

FOR SALE

St. Croix County Land - 16.3 Acres

State Trunk Hwy 64

12,900 vpd

35

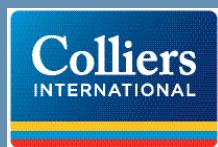
Houlton Elementary
School

SITE
16.3 Acres

NEW BRIDGE IS NOW OPEN FOR BUSINESS!

SEQ Co Hwy E & Hwy 64
Houlton, WI

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PROPERTY DETAILS

- › Sale Price - \$3,550,140 (\$5.00 psf)
- › Approximately 16.3 Acres
- › Zoned Rural Residential
- › Great Highway Visibility
- › Great Opportunity to be at Newly Constructed Intersection
- › Easy Freeway Access to Stillwater, Oak Park Heights and Hudson, WI

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Address: SEQ Co Hwy E & Hwy 64
Houlton, WI 54082

Description: Approximately 16.3 Acres

Zoning: Rural Residential

Property ID: 030-2043-60-001

Demographics:	1 Mile	3 Miles	5 Miles
Population	1,527	23,802	39,925
Median HH Income	\$71,176	\$70,543	\$80,773
Average HH Income	\$90,471	\$92,873	\$103,822

Traffic Counts:

- > CR E: 3,100 vpd
- > Stillwater Lift Bridge: 17,400 vpd
- > I-94 Hudson Bridge: 91,000 vpd
- > Hwy 36, Oak Park Heights: 30,000 vpd

** Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars*

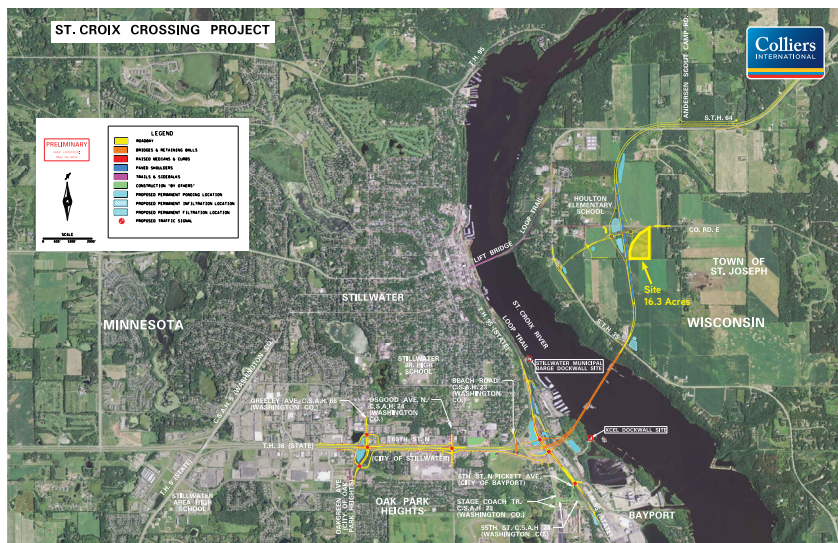
Estimated Real Estate Taxes: \$44.05

Sale Price: \$3,550,140 (\$5.00 psf)



CONTACT US

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