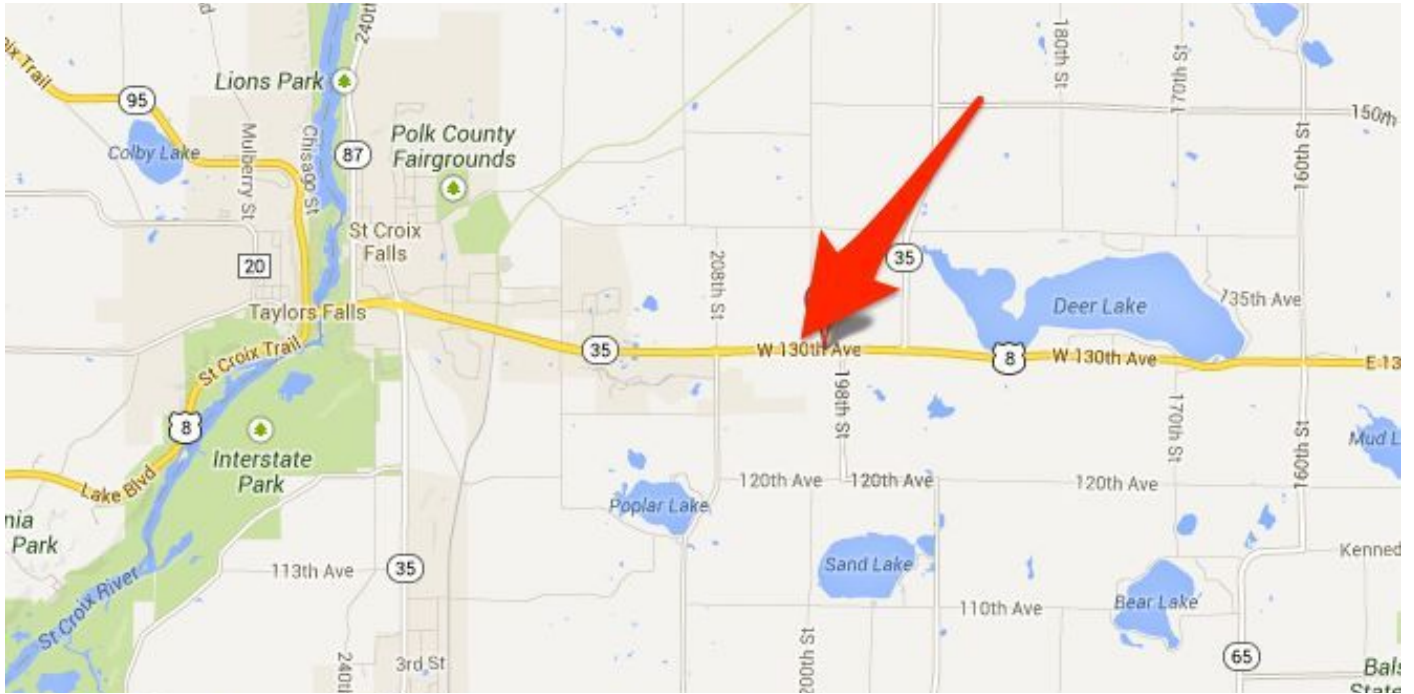
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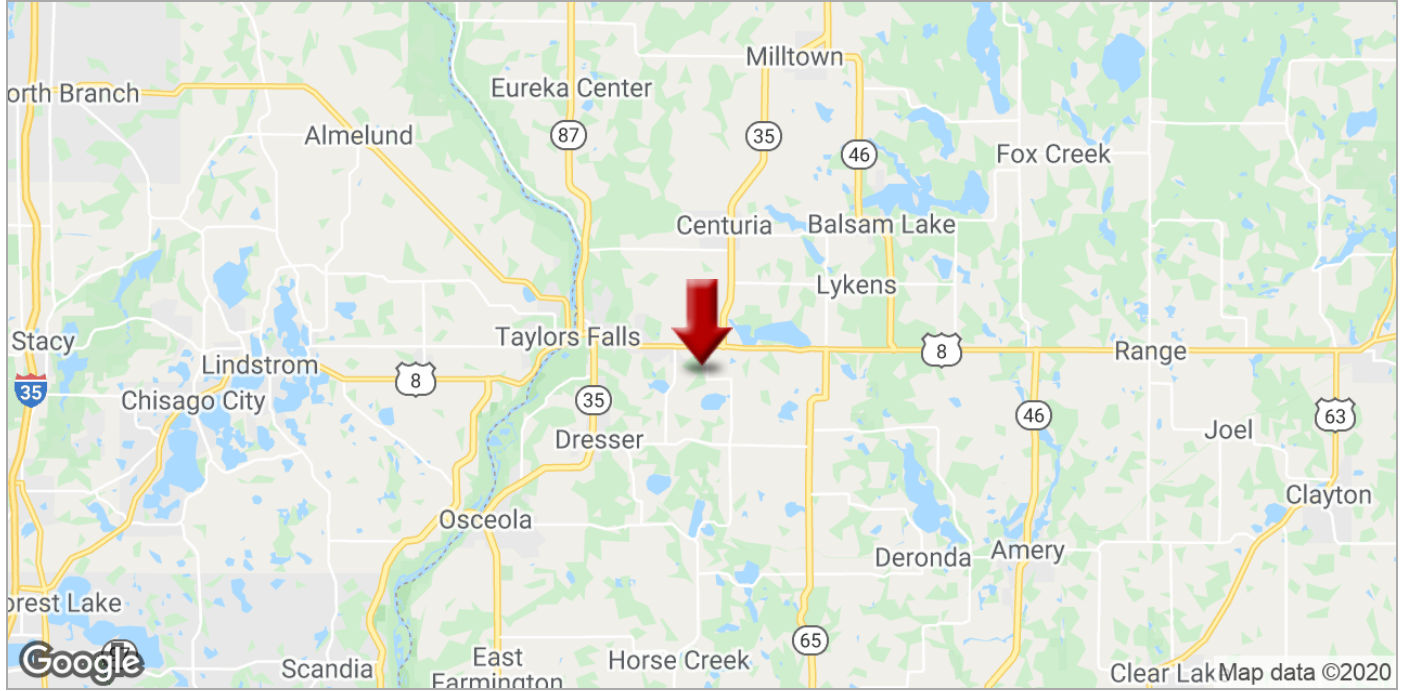
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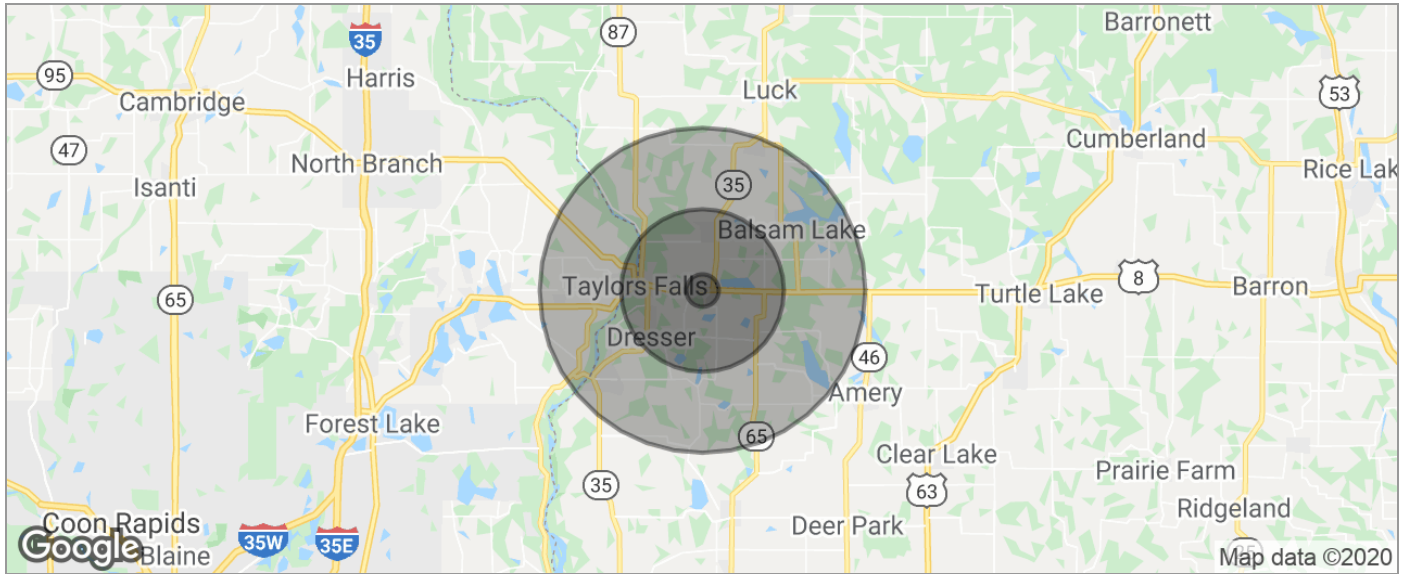


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	335	7,236	21,277
MEDIAN AGE	38.9	39.7	40.9
MEDIAN AGE (MALE)	37.1	38.4	40.3
MEDIAN AGE (FEMALE)	41.1	41.0	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	140	2,987	8,624
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$60,996	\$62,679	\$64,718
AVERAGE HOUSE VALUE	\$204,088	\$206,273	\$217,285
RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.8%	96.7%	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%	0.1%	0.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.9%	1.0%	1.0%

\* Demographic data derived from 2010 US Census

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