



# Hudson Development Opportunity

## **GREENBRIAR ROAD HUDSON, WI**

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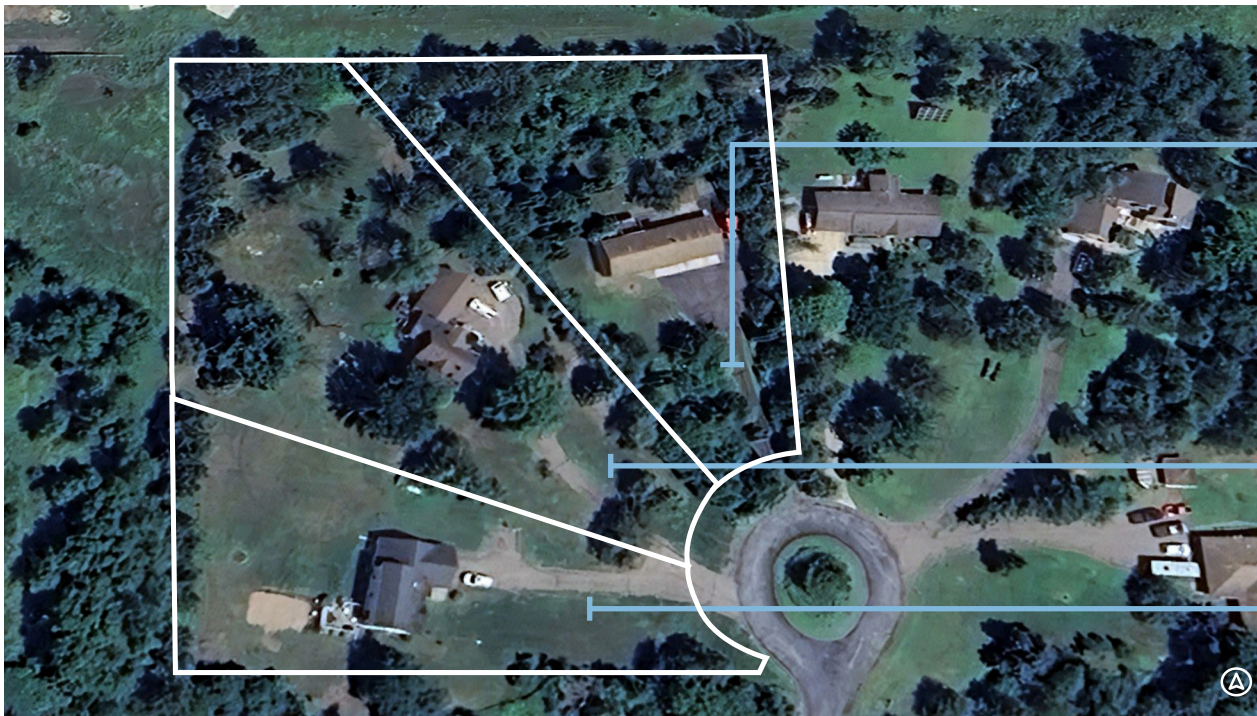
## HUDSON, WI DEVELOPMENT OPPORTUNITY

### The Offering

Transwestern is pleased to offer a prime redevelopment opportunity in Hudson, WI. The property consists of three contiguous parcels totaling 3.58 acres ideally positioned just north of Highway 94. Located near Hudson's most active developing areas, the surrounding area has seen significant investment in healthcare, retail and multifamily. The site has excellent visibility from Interstate 94 that would be appealing for a variety of development projects. Hudson's expanding population base and strong household incomes and the success of surrounding projects providing a strong opportunity for multifamily or retail development.

### Property Overview

The subject consists of three contiguous parcels totaling 3.58 acres. Parcel 020-1162-60-000 (1.06 AC), Parcel 020-1162-50-000 (1.49 AC) and Parcel 020-1162-40-000 (1.03 AC) are each currently improved with single-family residences. The parcels are immediately adjacent to the new Hudson Medical Center, with the roundabout exit already in place. The site will need to be annexed into the City of Hudson, but the City has created a program to help streamline the process.



### FAST FACTS

#### 728 GREENBRIAR RD

**PID:** 020-1162-60-000  
**Current Use:** Single Family  
**Future Land Use Plan:**  
General Commercial  
**Land Area:** 1.06 AC

#### 724 GREENBRIAR RD

**PID:** 020-1162-50-000  
**Current Use:** Single Family  
**Future Land Use Plan:**  
General Commercial  
**Land Area:** 1.49 AC

#### 724 GREENBRIAR RD

**PID:** 020-1162-40-000  
**Current Use:** Single Family  
**Future Land Use Plan:**  
General Commercial  
**Land Area:** 1.03 AC

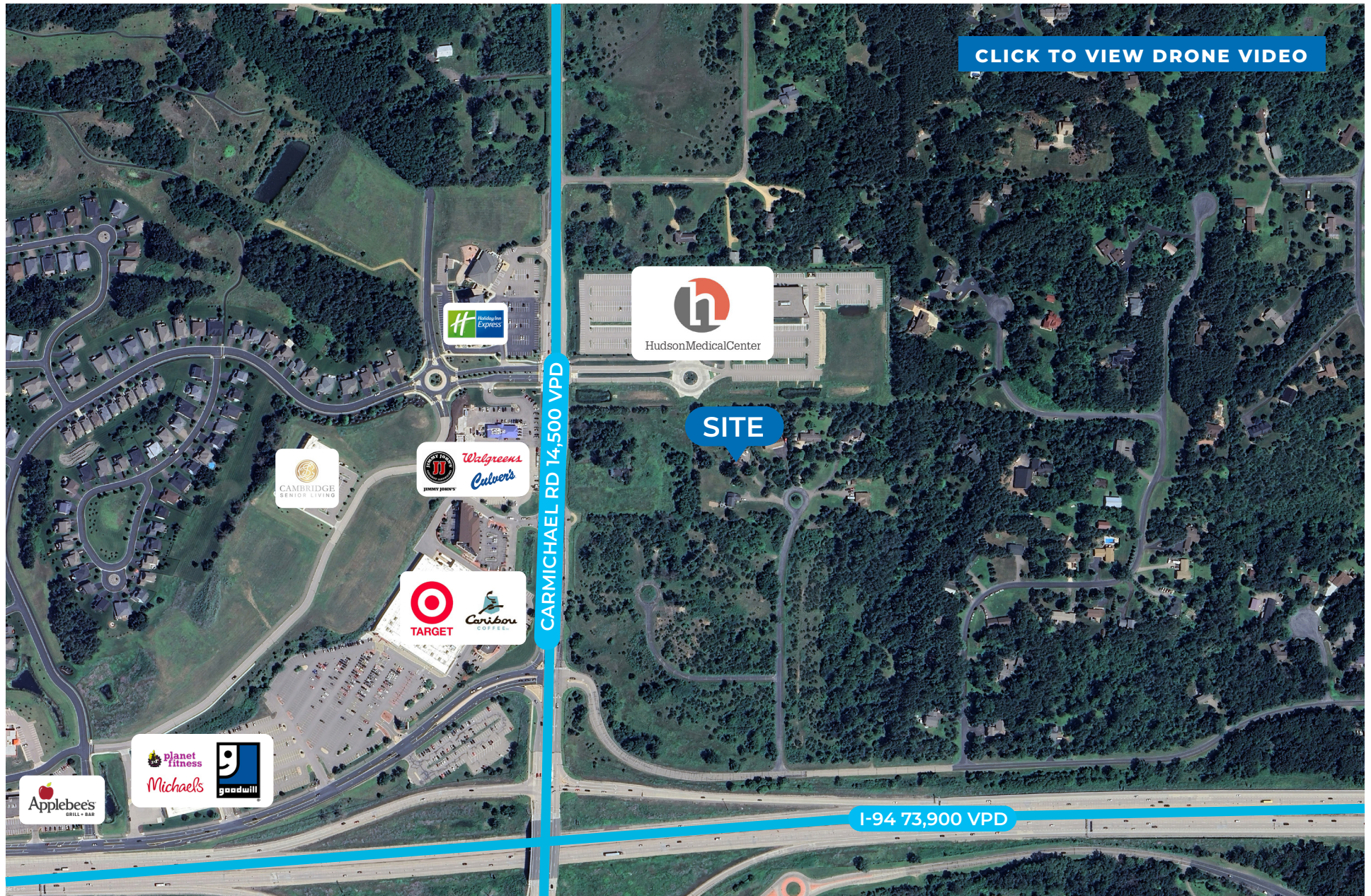






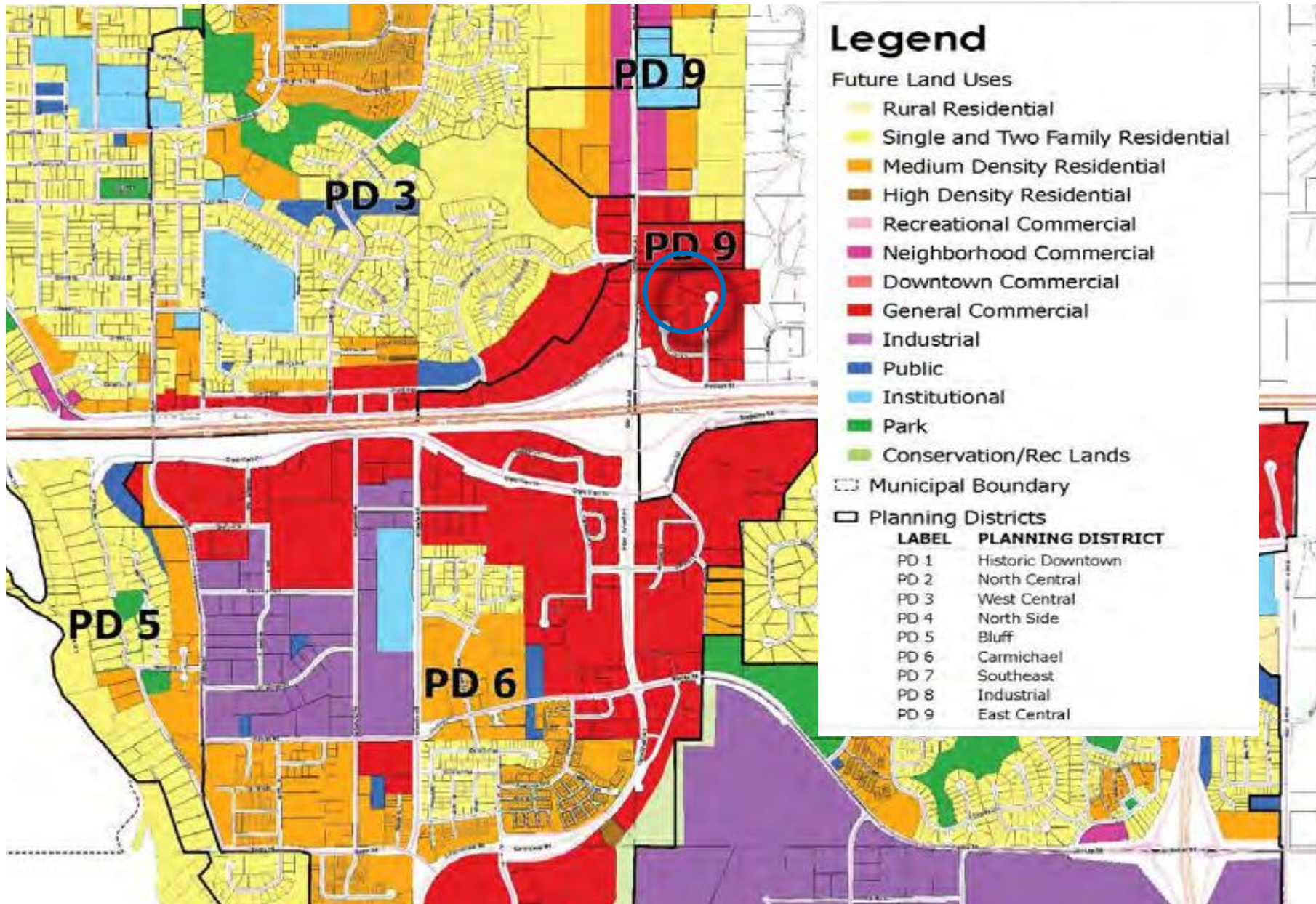
HUDSON, WI

## Parcel Overview





## Future Land Use - City of Hudson



Parcels are currently located in Hudson Township, but will need to be annexed to the City of Hudson for any redevelopment project.



## HUDSON, WI

### Location & Proximity

Hudson, Wisconsin is one of the fastest-growing and most desirable suburban communities in the Minneapolis–St. Paul MSA. Located along the scenic St. Croix River, Hudson offers a rare combination of natural beauty, strong demographics and proximity to the Twin Cities. Within a five-mile radius of the subject property, the median household income exceeds \$120,000, reflecting the community's affluent population and strong consumer base. With continued residential and commercial growth, top-performing schools and a thriving downtown district, Hudson represents a premier location for development and long-term value.



### DEMOGRAPHICS



#### Daytime Population

1-MILE	3-MILE	5-MILE
4,800	26,245	41,102



#### Median Household Income

1-MILE	3-MILE	5-MILE
\$123,178	\$113,287	\$121,216



#### Population With Bachelor's

1-MILE	3-MILE	5-MILE
54.0%	51.1%	51.8%



#### Median Age

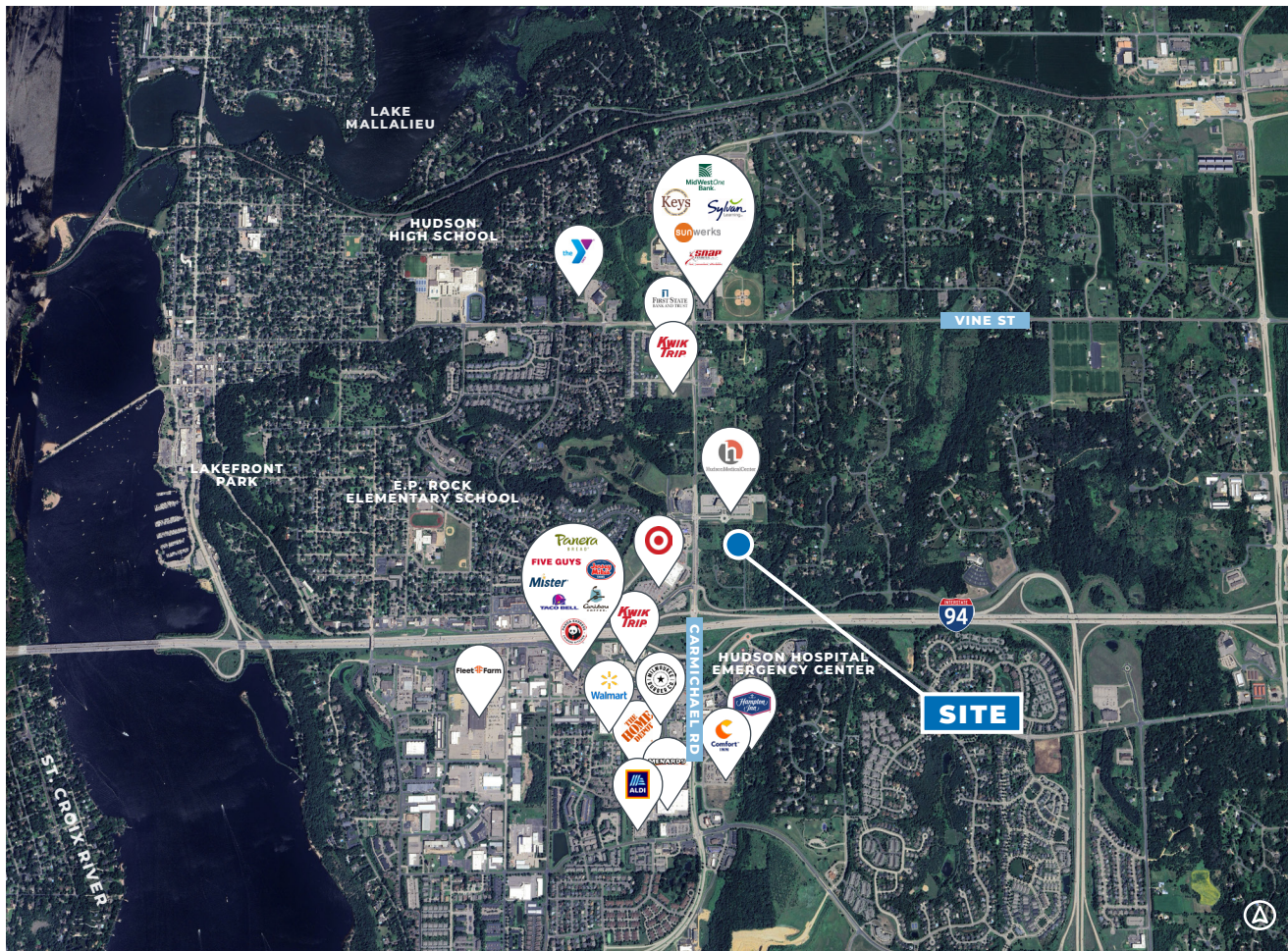
1-MILE	3-MILE	5-MILE
43.3	42.4	42.9



## HUDSON, WI

### The Neighborhood

The subject property is located north of I-94 within Hudson's established residential and community corridor. The property is surrounded by strong neighborhood amenities, including various Hudson schools, Hudson Hospital, Hudson YMCA, and the St. Croix County Courthouse. Nearby recreational amenities include Lakefront Park, Birkmose Park, and Grandview Park, which features six baseball and softball diamonds. The property is positioned in the path of continued growth, as evidenced by numerous recent developments in the area, most notably the Hudson Medical Center next door, which attracts approximately 2,000 visitors to its campus daily.





# THINKING BEYOND THE OBVIOUS

**T** *Capital Markets & Asset Strategies*



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