



WOODCREST
CAPITAL, LLC

9.2 acres International Falls MN
adj. to 1025 3rd Ave | International Falls MN



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

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

(817) 927-0050 | woodcrestcapital.com

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9.2 ACRES INTERNATIONAL FALLS | International Falls, MN

