

# PRIME DEVELOPMENT OPPORTUNITY



## 5.05 Acres facing Hwy 94 in Hudson, WI

### 464 STAGELINE ROAD

---

Located in St. Croix County on the southwestern border of the state, Hudson, WI is 27 miles east of Minneapolis, Minnesota and 66 miles west of Eau Claire, Wisconsin. Major employers and popular revenue generators are near the property which is only 27 miles from MSP International Airport, the busiest and largest airport in the upper Midwest region. The University of Minnesota Twin Cities boasts over 10,000 employees and over 35,433 students. Phillips-Medisize, which provides design and manufacturing services for drug delivery, consumable diagnostics and medical device companies, built a new facility in 2020 for over \$40M. U-Line has a 640,000 SF building in Hudson with plans for another soon. The \$50M Hudson Medical Center just opened in 2022.

### OFFERING SUMMARY

---

- ✓ 5.05 acres facing Hwy 94
  - ✓ 464 Stageline Rd, Hudson
  - ✓ WIPID: 020.1087.70.000
  - ✓ Offered at \$923,000
  - ✓ \$4.20/SF
  - ✓ Hudson School District
  - ✓ Terms: Cash or acceptable to seller
  - ✓ 2022 taxes: \$3,484
- \*Needs to be annexed into city and rezoned to commercial or multi-family; existing single family home to be torn down by buyer.



## ARIEL VIEW

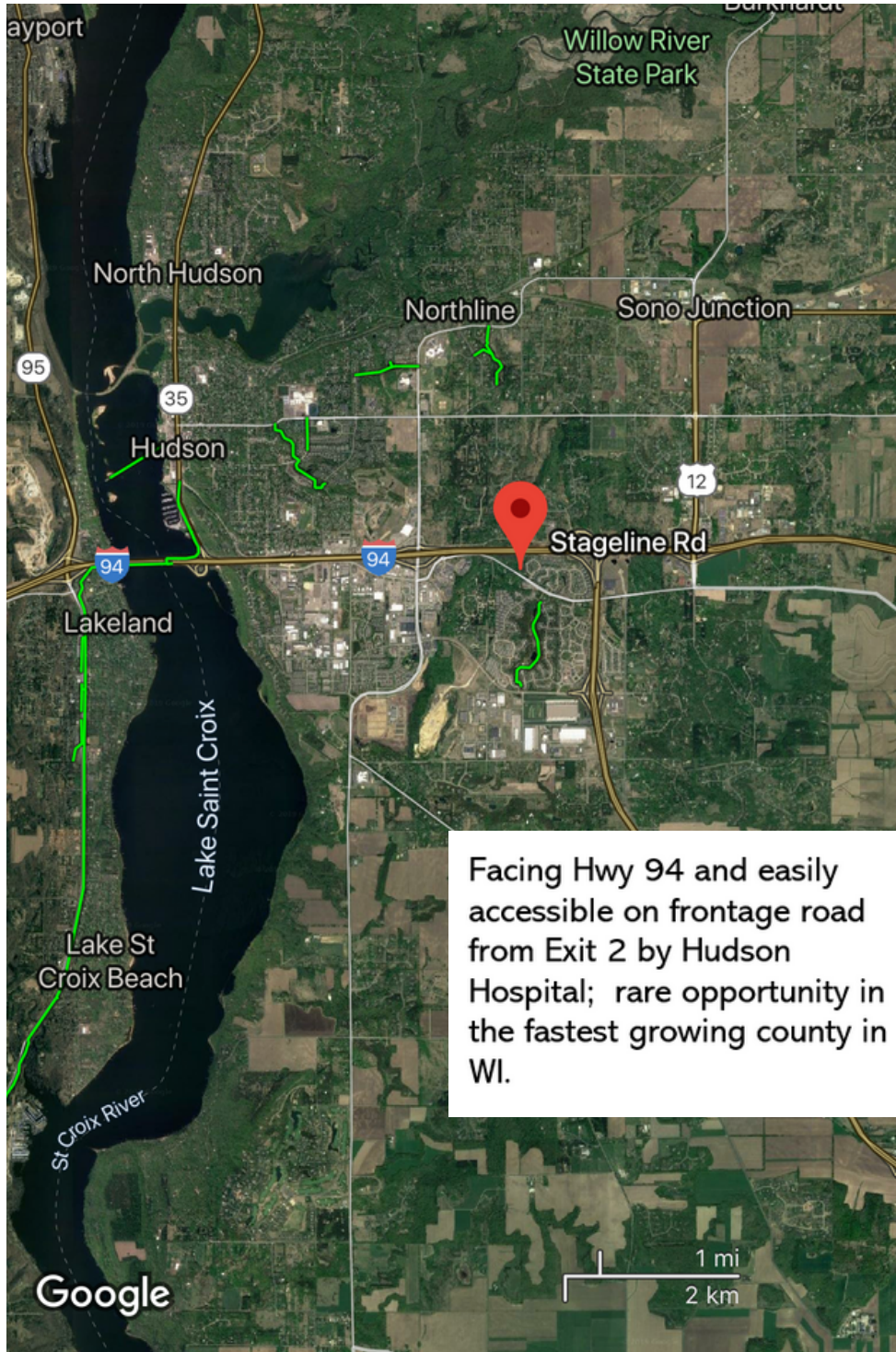
---



A traffic count on Hwy 94 in 2015 by DOT (Department of Transportation) reported  
**73,000 vehicles per day**

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.*

# ACCESSIBILITY

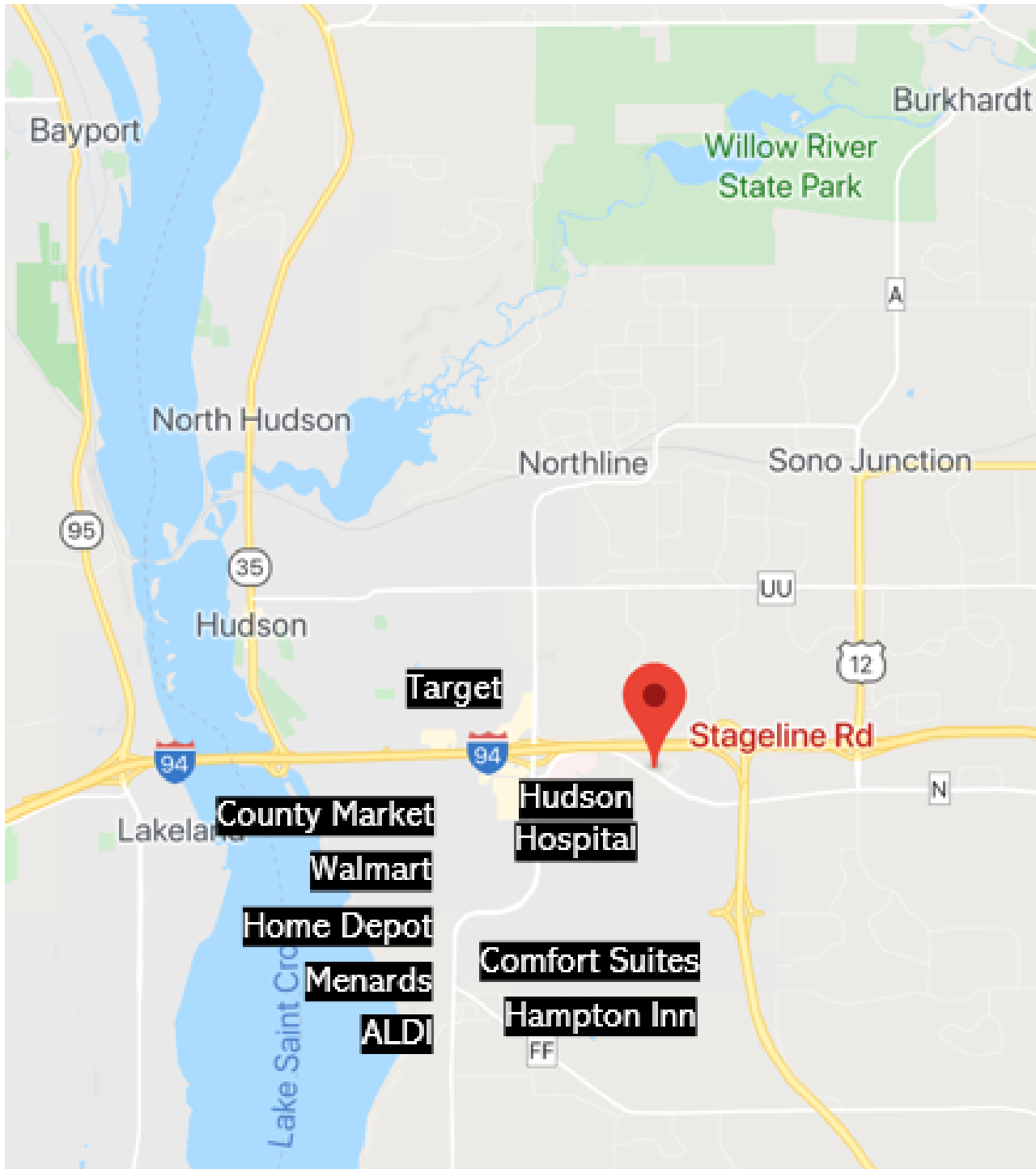


Facing Hwy 94 and easily accessible on frontage road from Exit 2 by Hudson Hospital; rare opportunity in the fastest growing county in WI.

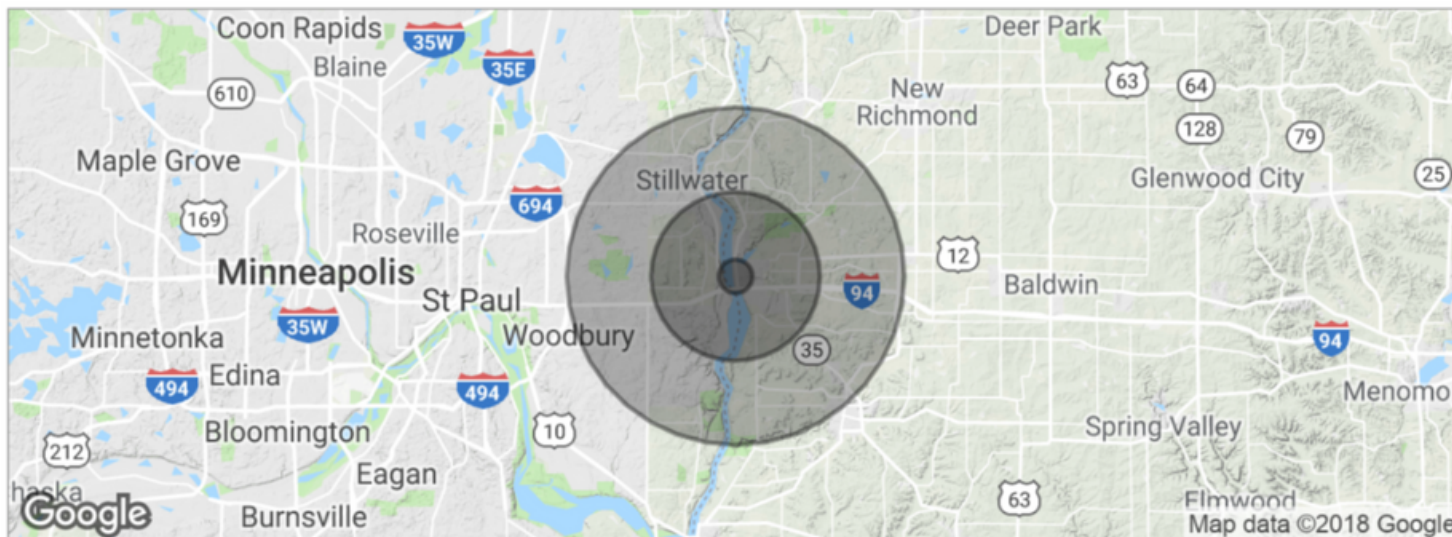


LAKES AREA  
REALTY™

## NEARBY BUSINESSES



# DEMOGRAPHICS



Population	1 Mile	5 Miles	10 Miles
Total population	5,088	42,176	115,407
Median age	35.2	38.9	39.0
Median age (male)	34.2	38.1	38.4
Median age (Female)	36.8	39.7	39.8
Household and Income	1 Mile	5 Miles	10 Miles
Total households	2,100	16,439	43,907
# of persons per HH	2.4	2.6	2.6
Average HH income	\$72,659	\$91,934	\$100,107
Average house value	\$272,004	\$328,012	\$350,417

\* Demographic data derived from 2010 US Census

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

## LAND DETAILS

---



Approximate Lot Dimensions:

North 700'

East 756'

South 1250'

Square Footage: 219,978

Zoning: Residential but City of Hudson's Future Land Use plan identifies this property as future general commercial use

Utilities: Gas/Electric onsite; parcel to east is already annexed into city of Hudson

Topography: Sloped

Legal Description: SEC 32 T29N R19W NW NE LOT 1 CSM in VOL 1 P 259 ORD

## INTERESTED?

## CALL JEANETTE FOR ADDITIONAL INFORMATION



**Jeanette Kunz, Broker & Realtor**

715.441.2804

WI & MN Licensed

Residential, Commercial, and Investment

[Jeanette@LakesAreaRealty.com](mailto:Jeanette@LakesAreaRealty.com)

1600 Maxwell Drive Unit #3 Hudson, WI 54016

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.*