

**VACANT
LAND
FOR
SALE**

**4.77
Acres**

1604 DAFFODIL LANE

Wausau, WI 54401

INTEGRITY, PASSION, RESULTS



BE SA W
& ASSOCIATES
REALTY, LTD.



**Besaw & Associates
Realty, Ltd.**

Phone: 920-338-8080

Fax: 920-338-8181

Email:

tim@besawrealty.com



**VACANT
LAND
FOR
SALE**

1604 DAFFODIL LANE

INTEGRITY, PASSION, RESULTS

TABLE OF CONTENTS

Property Information.....3
Traffic Counts.....4
Plat Map.....5
Location Map.....6
Demographic and Income Profile.....7
Demographic Graph.....8

**4.77
Acres**

**Besaw & Associates
Realty, Ltd.**

Phone: 920-338-8080

Fax: 920-338-8181

Email:

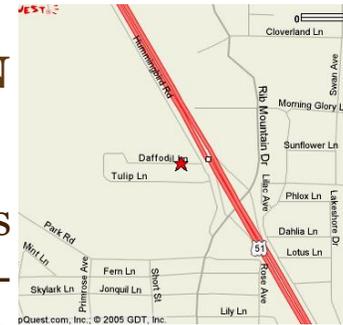
tim@besawrealty.com

1604 DAFFODIL LANE

**VACANT
 LAND
 FOR
 SALE**

INTEGRITY, PASSION, RESULTS

PROPERTY INFORMATION



Besaw & Associates Realty is pleased to offer For Sale the vacant land at 1604 Daffodil Lane in the Town of Rib Mountain. This 4.77 acre of prime vacant land offers easy access to Highway 51/29. Ideal location for general office business. Be a part of the Wausau Business Development!

	1604 Daffodil Lane
Property Address	Wausau, WI 54401
	Marathon County
Total Acreage	4.77 Acres
Total Buildable Acreage	4.77 Acres
Purchase Price	\$750,000
Municipality	Town of Rib Mountain
Zoning	Commercial/Residential
Parcel and Taxes-2020	068-2807-151-0888 \$894.43

**Besaw & Associates
 Realty, Ltd.**

Phone: 920-338-8080

Fax: 920-338-8181

Email:

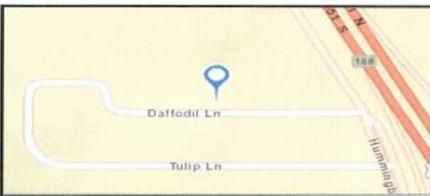
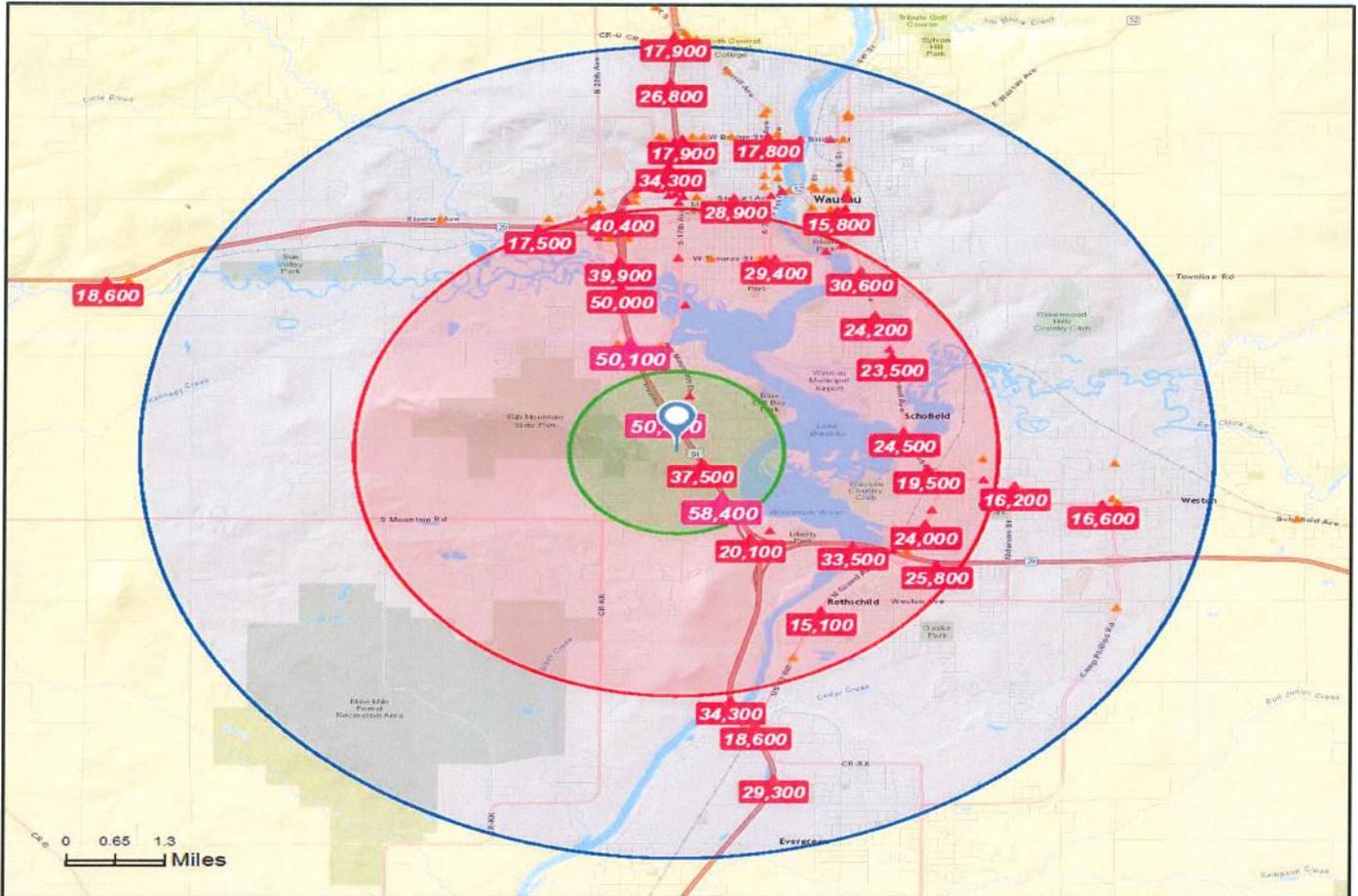
tim@besawrealty.com



Traffic Count Map

1604 Daffodil Ln, Wausau, Wisconsin, 54401
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 44.91368
Longitude: -89.65558



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kallbrate Technologies

February 08, 2017

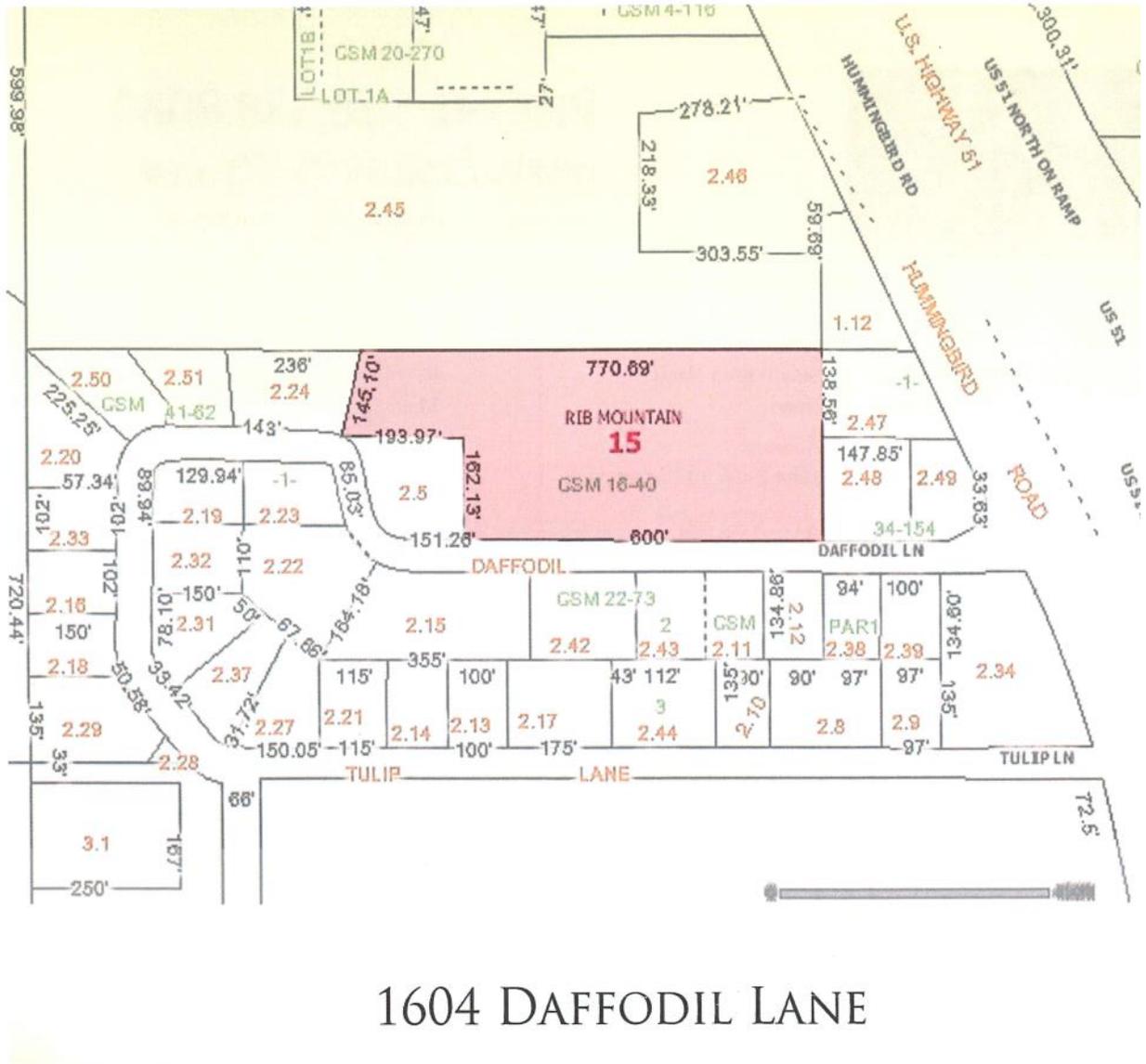
©2016 Esri

Page 1 of 1

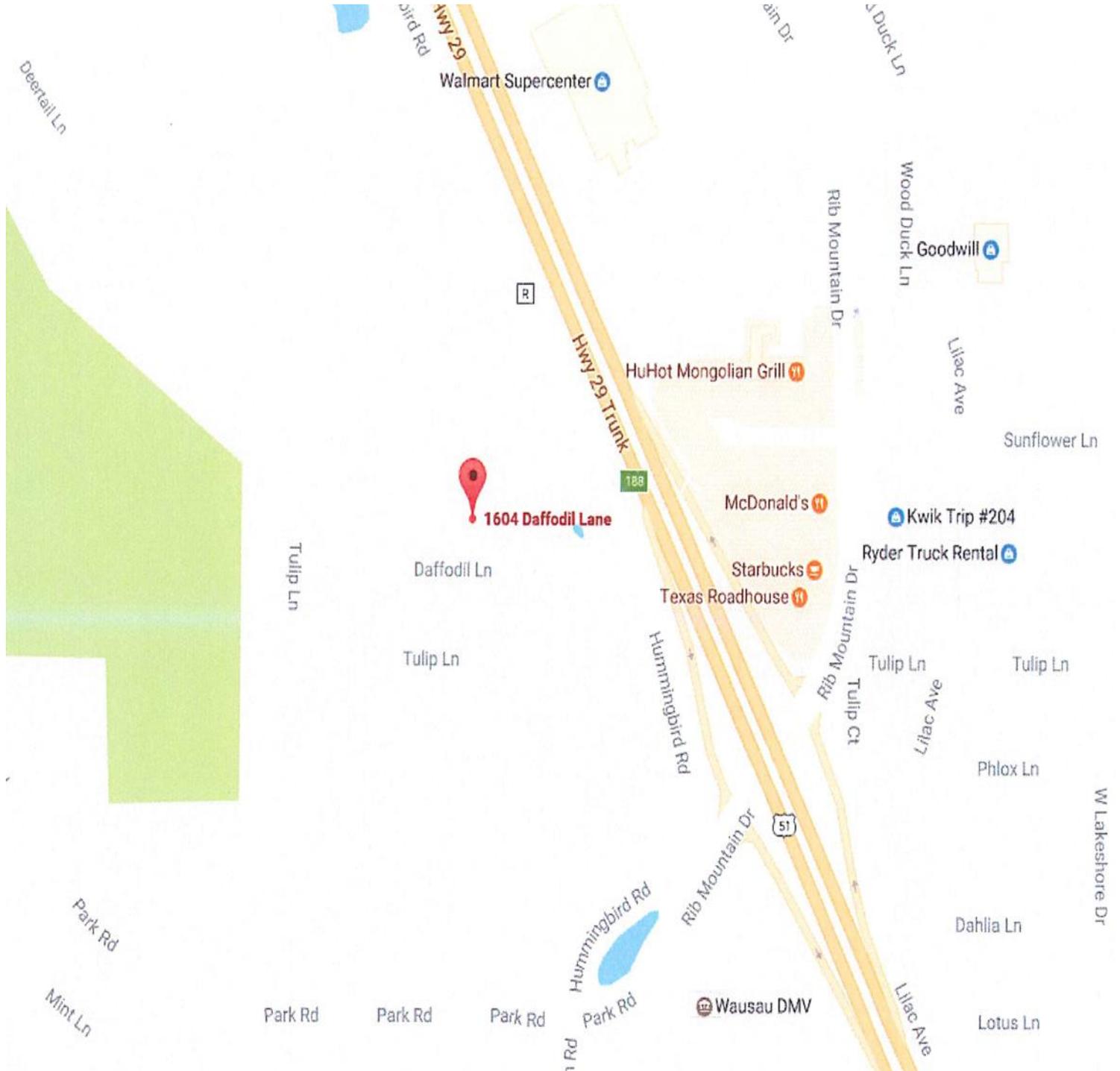
Besaw & Associates Realty, Ltd.
Phone: 920-338-8080
Fax: 920-338-8181
Email: tim@besawrealty.com



BE SAW & ASSOCIATES REALTY, LTD.



**Besaw & Associates
 Realty, Ltd.**
 Phone: 920-338-8080
 Fax: 920-338-8181
 Email:
tim@besawrealty.com



**Besaw & Associates
 Realty, Ltd.**

Phone: 920-338-8080

Fax: 920-338-8181

Email:

tim@besawrealty.com



BESAW
 & ASSOCIATES
 REALTY, LTD.



Demographic and Income Profile

1604 Daffodil Ln, Wausau, Wisconsin, 54401
Ring: 1 mile radius

Prepared by Esri
Latitude: 44.91368
Longitude: -89.65558

Summary	Census 2010	2016	2021			
Population	2,018	2,018	2,027			
Households	786	793	800			
Families	585	586	590			
Average Household Size	2.57	2.54	2.53			
Owner Occupied Housing Units	675	670	676			
Renter Occupied Housing Units	111	123	124			
Median Age	44.9	47.1	48.7			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.09%	0.35%	0.84%			
Households	0.18%	0.40%	0.79%			
Families	0.14%	0.34%	0.72%			
Owner HHs	0.18%	0.38%	0.73%			
Median Household Income	1.90%	2.10%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	36	4.5%	35	4.4%		
\$15,000 - \$24,999	42	5.3%	39	4.9%		
\$25,000 - \$34,999	49	6.2%	50	6.2%		
\$35,000 - \$49,999	148	18.7%	93	11.6%		
\$50,000 - \$74,999	133	16.8%	156	19.5%		
\$75,000 - \$99,999	129	16.3%	128	16.0%		
\$100,000 - \$149,999	150	18.9%	167	20.9%		
\$150,000 - \$199,999	52	6.6%	68	8.5%		
\$200,000+	54	6.8%	65	8.1%		
Median Household Income	\$72,044		\$79,143			
Average Household Income	\$92,453		\$103,245			
Per Capita Income	\$36,940		\$41,407			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	106	5.3%	97	4.8%	92	4.5%
5 - 9	106	5.3%	106	5.3%	99	4.9%
10 - 14	136	6.7%	114	5.6%	120	5.9%
15 - 19	146	7.2%	116	5.7%	105	5.2%
20 - 24	87	4.3%	97	4.8%	72	3.5%
25 - 34	177	8.8%	204	10.1%	215	10.6%
35 - 44	252	12.5%	215	10.7%	222	10.9%
45 - 54	383	19.0%	329	16.3%	275	13.6%
55 - 64	319	15.8%	350	17.3%	351	17.3%
65 - 74	185	9.2%	261	12.9%	315	15.5%
75 - 84	95	4.7%	99	4.9%	128	6.3%
85+	25	1.2%	30	1.5%	35	1.7%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,860	92.2%	1,836	91.0%	1,821	89.9%
Black Alone	2	0.1%	2	0.1%	3	0.1%
American Indian Alone	7	0.3%	8	0.4%	9	0.4%
Asian Alone	130	6.4%	148	7.3%	165	8.1%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	6	0.3%	8	0.4%	9	0.4%
Two or More Races	13	0.6%	16	0.8%	19	0.9%
Hispanic Origin (Any Race)	20	1.0%	25	1.2%	33	1.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

February 08, 2017

**Besaw & Associates
Realty, Ltd.**

Phone: 920-338-8080

Fax: 920-338-8181

Email:

tim@besawrealty.com



**BESAW
& ASSOCIATES
REALTY, LTD.**

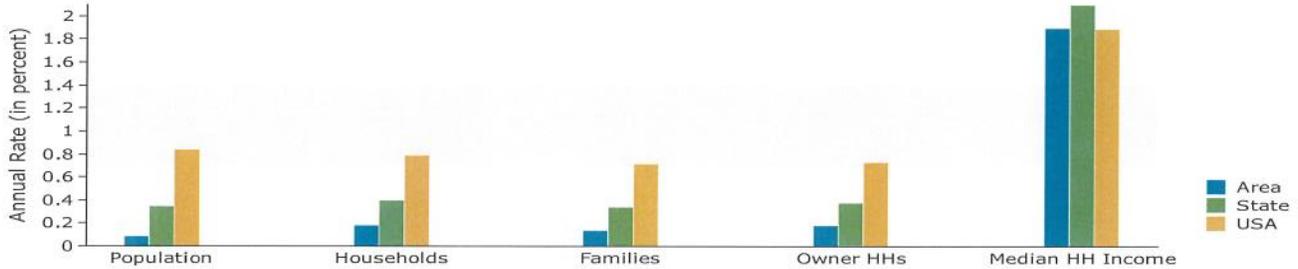


Demographic and Income Profile

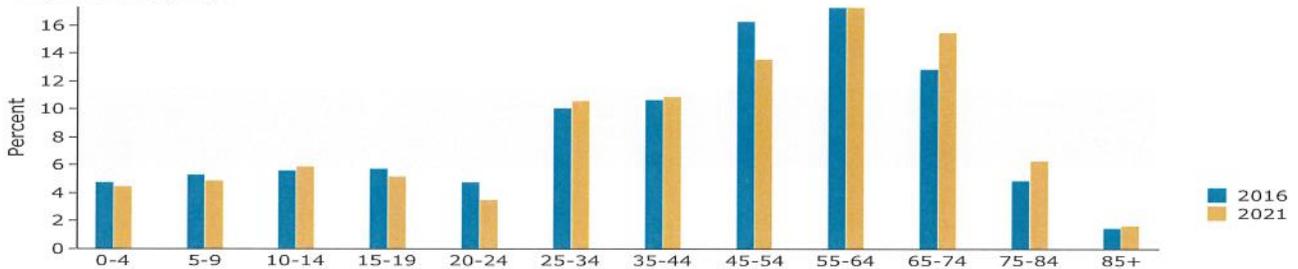
1604 Daffodil Ln, Wausau, Wisconsin, 54401
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 44.91368
 Longitude: -89.65558

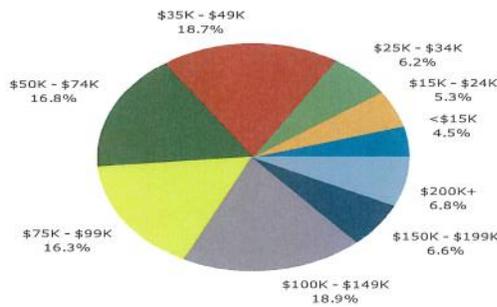
Trends 2016-2021



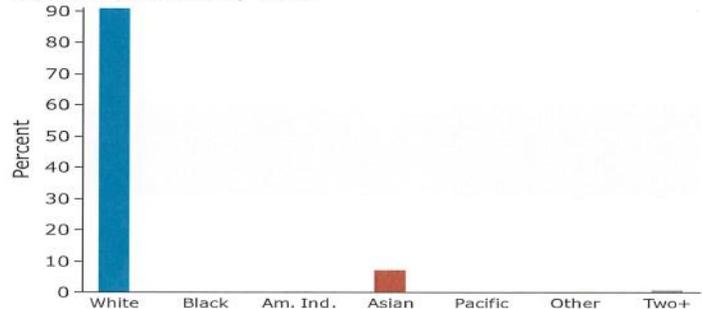
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

February 08, 2017

©2016 Esri

Page 2 of 6

Besaw & Associates
 Realty, Ltd.
 Phone: 920-338-8080
 Fax: 920-338-8181
 Email:
 tim@besawrealty.com

