

Menomonie Land

17.53 Acre Parcel



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OVERVIEW

Sitting on the NW corner of Highway 94 and Highway 25, this large 17.53 acre parcel is ready for development. Mostly flat land next to Pizza Hut, Applebees, and the Red Cedar Plaza with Wal-Mart and Dunkin Donuts across Highway 25/Broadway Street N. This excellent site is conveniently located in a growing commercial area.

The site has many options available for it and with city streets and utilities already extended to the property, construction could begin quickly. The 94/25 corridor has seen a lot of development over the past few years and with good traffic counts and visibility this location has a lot to offer any buyer looking to get into the Menomonie area.

Lot Details

- List Price: \$2,400,000
- 2019 Taxes: \$2,988.55
- Lot Size: 17.53 Acres
- Zoning: 11.83 Acres zoned "Local Commercial"; 5.7 Acres zoned "Conservancy"

Lot Highlights

- Excellent Location with Easy Access
- Suitable for Multiple Users
- Mostly Flat

Traffic Counts

- Highway 25/Broadway St N: 15,900 cars/daily
- Highway 94: 32,300 cars/daily
- Cedar Falls Road: 3,400 cars/daily

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COMMUNITY OVERVIEW

Menomonie has a population of 16,000, and is a traditional, yet progressive city. Our main street has been designated a national Downtown Historic District, and is anchored by the restored Victorian-Era Mabel Tainter Memorial Theater. We invite you to attend an evening at the theater, walk along the beautiful Lake Menomin in the heart of the city, attend summertime concerts and ice cream socials in one of our many parks, sporting events, festivals, and the many other traditions that Menomonie has to offer.

Menomonie is also a progressive community, with a thriving industrial base that includes 3M, Ford Motor Company, Wal-Mart Distribution Center, ConAgra Foods - Swiss Miss, Cardinal FG, Andersen Windows, Phillips Plastics Corporation, and several other industrial facilities. We are privileged to have a state-of-the-art Hospital and Medical Center (which are part of the Mayo Health System), a beautiful Library overlooking the shores of Lake Menomin, an excellent K-12 school system, and the Chippewa Valley Technical College.

The University of Wisconsin-Stout is also a valued member of our community. UW-Stout has an international reputation for its excellent degree programs in business, industry, technology, education, human development, and art and design. The Stout Technology Park offers a unique opportunity for businesses in the park to access the latest manufacturing strategies and technologies that will help solve problems and increase profits.

*Source: City of Menomonie website

Demographic Information

Population: 16,295

Population Density: 1,192/sq. mile

Median Age: 24 years

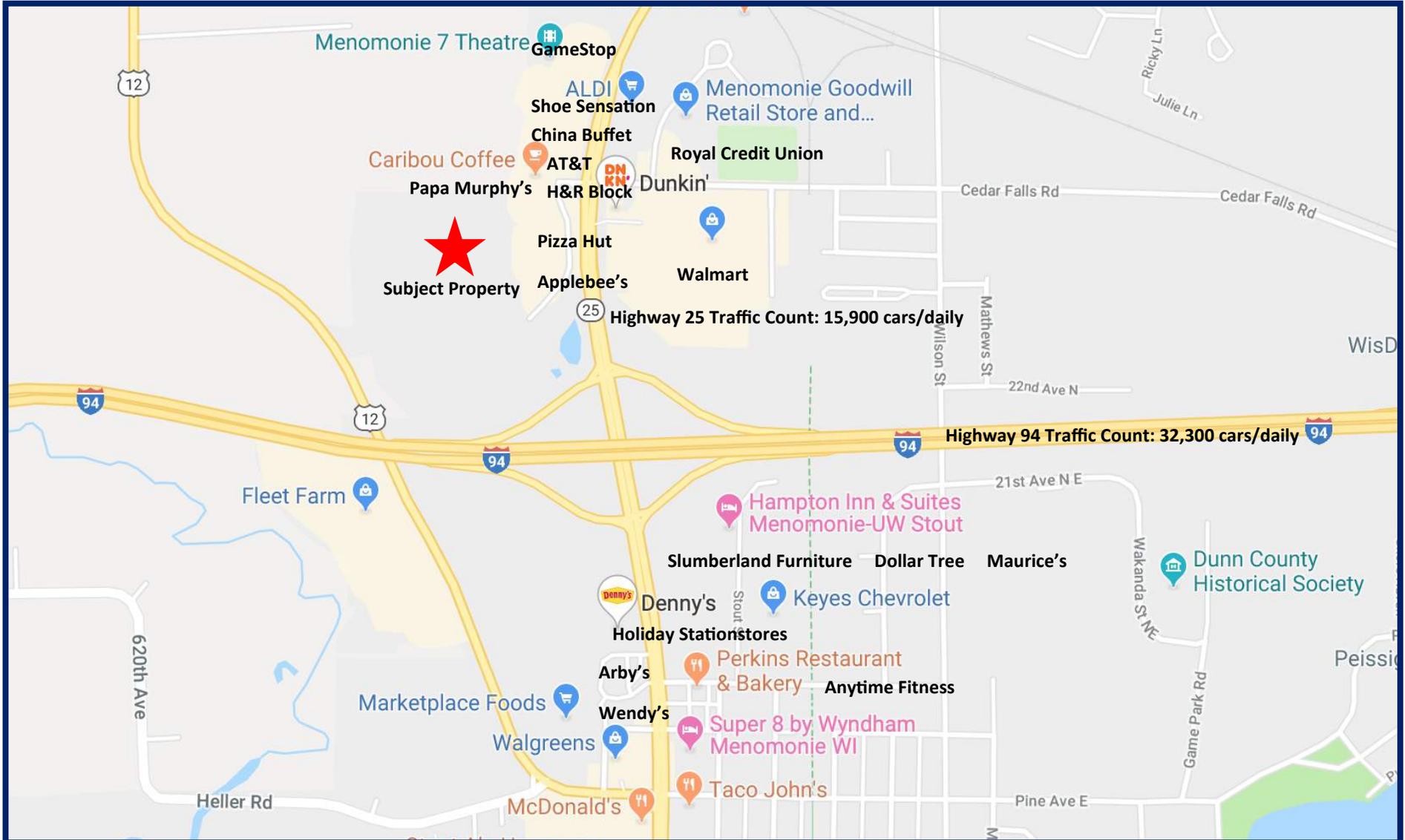
Median Household Income: \$42,172

Median House Value: \$144,160

The logo for Coldwell Banker, featuring the words "COLDWELL" and "BANKER" in a bold, sans-serif font, with a small square icon containing a stylized "CB" to the right.

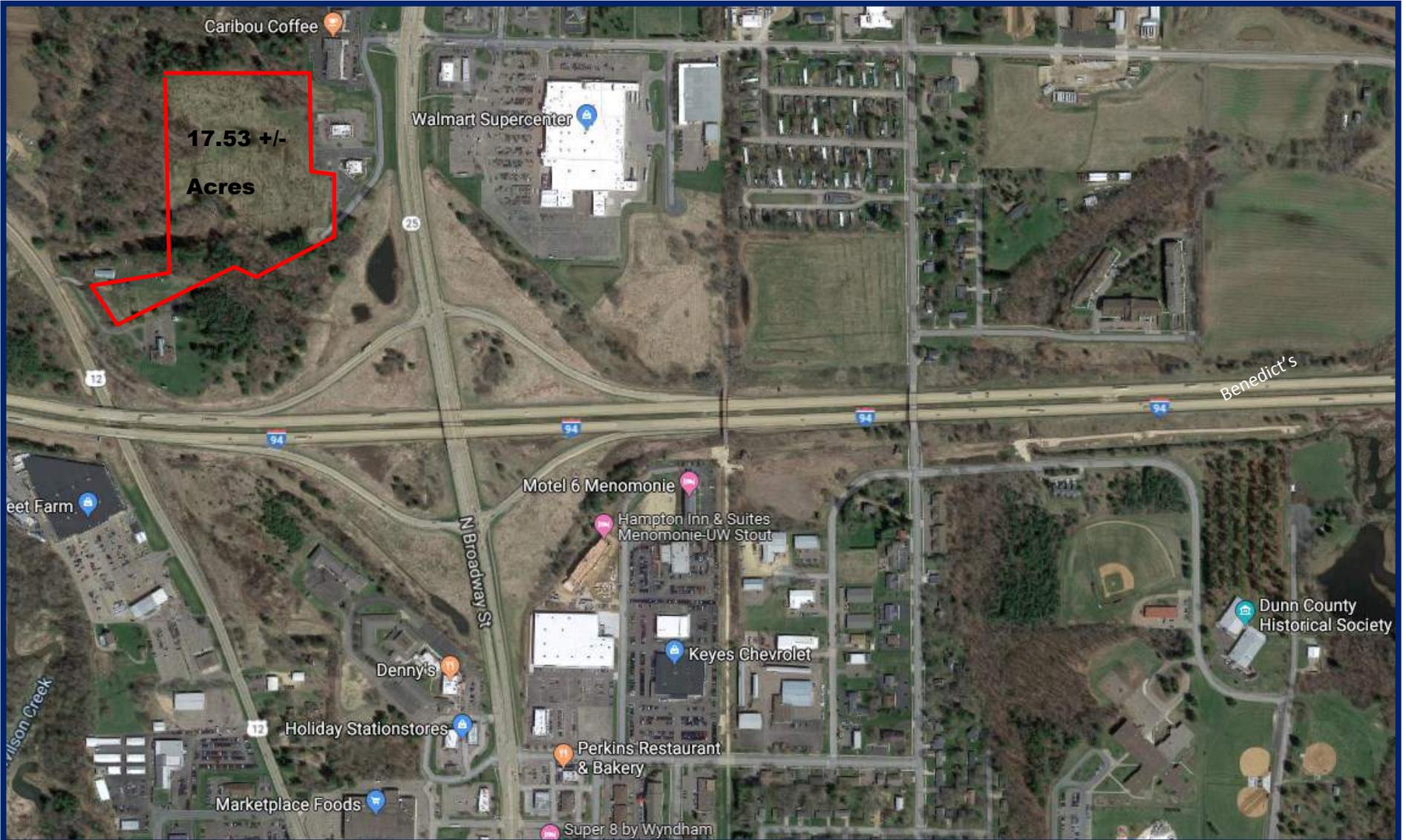
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AREA OVERVIEW



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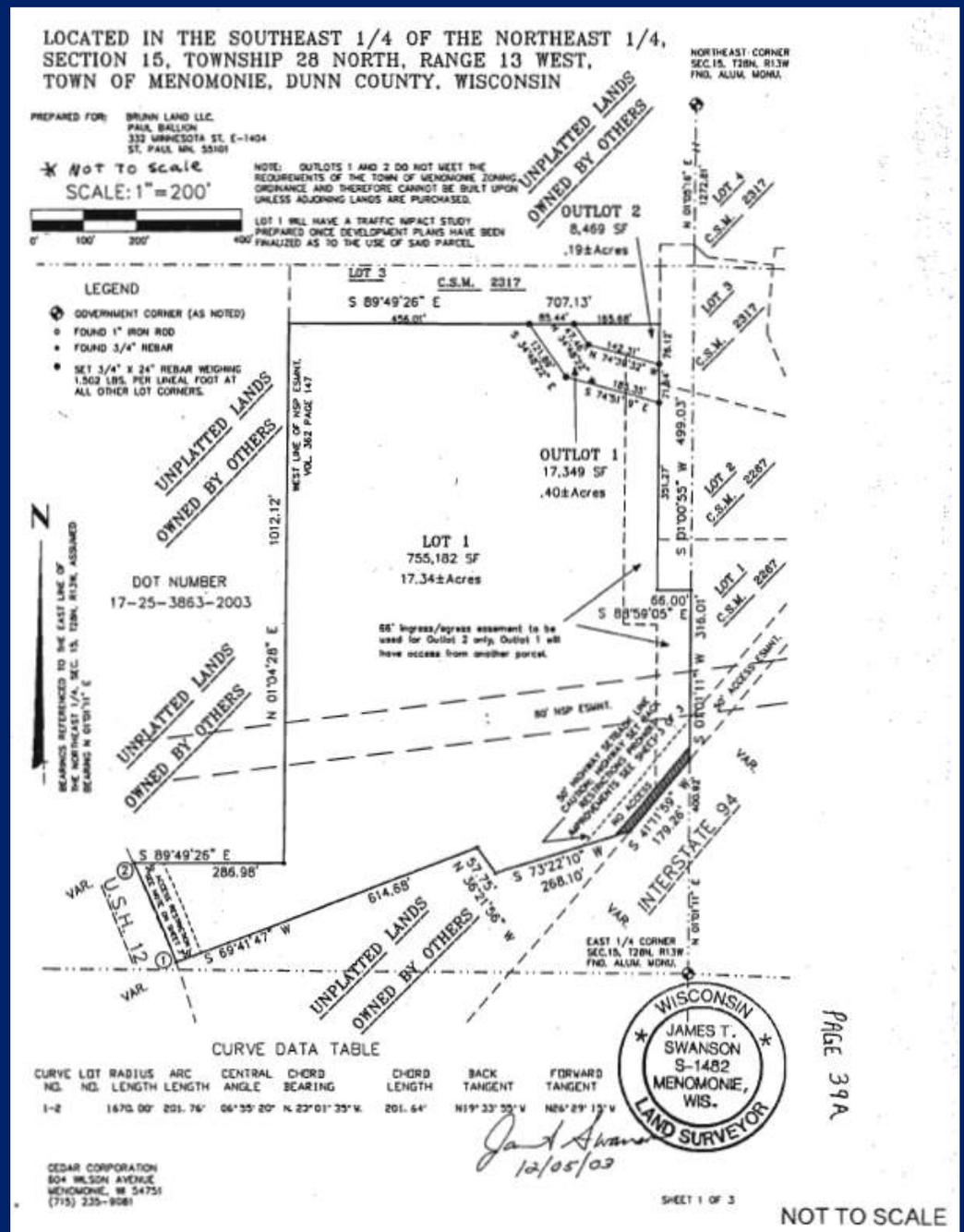
LOT OVERVIEW



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LOT SURVEY



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