

#### Traffic Counts

US Hwy 2	2,305 VPD
Vance Ave S	2,016 VPD
Co Rd 428	428 VPD

#### Demographics

	1-mile	3-mile	5-mile
Population	453	680	1,101
Households	204	301	478
Average HH Income	\$56,027	\$57,369	\$66,809

\*Demographics provided by CoStar Group, [www.costar.com](http://www.costar.com), 2024 dataset

**LAND FOR  
SALE**

**(817) 927-0050**

**ACRES:  
+/- 14.27**

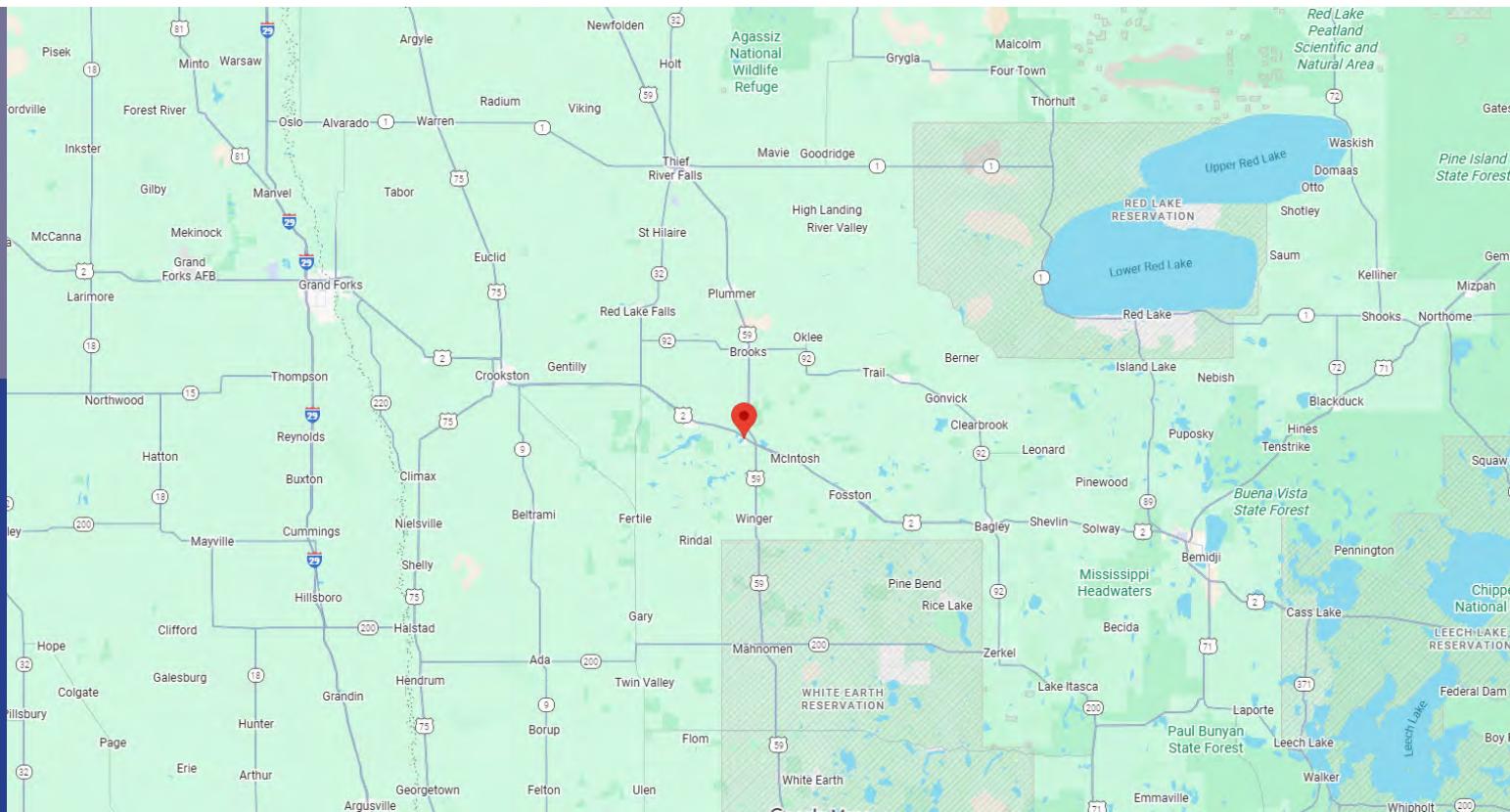
**WILL SUBDIVIDE**

**ZONING:  
Commercial**

# 14.27 acres Erskine MN

adj. to 209 US Hwy 2 | Erskine MN

Woodcrest Capital, LLC  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109



14.27 ACRES ERSKINE MN | Erskine, Minnesota

