



# Hudson Development Opportunity

## **CARMICHAEL RD & VINE ST**

## **HUDSON, WI**

### **Contacts:**

**Mike Salmen**

Managing Principal  
(612) 840 1978  
[mike.salmen@transwestern.com](mailto:mike.salmen@transwestern.com)

**Frank Richie**

Vice President  
(612) 359 1674  
[frank.richie@transwestern.com](mailto:frank.richie@transwestern.com)

**Marianne Burish**

Executive Vice President  
(414) 270 4109  
[marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

**Erik Coglianese**

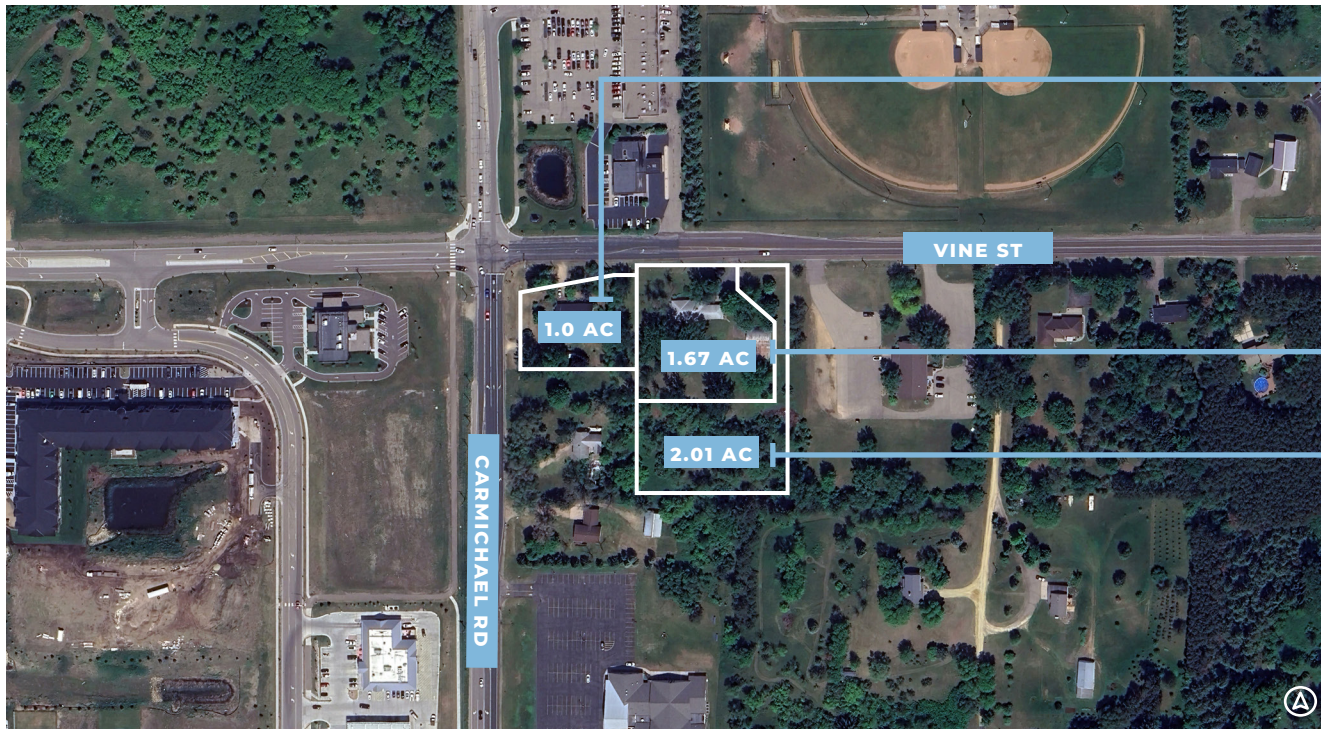
Senior Associate  
(612) 359 1611  
[erik.coglianese@transwestern.com](mailto:erik.coglianese@transwestern.com)

### The Offering

Transwestern is pleased to offer a redevelopment opportunity next to an up and coming addition to Hudson. Located just East of downtown Hudson, Hudson High School, and across the street from First Staff Bank and Kwik Trip. The property consists of three contiguous parcels measuring a combined 4.68 acres and is currently improved with two single family residence. The Carmichael Road and Vine Street intersection has witnessed significant development in recent years including retail, single-family residential and apartments, underscoring the immediate area as the heart of Hudson's growth. Developers of the subject property will benefit from the success of surrounding projects and can capitalize on a expanding population and strong household incomes to ensure a profitable project.

### Property Overview

The subject consists of three contiguous parcels totaling 4.68-acres. Parcel 020-1081-20-110 (2.01 AC) is currently undeveloped land. Parcels 020-1081-20-000 (1.67 AC) and 020-1081-80-000 (1.0 AC) are both improved with single family residences. All three parcels are zoned Residential by Hudson Township and guided for neighborhood commercial by the City of Hudson.



### FAST FACTS

#### 796 CARMICHAEL RD

**PID:** 020-1081-80-000  
**Current Use:** Single Family  
**Zoning:** Residential  
**Future Land Use Plan:**  
Neighborhood Commercial  
**Land Area:** 1.0 AC

#### 407 CTY RD UU

**PID:** 020-1081-20-000  
**Current Use:** Single Family  
**Zoning:** Residential  
**Future Land Use Plan:**  
Neighborhood Commercial  
**Land Area:** 1.67 AC

#### ADDRESS NOT ASSIGNED

**PID:** 020-1081-20-110  
**Current Use:** Residential  
**Future Land Use Plan:**  
Neighborhood Commercial  
**Future Land Use Plan:** Residential  
**Land Area:** 2.01 AC

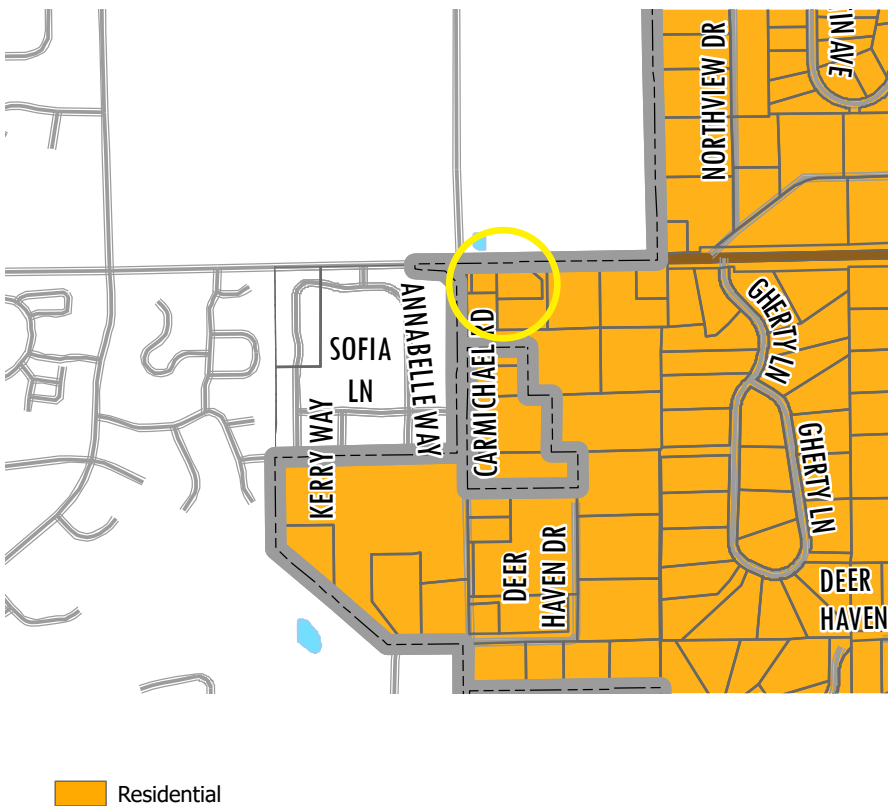




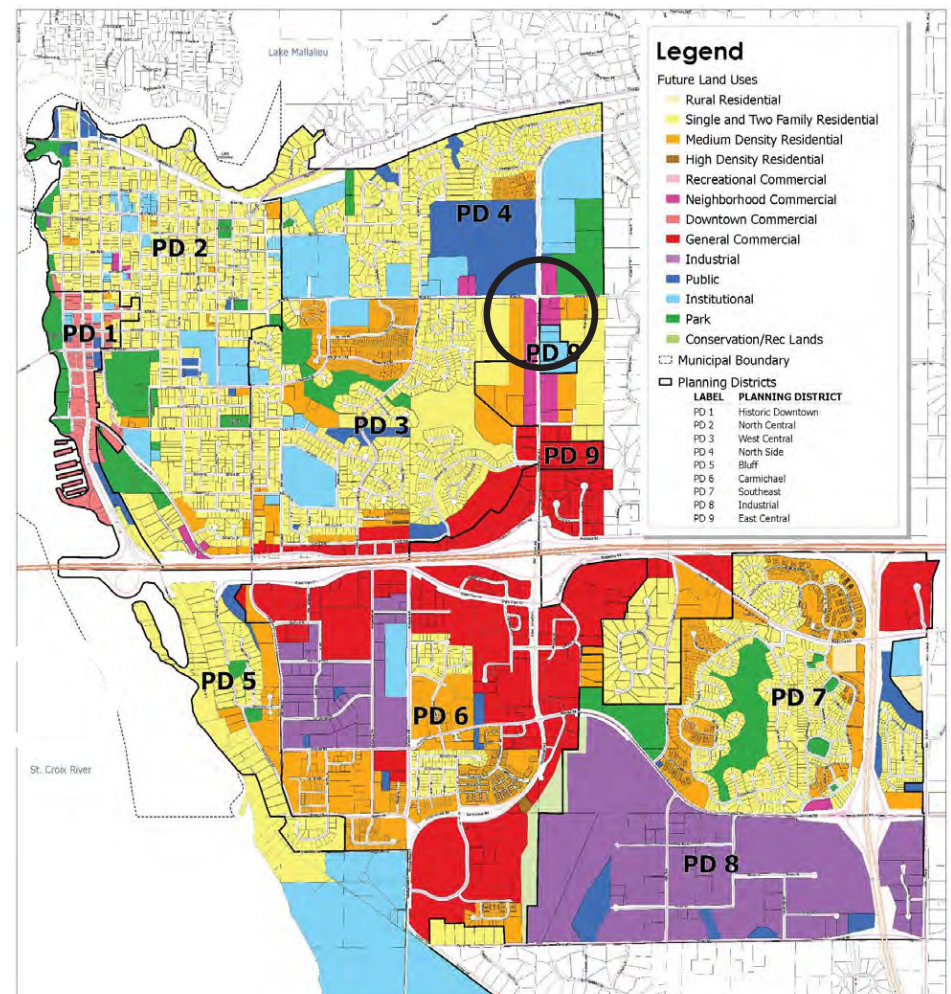


# Zoning

## Current Zoning - Hudson Township



## Future Land Use - City of Hudson





# Carmichael Access Concept Plan

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156 HIGH STREET, SUITE 300  
NEW RICHMOND, WI 54017  
PHONE: (715) 246-9905  
FAX: (888) 908-1128  
WATTS: 800-325-2055  
www.sehinc.com

Project: HUDSO 142677  
Date: 9/18/2018  
Map by: thastings  
CRS: NAD 1983 HARN WISCRS St  
Croix County Feet  
Source:

**SYNCHRO SCREENS**  
**VINE AND CARMICHAEL**  
**CARMICHAEL CORRIDOR STUDY**  
**Hudson, Wisconsin**

Figure  
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This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. By using this map you agree that SEH shall not be liable for any damages which arise out of your access or use of the data provided.



## HUDSON, WI

### Location & Proximity

Hudson, Wisconsin is a growing suburban community of the Minneapolis-St. Paul MSA. The area's natural surroundings — including trees, St. Croix River, trees, prairies and other diverse bodies of water — set it apart from similar-sized suburbs and give the community a distinct character. In the immediate 5 mile area, the median household income is a robust \$112K per year, illustrating the areas strong demographics and status as a premier community.



## DEMOGRAPHICS



### Daytime Population

1-MILE	3-MILE	5-MILE
4,352	25,807	42,892



### Median Household Income

1-MILE	3-MILE	5-MILE
\$123,960	\$106,952	\$112,933



### Population With Bachelors

1-MILE	3-MILE	5-MILE
34.0%	34.7%	31.9%



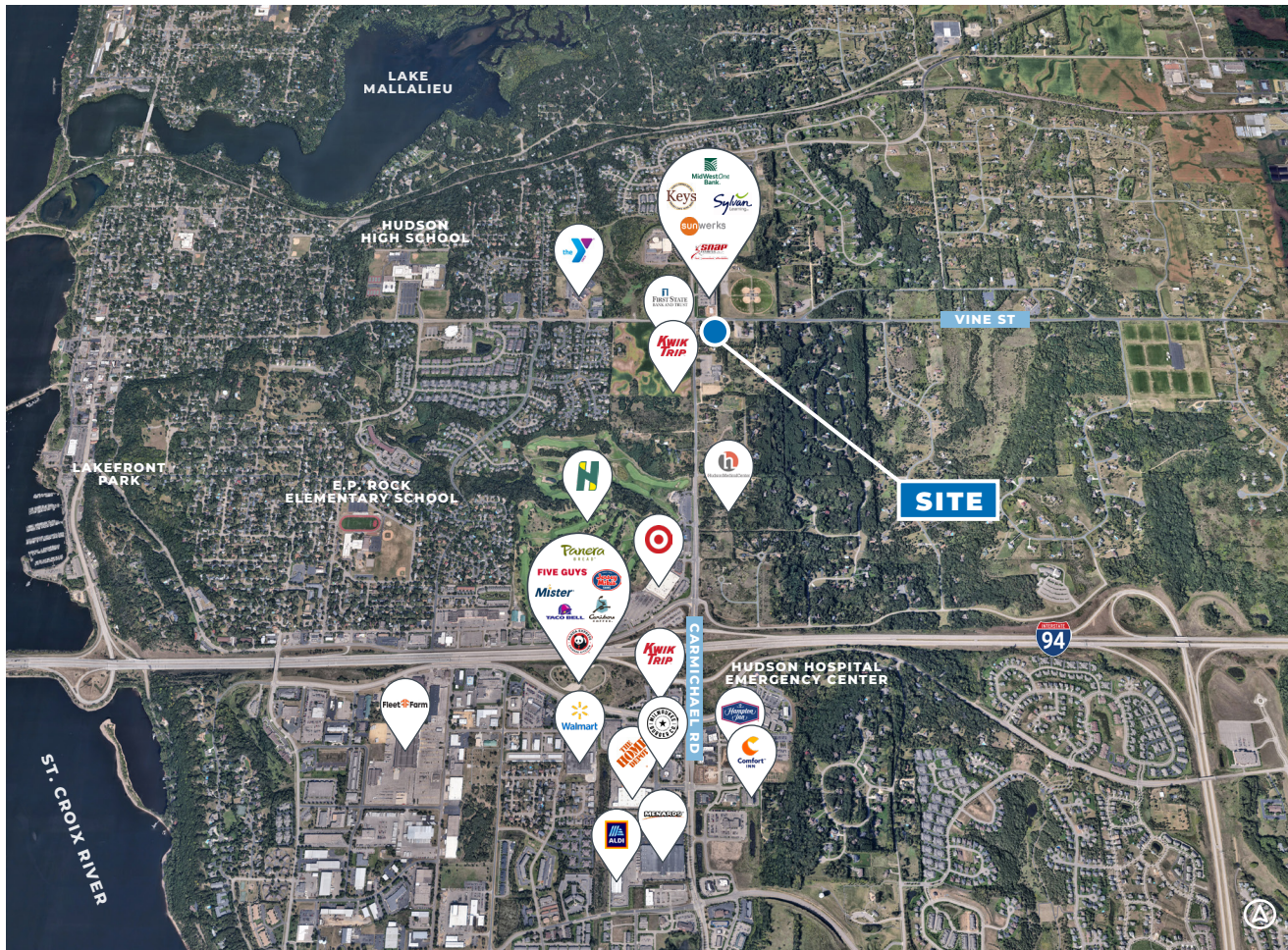
### Median Age

1-MILE	3-MILE	5-MILE
45.1	42.2	42.4



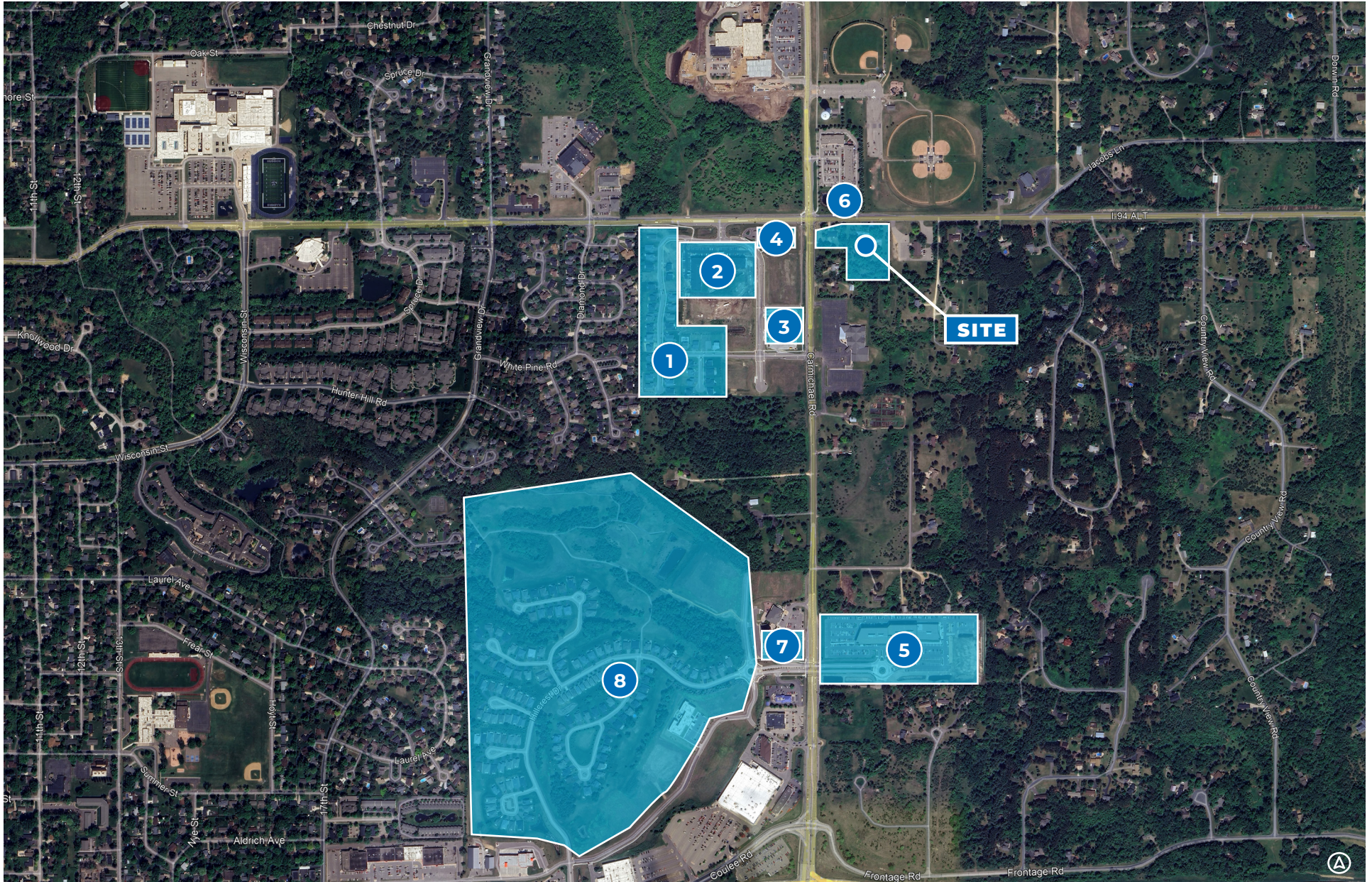
## The Neighborhood

The subject is located North of I-94 and on County Road UU, near the newly developed Carmichael Ridge neighborhood. The immediate area is supported by Hudson Prairies Elementary School, Hudson Middle School, Hudson High School, Hudson Hospital, Hudson YMCA, St. Croix Court House and more. The subject is in close standing to Lakefront Park, Birkmose Park, and Grandview Park. Grandview Park is fully equipped with 6 baseball and softball diamonds. The subject property is in the path of development as illustrated by the extraordinary amount of newly completed projects in the immediate area including Hudson Medical Center which draws 2,000 visitors to the medical campus daily. Recent developments are outlined on the following two pages.





## New Area Developments







### 1. Creative Homes - Bella Rose

Address	2577 Sofia Ln Hudson, WI
# of Homes	45
Year Built	2021



### 2. Bella Rose Apartments

Address	690 Elizabeth Way Hudson, WI
# of Units	110
Year Built	2023



### 3. Kwik Trip

Address	520 Annabelle Way Hudson, WI
Square Feet	10,785
Year Built	2023



### 4. First State Bank

Address	680 Annabelle Way Hudson, WI
Square Feet	12,000
Year Built	2022



### 5. Hudson Medical Center

Address	2651 Hillcrest Dr Hudson, WI
Square Feet	160,000
Year Built	2023



### 6. Midwest One Bank

Address	404 Co Rd UU Hudson, WI
Square Feet	6,000
Year Built	2021



### 7. Holiday Inn Express

Address	181 Carmichael Rd Hudson, WI
# of Rooms	99
Year Built	2019



### 8. Carmichael Ridge Subdivision

Address	181 Carmichael Rd Hudson, WI
# of Homes	144
Year Built	2017+



## HUDSON, WI

# Apartment Rent Comparables



### 1. Bella Rose Apartments

Address	690 Elizabeth Way Hudson, WI
# of Units	110
Year Built	2023
Avg. Unit SF	1,157 SF
Avg Asking/Unit	\$2,024
Avg Asking/SF	\$1.75 PSF



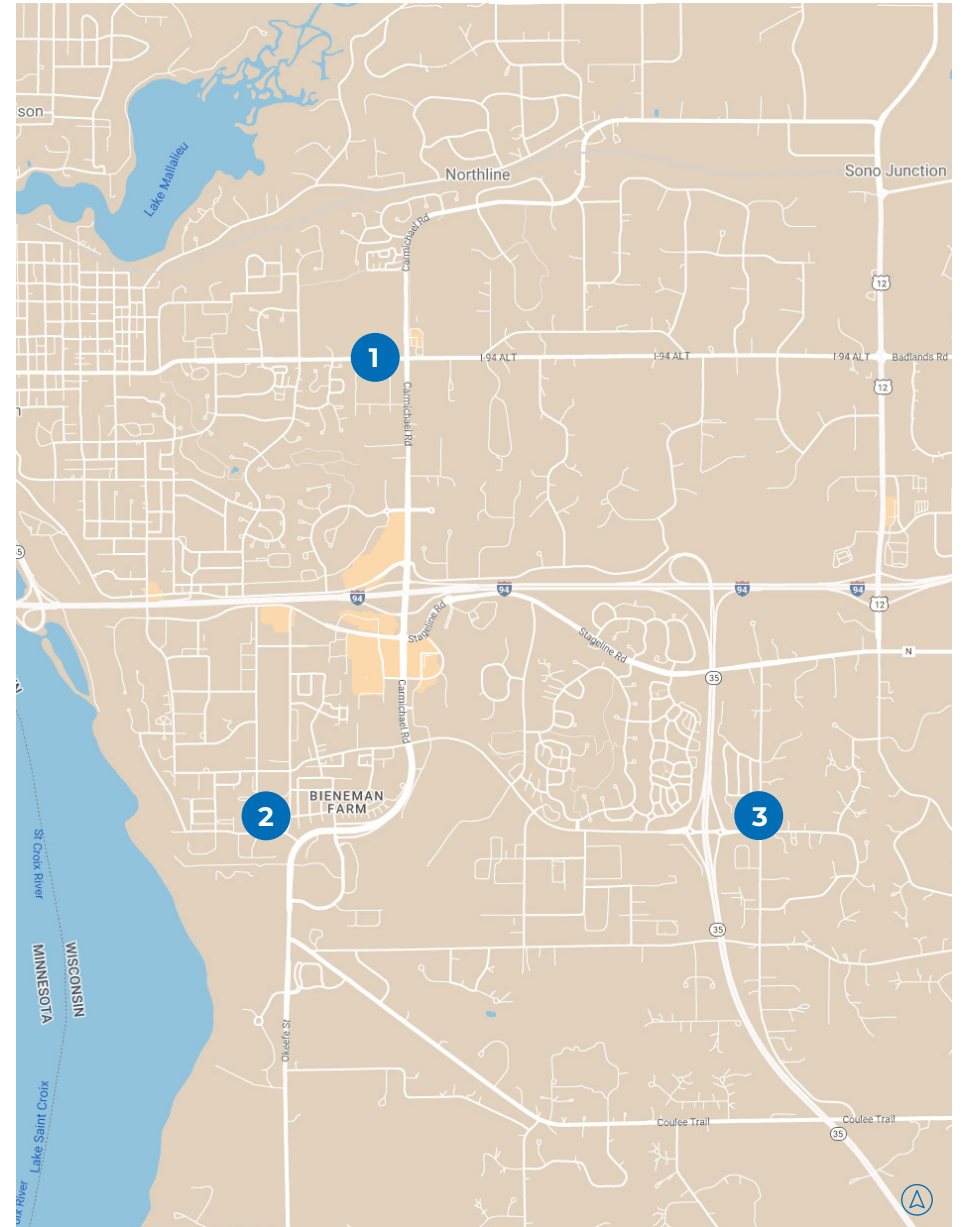
### 2. The Massey

Address	1850 Mayer Rd Hudson, WI
# of Units	85
Year Built	2021
Avg. Unit SF	802
Avg Asking/Unit	\$1,469
Avg Asking/SF	\$1.83



### 3. Bouchea Apartments

Address	600 Old State Highway 35 Hudson, WI
# of Units	65
Year Built	2023
Avg. Unit SF	851
Avg Asking/Unit	\$1,438
Avg Asking/SF	\$1.69





# THINKING BEYOND THE OBVIOUS

 Capital Markets & Asset Strategies



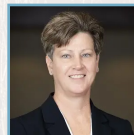
**Frank Richie**

Vice President  
(612) 359-1674  
frank.richie@transwestern.com



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(612) 840-1978  
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