

VACANT  
LAND  
FOR  
SALE

9.722  
Acres

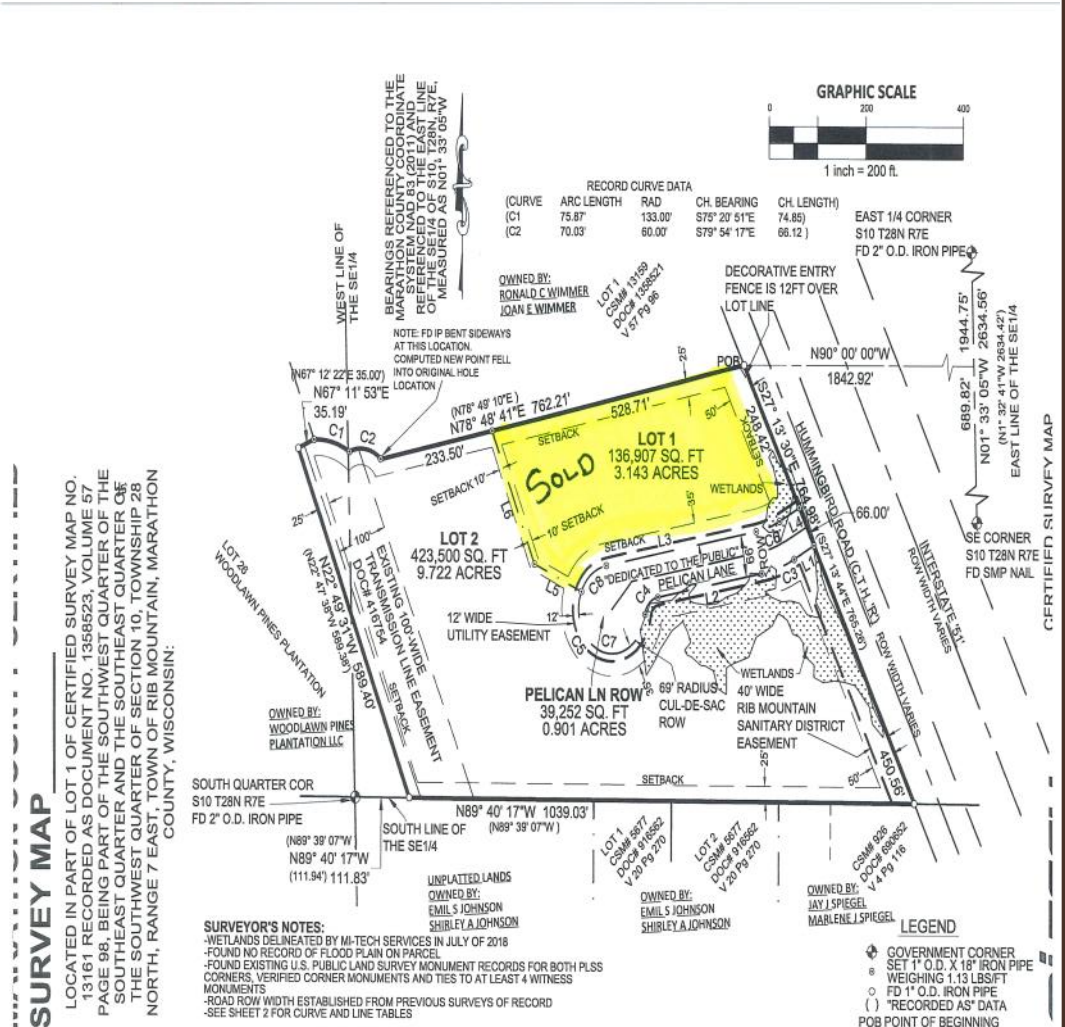
# 4202 HUMMINGBIRD ROAD

## Wausau, WI 54401

INTEGRITY, PASSION, RESULTS



**BESAW  
& ASSOCIATES**  
REALTY, LTD.



**Besaw & Associates  
Realty, Ltd.**

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## PROPERTY INFORMATION

Besaw & Associates Realty is pleased to offer For Sale the vacant land at 4202 Hummingbird Road in the Town of Rib Mountain. Currently zoned Suburban Office, city sewer and water are available to the site. Just minutes from Rib Mountain State Park, Wausau Municipal Airport and Downtown Wausau! This property ideally suits a retail user, but is also suited for an office, general commercial user, or medical development. Excellent Hwy 51 visibility. Seller will divide.



<b>Property Address</b>	<b>4202 Hummingbird Road        Wausau, WI 54401        Marathon County</b>
<b>Total Acreage</b>	<b>9.722 Acres</b>
<b>Lot #</b>	<b>2</b>
<b>Purchase Price</b>	<b>\$2,500,000</b>
<b>Municipality</b>	<b>Town of Rib Mountain</b>
<b>Zoning</b>	<b>Suburban Office</b>
<b>Parcels and        Taxes-2020</b>	<b>068-2807-104-0942        \$7,924.54</b>

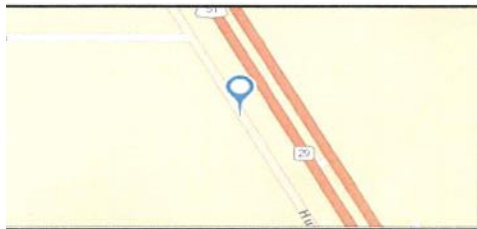
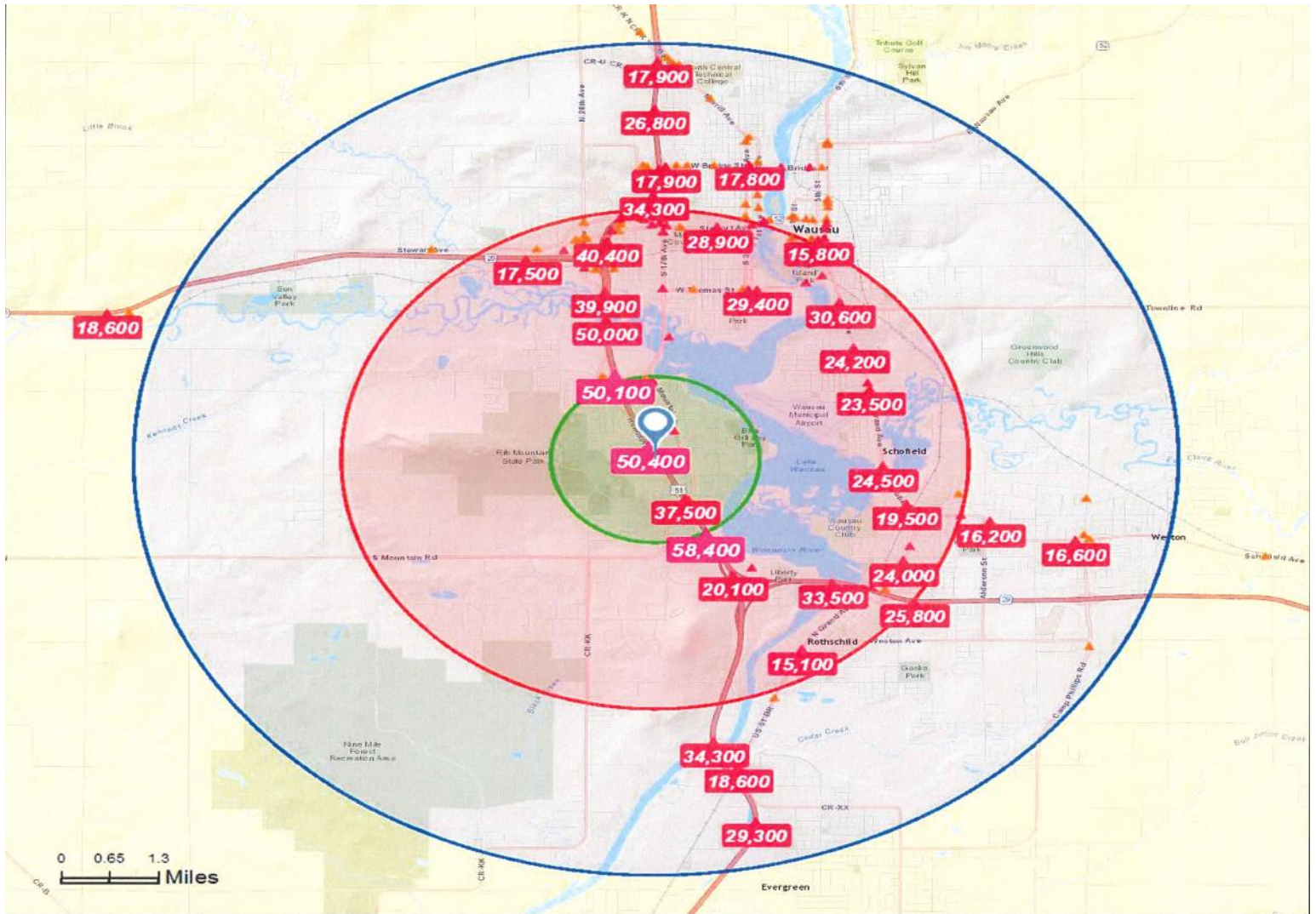
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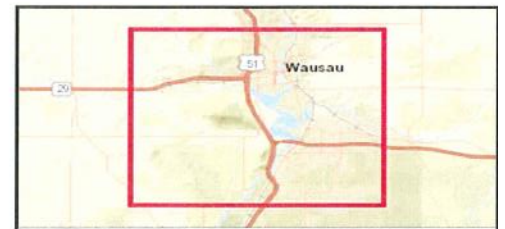
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

February 08, 2017

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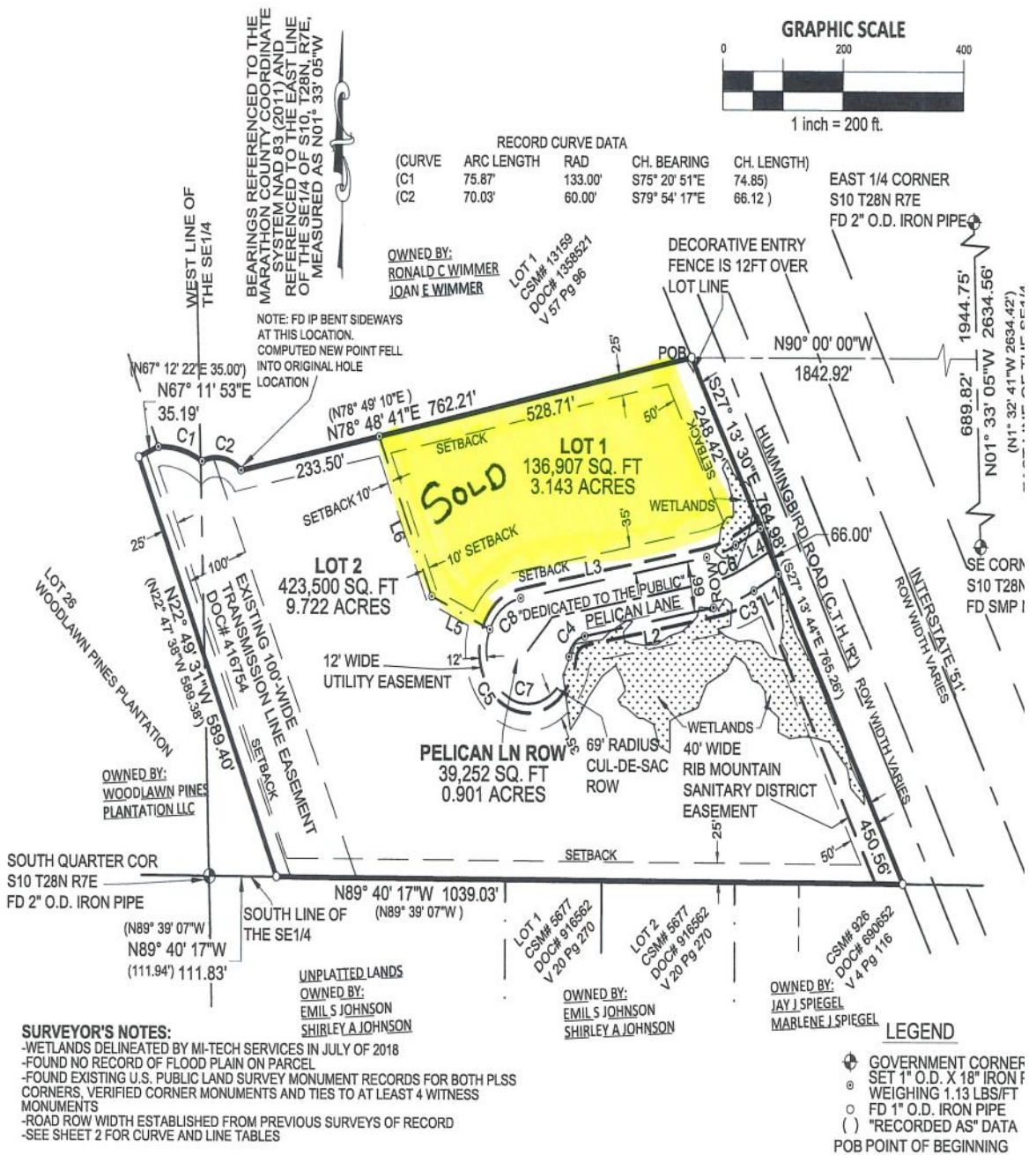
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## SURVEY MAP

LOCATED IN PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 13161 RECORDED AS DOCUMENT NO. 1358523, VOLUME 57 PAGE 98, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER Q&F THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN:



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## Demographic and Income Profile

4202 Hummingbird Ln, Wausau, Wisconsin, 54401 3  
4202 Hummingbird Ln, Wausau, Wisconsin, 54401  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 44.91866  
Longitude: -89.65675

Summary	Census 2010		2016		2021	
	Population	2,250	2,250	2,246	2,251	2,251
Households	890	890	896	903	903	903
Families	664	664	665	668	668	668
Average Household Size	2.53	2.53	2.51	2.49	2.49	2.49
Owner Occupied Housing Units	758	758	751	756	756	756
Renter Occupied Housing Units	132	132	145	147	147	147
Median Age	44.8	44.8	47.0	48.5	48.5	48.5

Trends: 2016 - 2021 Annual Rate	Area		State		National	
	Population	0.04%	0.04%	0.35%	0.84%	0.84%
Households	0.16%	0.16%	0.40%	0.79%	0.79%	0.79%
Families	0.09%	0.09%	0.34%	0.72%	0.72%	0.72%
Owner HHs	0.13%	0.13%	0.38%	0.73%	0.73%	0.73%
Median Household Income	1.61%	1.61%	2.10%	1.89%	1.89%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	29	3.2%	28	3.1%
\$15,000 - \$24,999	41	4.6%	39	4.3%
\$25,000 - \$34,999	60	6.7%	64	7.1%
\$35,000 - \$49,999	170	19.0%	116	12.8%
\$50,000 - \$74,999	185	20.6%	211	23.4%
\$75,000 - \$99,999	161	18.0%	160	17.7%
\$100,000 - \$149,999	146	16.3%	156	17.3%
\$150,000 - \$199,999	50	5.6%	65	7.2%
\$200,000+	54	6.0%	65	7.2%
Median Household Income	\$68,268		\$73,958	
Average Household Income	\$88,868		\$97,962	
Per Capita Income	\$35,662		\$39,530	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	130	5.8%	119	5.3%	113	5.0%
5 - 9	124	5.5%	118	5.3%	111	4.9%
10 - 14	148	6.6%	132	5.9%	132	5.9%
15 - 19	154	6.8%	131	5.8%	122	5.4%
20 - 24	92	4.1%	100	4.5%	81	3.6%
25 - 34	216	9.6%	231	10.3%	238	10.6%
35 - 44	265	11.8%	231	10.3%	235	10.4%
45 - 54	404	18.0%	358	15.9%	309	13.7%
55 - 64	334	14.9%	362	16.1%	360	16.0%
65 - 74	234	10.4%	308	13.7%	361	16.1%
75 - 84	117	5.2%	121	5.4%	148	6.6%
85+	31	1.4%	36	1.6%	39	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,089	92.8%	2,062	91.7%	2,043	90.8%
Black Alone	4	0.2%	6	0.3%	7	0.3%
American Indian Alone	6	0.3%	6	0.3%	7	0.3%
Asian Alone	129	5.7%	147	6.5%	162	7.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	10	0.4%	12	0.5%	14	0.6%
Two or More Races	12	0.5%	15	0.7%	17	0.8%
Hispanic Origin (Any Race)	24	1.1%	31	1.4%	38	1.7%

**Data Note:** Income is expressed in current dollars.

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

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# Demographic Graph

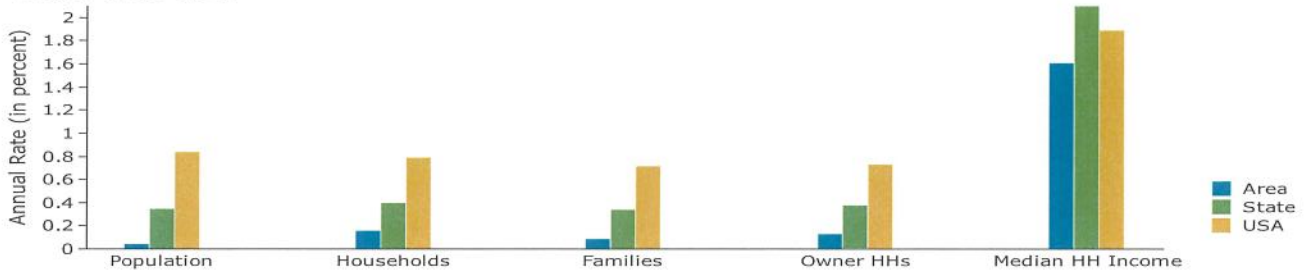


## Demographic and Income Profile

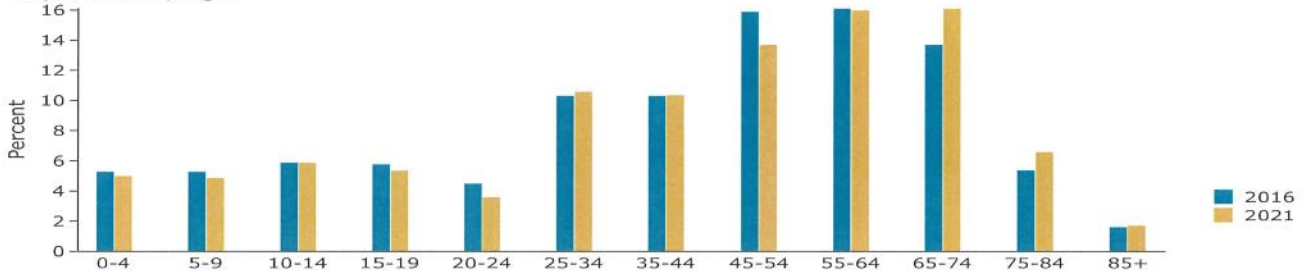
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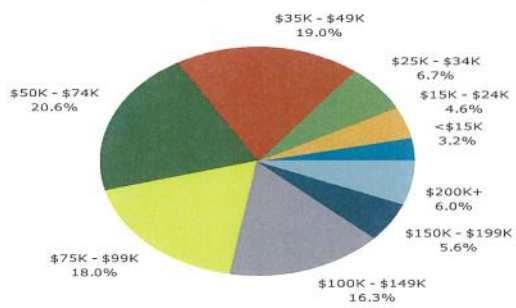
Trends 2016-2021



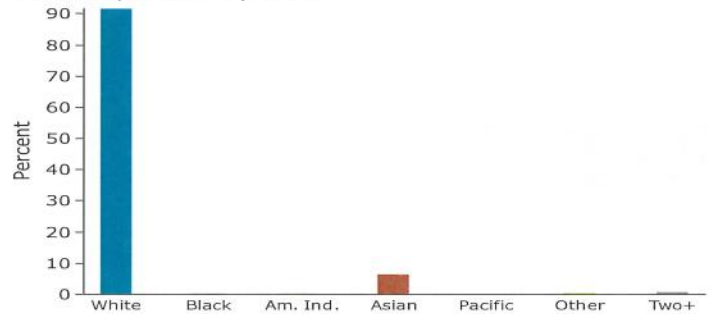
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 1.4%

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

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