

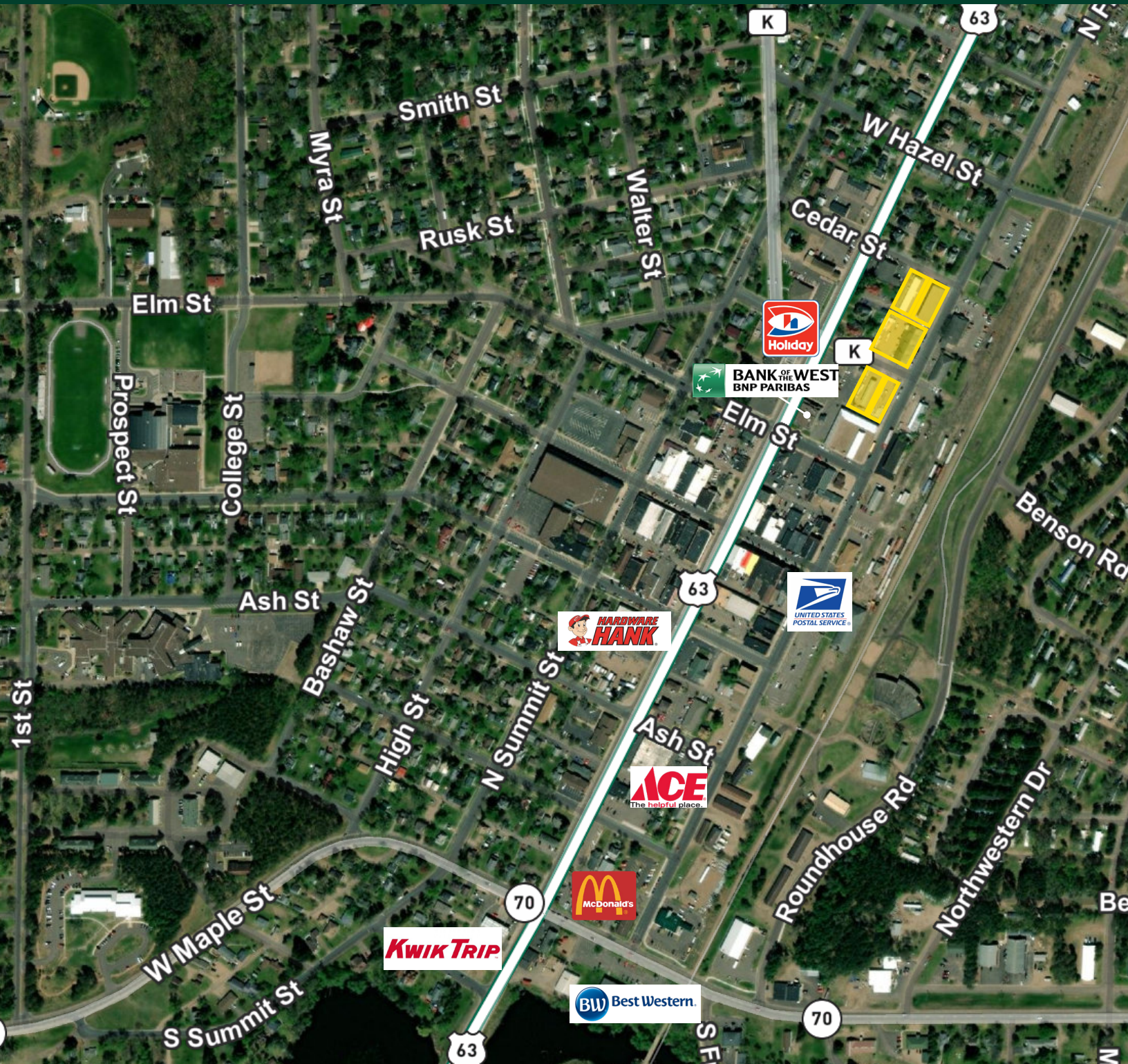
Buildings and Land | For Sale - \$399,000

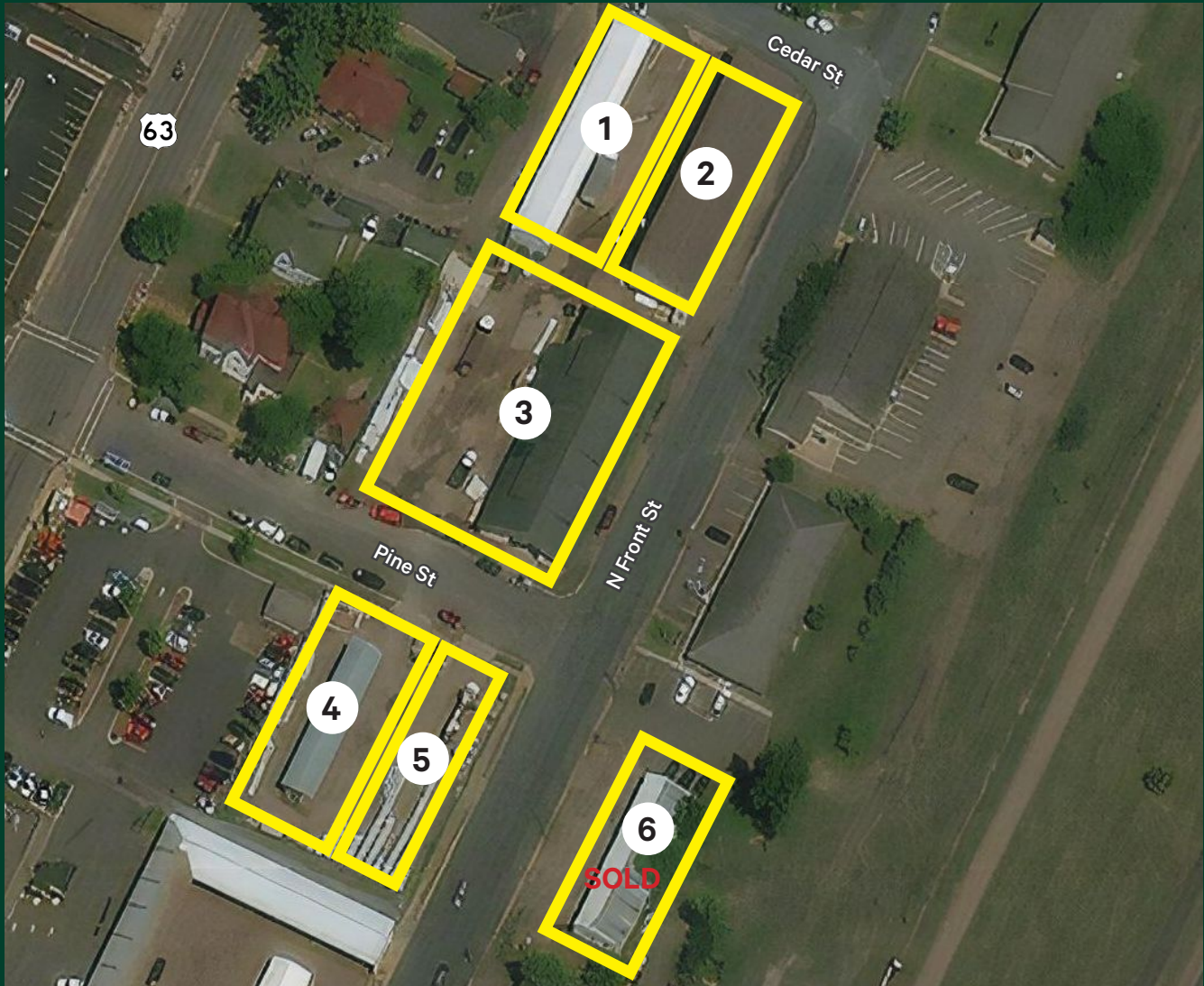
CBRE

Former Lumber Yard Commercial Land

±15,236 SF on ±1.47 Acres

102 Pine St
Spooner, WI 54801





Property Highlights

- 4 buildings totaling ±15,236 SF which includes enclosed and open buildings
- Quick access to Hwy 63
- Zoned Commercial District - C-1
- Spooner Area School District
- Located in an Opportunity Zone
- **BUYER TO CONFIRM ALL DETAILS AND INFORMATION**

Traffic Counts

Hwy 63	8,200 VPD
State Rd 70/W Maple St	6,300 VPD
N Front St	1,900 VPD

#	PID	Address	Acres	2022 Taxes
1	65-281-2-39-12-31-5 15-040-704000	102 Pine St Spooner, WI 54801	.26	\$528
2	65-281-2-39-12-31-5 15-040-703000	102 Pine St Spooner, WI 54801	.26	\$124
3	65-281-2-39-12-31-5 15-040-701500	102 Pine St Spooner, WI 54801	.52	\$6,530
4	65-281-2-39-12-31-5 15-527-539500	102 Pine St Spooner, WI 54801	.26	\$1,313
5	65-281-2-39-12-31-5 15-527-539000	102 Pine St Spooner, WI 54801	.17	\$245
6	SOLD		.23	

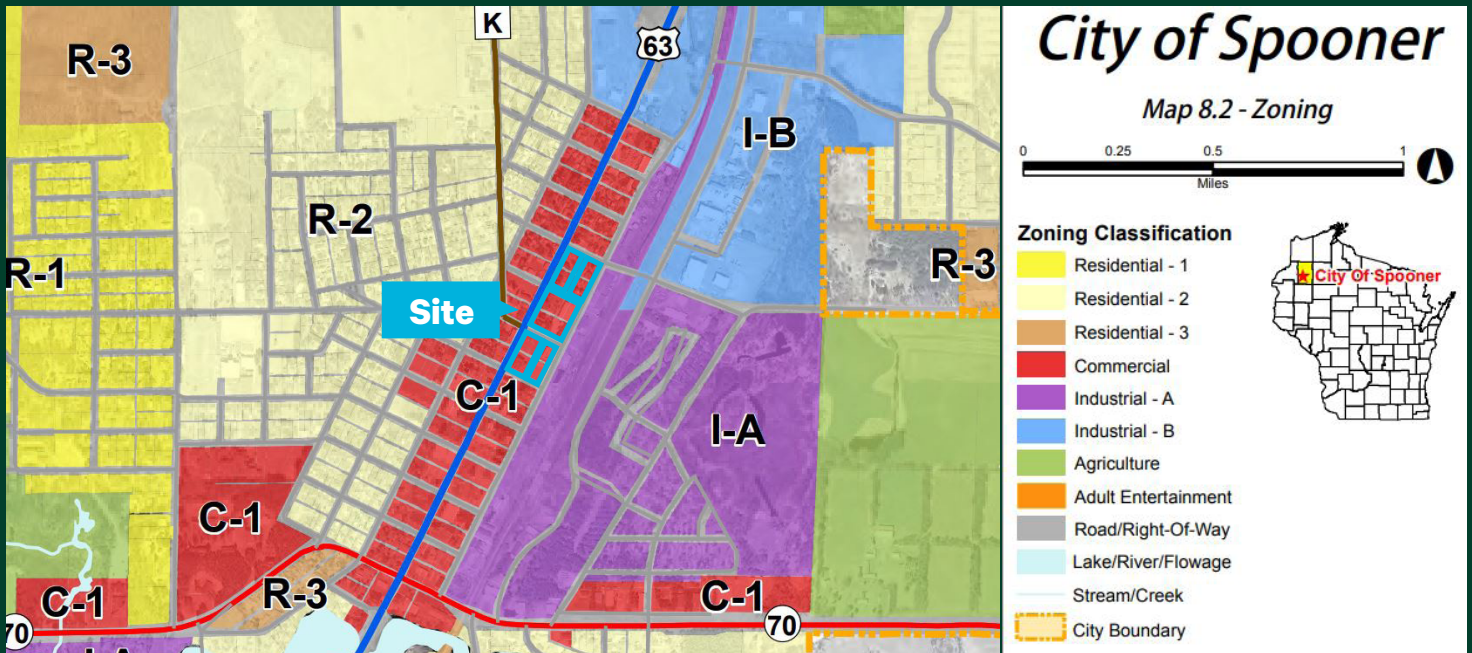
Property Photos



Property Photos



Zoning



Commercial District - C-1

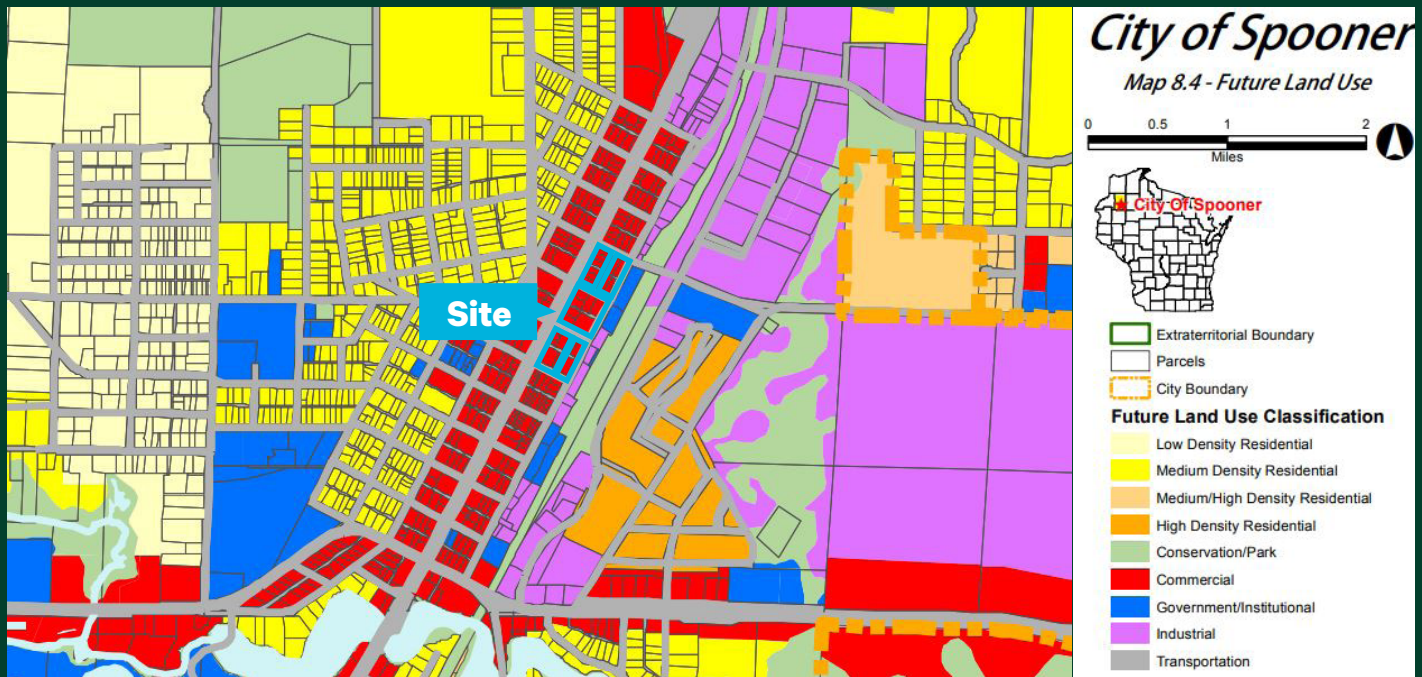
Purpose

The C-1 commercial district is established to provide for businesses and limited wholesale and other compatible noncommercial uses.

Permitted uses in the C-1 district are as follows:

1. Animal hospital and pet shop.
2. Art shop, gift shop, jewelry store, optical, antique, gun, toy, craft store.
3. Automobile sales and service establishment, public garage and parking lot, auto parts store, equipment sales and service, equipment rental.
4. Bank and financial institution, brokerage and pawnbroker.
5. Bakery (retail).
6. Barbershop and beauty parlor.
7. Bed and breakfast.
8. Bookstore and stationery store.
9. Bowling alley, pool and billiard room, gymnasium, dancing school, dancehall, skating rink, mini-golf, theater except drive-in theater.
10. Candy store, confectionery store, ice cream store, soda fountain, soft drink stand.
11. Clinic, medical, dental, specialty.
12. Convention and exhibition hall.
13. Cleaning and dyeing establishment.
14. Dress shop, clothing store, dry goods store, notion shop, hosiery shop, tailor shop, shoe store.
15. Department store.
16. Drugstore, pharmacy.
17. Filling station.
18. Food products (retail), grocery store (retail), delicatessen, meat and fish market, fruit and vegetable store, tea and coffee store, feed store, catering, bait.
19. Florist shop.
20. Hardware and paint store.
21. Household appliance store, furniture store, plumbing, heating and electrical supplies; crockery store.
22. Hotel.
23. Microwave radio relay structures.
24. Music store, radio store, radio broadcast studio.
25. Newsstand.
26. Photograph studio, photographer's supplies.
27. Railroad and bus depot.
28. Restaurant, cafeteria, lunchroom, refreshment stand, caterer, tavern.
29. Telephone and other communications office.
30. Temporary structure.
31. Tobacco and pipe store.
32. Undertaking establishment.
33. Professional and other offices.
34. Licensed day care.
35. Brew pub, winery.
36. Community based residential facility.
37. Nursing home.
38. Amusement arcade.
39. Any other businesses similar in character and the processing or treatment of products clearly incidental to the conduct of a retail business on the premises.
40. Such accessory uses as are customary in connection with the foregoing uses and are incidental thereto.

Future Land Use



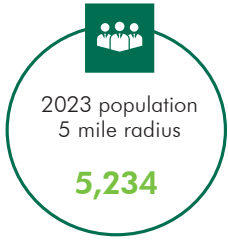
Commercial

Areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide commercial/retail use activities. Also includes currently undeveloped areas which would be well suited for commercial use activities.

Intended Uses:

- General retail
- Restaurants
- Grocery
- Professional offices
- Medical offices
- Service and repair businesses

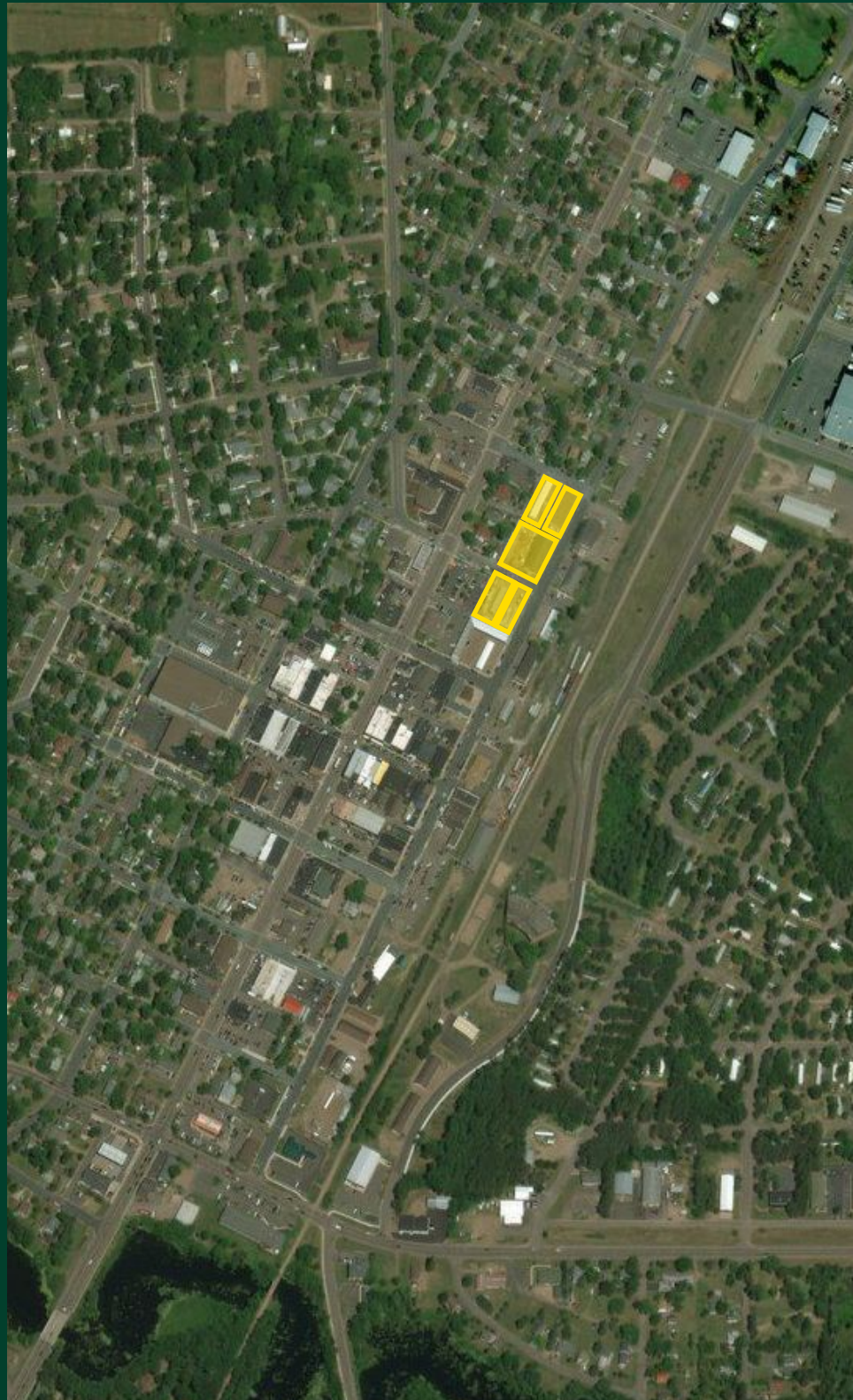
Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	2,572	4,100	5,234
2028 Population - Five Year Projection	2,666	4,207	5,331
2020 Population - Census	2,449	3,958	5,101
2010 Population - Census	2,563	4,038	5,114
2020-2023 Annual Population Growth Rate	1.52%	1.09%	0.80%
2023-2028 Annual Population Growth Rate	0.72%	0.52%	0.37%
HOUSEHOLDS			
2023 Households - Current Year Estimate	1,183	1,822	2,298
2028 Households - Five Year Projection	1,243	1,896	2,377
2010 Households - Census	1,146	1,727	2,163
2020 Households - Census	1,132 88.6%	1,741 86.3%	2,211 82.0%
2020-2023 Compound Annual Household Growth Rate	1.37%	1.41%	1.19%
2023-2028 Annual Household Growth Rate	0.99%	0.80%	0.68%
2023 Average Household Size	2.11	2.20	2.23
HOUSEHOLD INCOME			
2023 Average Household Income	\$63,968	\$67,448	\$70,008
2028 Average Household Income	\$72,250	\$75,874	\$78,828
2023 Median Household Income	\$50,514	\$52,853	\$54,052
2028 Median Household Income	\$56,976	\$59,444	\$60,777
2023 Per Capita Income	\$29,145	\$30,372	\$31,060
2028 Per Capita Income	\$33,362	\$34,671	\$35,498
HOUSING UNITS			
2023 Housing Units	1,353	2,113	2,816
2023 Vacant Housing Units	170 12.6%	291 13.8%	518 18.4%
2023 Occupied Housing Units	1,183 87.4%	1,822 86.2%	2,298 81.6%
2023 Owner Occupied Housing Units	757 55.9%	1,247 59.0%	1,641 58.3%
2023 Renter Occupied Housing Units	426 31.5%	575 27.2%	657 23.3%
EDUCATION			
2023 Population 25 and Over	1,829	2,933	3,776
HS and Associates Degrees	1,233 67.4%	2,001 68.2%	2,581 68.4%
Bachelor's Degree or Higher	421 23.0%	683 23.3%	897 23.8%
PLACE OF WORK			
2023 Businesses	233	342	375
2023 Employees	1,995	2,927	3,102

102 Pine St
Spooner, WI 54801

For Sale



Contact Us

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