



Traffic Counts

3rd Ave	7,917 VPD
11th St	2,285 VPD
State Hwy 11	4,651 VPD

Demographics

	1-mile	3-mile	5-mile
Population	4,439	6,549	7,534
Households	2,126	3,102	3,551
Average HH Income	\$64,844	\$65,176	\$67,937

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset

**LAND FOR
SALE**
(817) 381-5682

**ACRES:
+/- 9.2**
WILL SUBDIVIDE

**ZONING:
“C-2A”**
Commercial

9.2 acres International Falls MN

adj. to 1025 3rd Ave | International Falls MN

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

9.2 ACRES INTERNATIONAL FALLS | International Falls, MN

