



HOLMEN, WI —————

# PREMIER COMMERCIAL DEVELOPMENT OPPORTUNITY



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REAL ESTATE  
— GROUP —

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# OFFERING OVERVIEW

OneTrust Real Estate is proud to offer two commercially zoned lots bordering the most prominent corner in booming Holmen, WI.

With a daily traffic count of 16,474 along Holmen Dr., (the highest count in Holmen) these two lots offer incredible exposure for potential businesses.

Lot 1: (.4037 acre) Located along Hale Dr.

Lot 3: (1.4676 acre) Located along Holmen Dr.



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# HOLMEN, WI

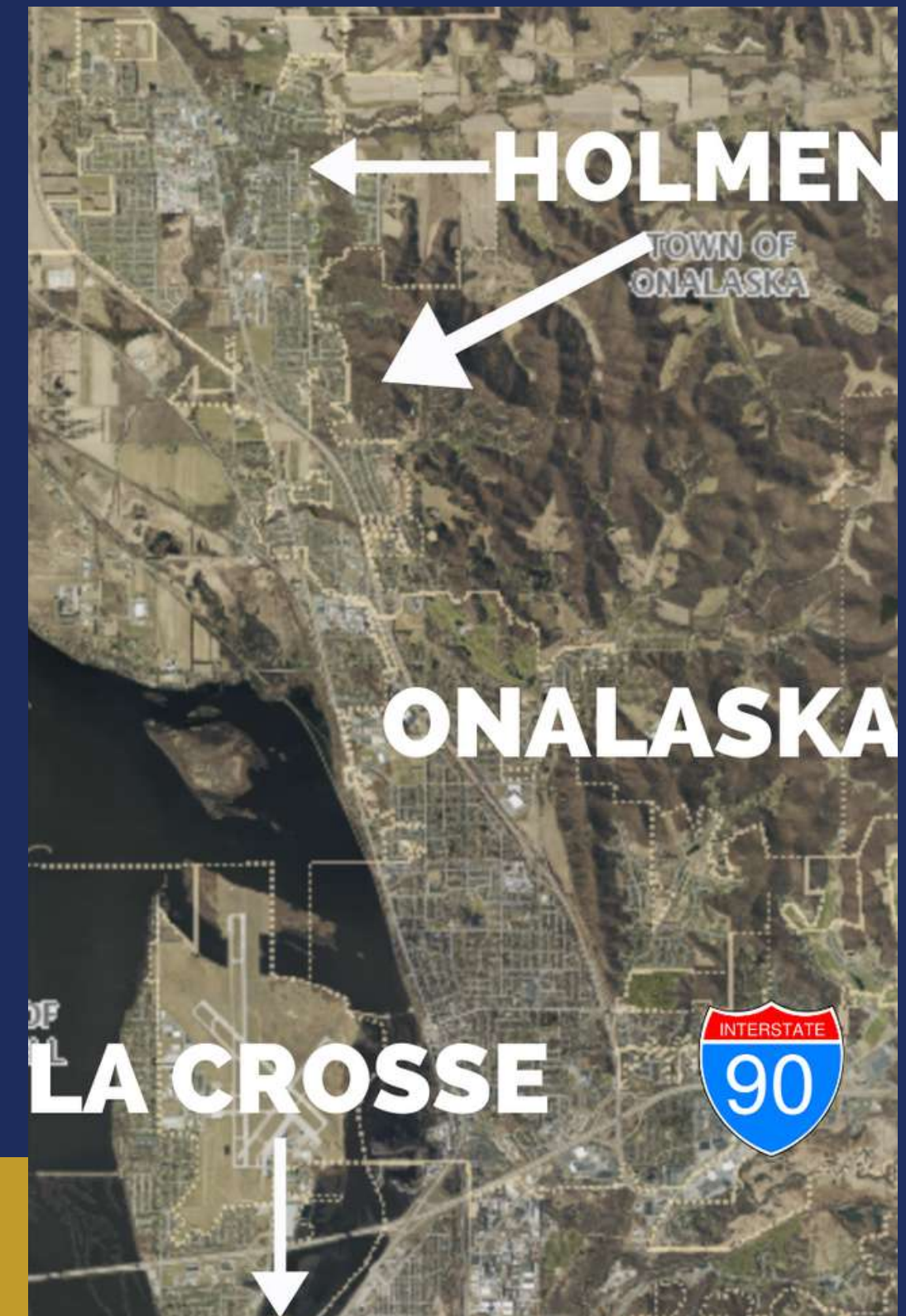


The village of Holmen has ranked one of the fastest growing communities in the state of Wisconsin for the past several years in a row. It is uniquely positioned for continued growth due to the topography of the surrounding communities, strong businesses & health care, and easy access to the Interstate system.

The hub of La Crosse County is the city of La Crosse. Situated along the mighty Mississippi River, La Crosse plays host to festivals throughout the year. The area attracts nature enthusiasts from around the country to take in the river, hiking and biking trails, and small historic villages in the surrounding Driftless Region.

Village of Holmen Population: 11,500+  
School District of Holmen Population: 20,000+  
School District enrollment: 3994  
La Crosse County Population: 120,700+  
City of Onalaska Population: 15,500+  
City of La Crosse Population: 62,000+

The village has demonstrated great vision and desire for continued growth with consistent annexation of surrounding townships and several new residential and commercial developments planned.



# SITE INFORMATION



The Village of Holmen has made major investments into this location and the infrastructure in the immediate vicinity including the Hale Dr. bridge extension into neighboring developments to the west, new stop lights, widening Holmen Dr. and adding new lighting throughout the entry into the Village.

New businesses in the immediate vicinity include Scooter's Coffee (which will be located directly on the corner), WNB Financial on the SW corner, Altra Federal Credit Union, Festival Foods, Mayo Health Clinic, Kwik Trip, Coulee Bank, Verve CU, Taco Bell, Pizza Hut and several others.

Several large parcels are slated to host major box retailers in the future.

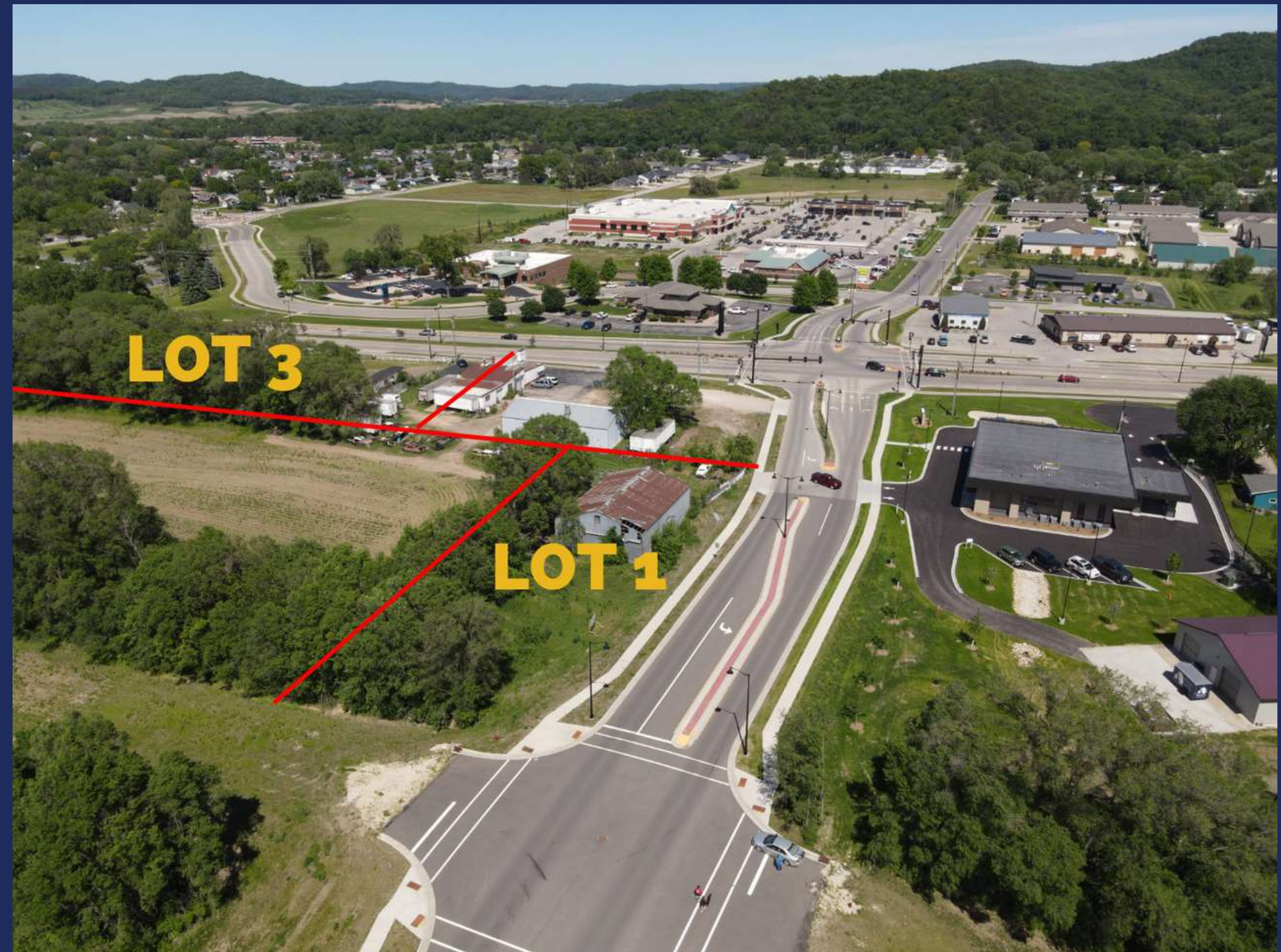


# SITE INFORMATION

The center piece of this location will be the brand new in 2022 Scooter's Coffee full coffee house location on the corner of Hale Dr and Holmen Dr. on lot 2.

Traffic slows at this intersection from all directions and boasts the largest traffic count in the Village or surrounding townships.

Remington Hills and Cole Addition neighborhoods use Hale Dr as their primary ingress egress totalling over 350 homes.



# SITE INFORMATION

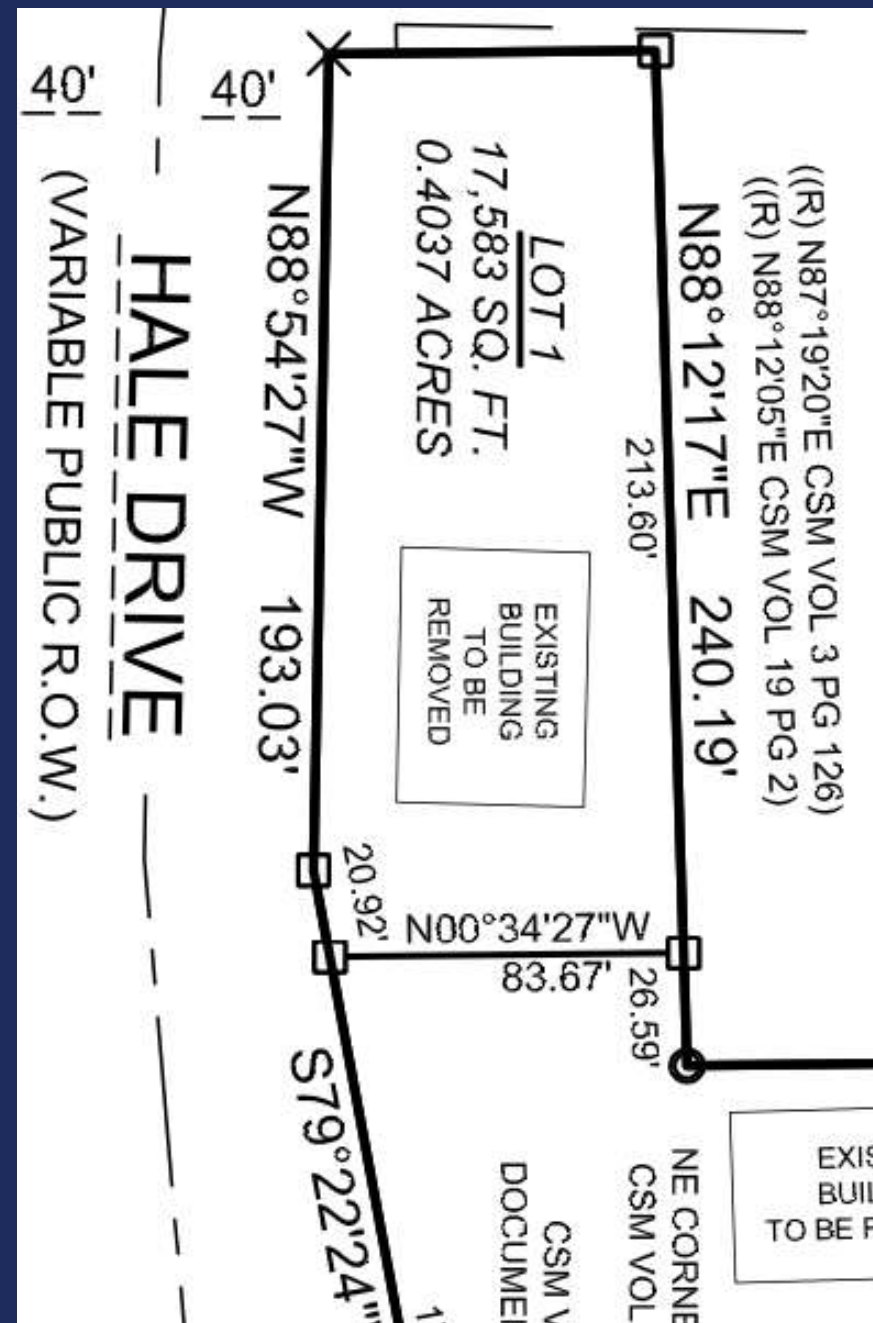


# LOT 1

- 214' along Hale Dr.
- 17,583 sqft
- .4037 acre

Great layout for small office building or private practice facility.

Ingress/egress along Hale Dr with potential future on new road to the west.

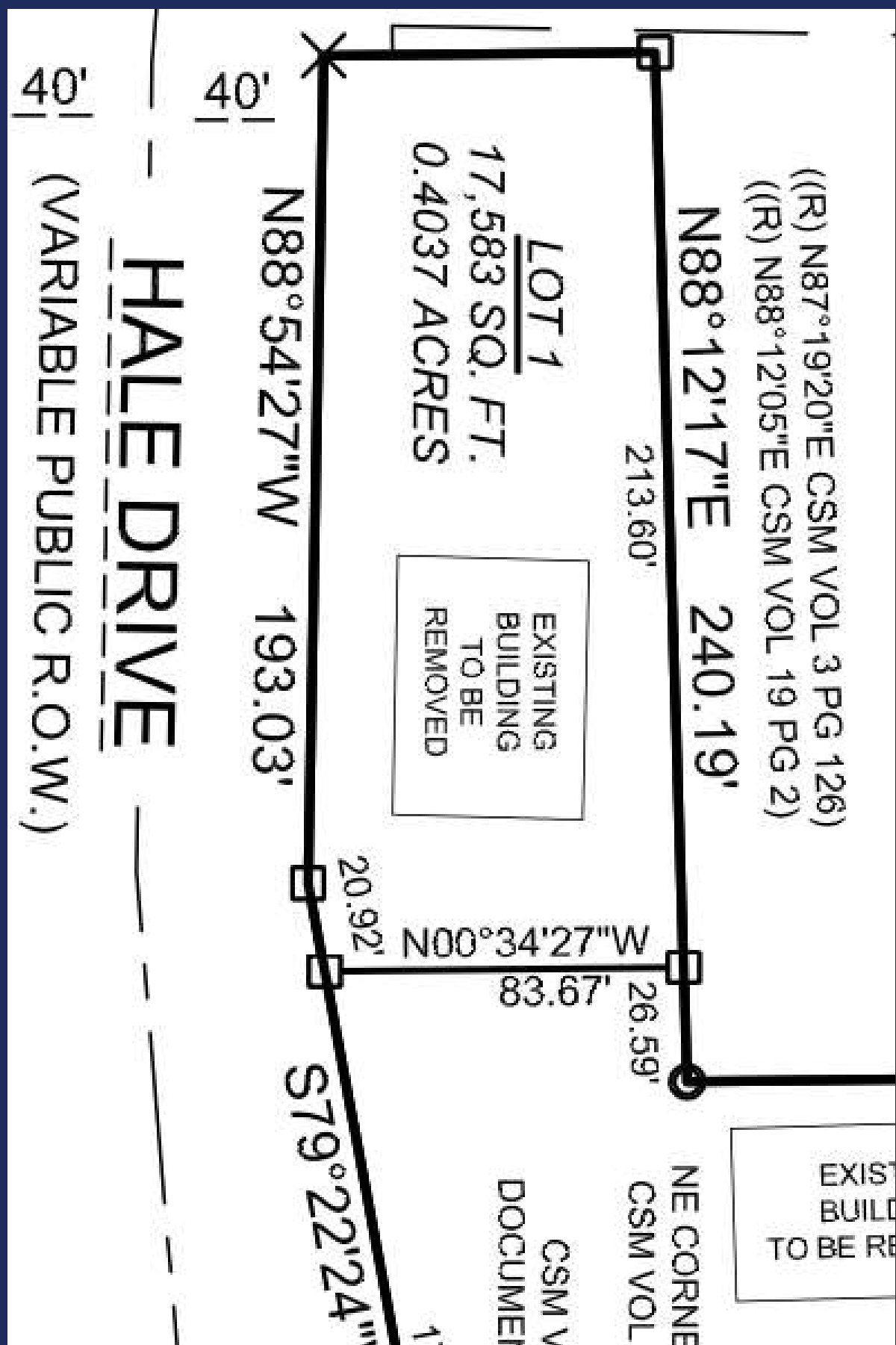


# LOT 1



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# LOT 1



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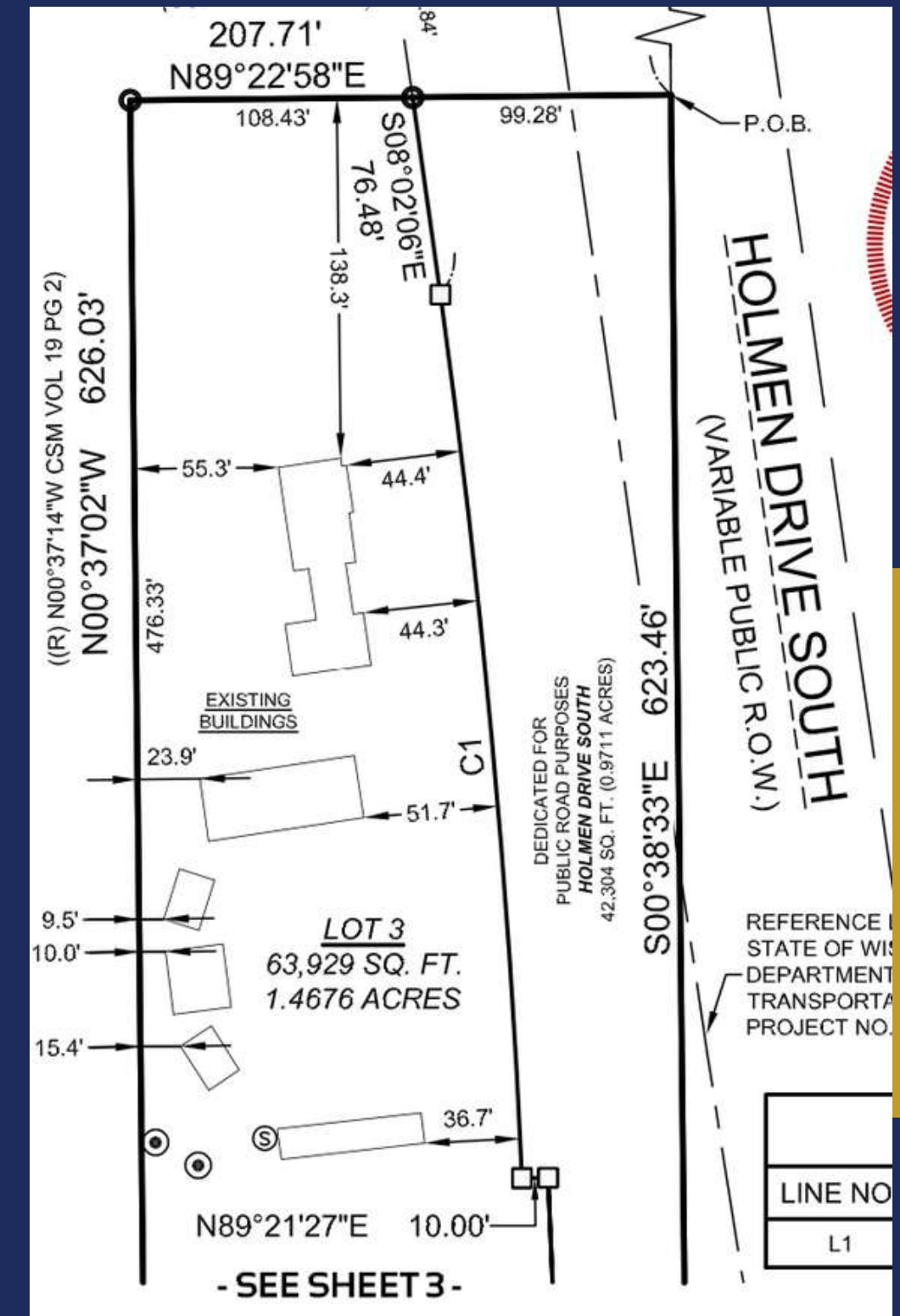


# LOT 3

- 620' along Holmen Dr.
- 63,929 sqft
- 1.4676 acre

Incredible opportunity for strip mall or other retail which is congruent with Village planning and approval.

Ingress/egress along Holmen Dr and through lot to south (Scooter's Coffeehouse) and potential future development to the north.

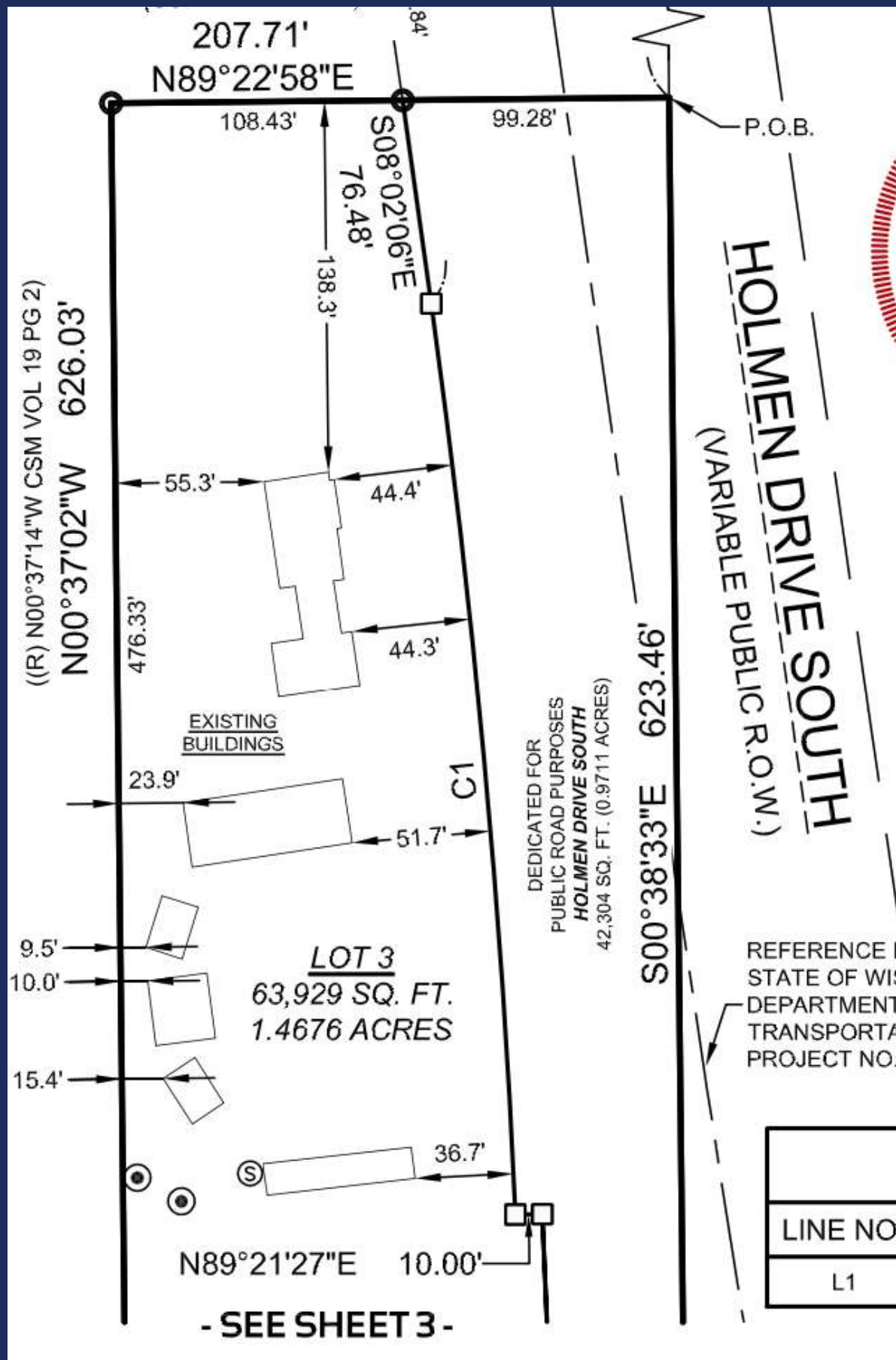


# LOT 3



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# LOT 3



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