

LAND FOR SALE

3305 Mormon Coulee Rd

LA CROSSE, WI 54601

Contact

Elaine Yager

1243 Badger Street • La Crosse, WI 54601

Office: 608-782-7368

Direct: 608-782-6345

Three Sixty Real Estate Solutions, LLC makes the most out of every space. We take retail, office and commercial space and transform it into custom solutions to meet your needs. We work on projects that matter. We improve lives, create sustainable neighborhoods and help build resiliency in communities.



THREESIXTY
REAL ESTATE, LLC

Plan. Develop. Manage.

LAND OVERVIEW

DESCRIPTION

This redevelopment opportunity is strategically located on the corner of Ward Avenue and Mormon Coulee Road. The site includes ingress and egress from all traffic directions.

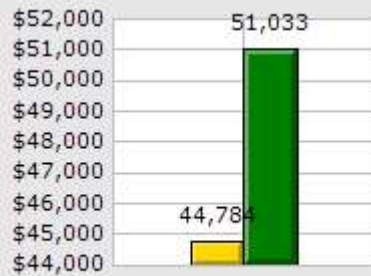
LAND DETAILS

Price:	\$575,000
2012 Taxes:	\$10,852
Signage:	Per city ordinance
Zoning:	Commercial
Lot Size:	1.208 Acres

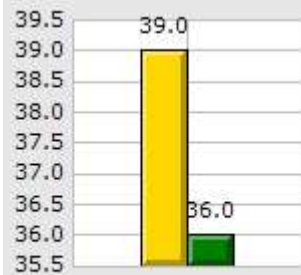


DEMOGRAPHICS

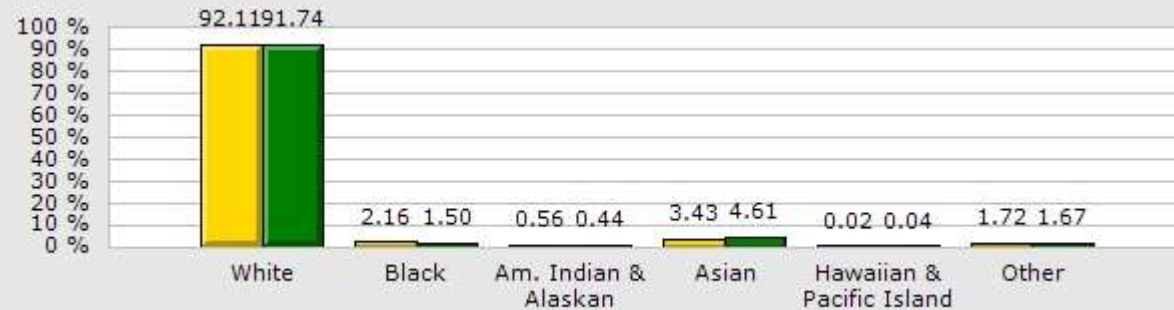
SURROUNDING HOUSEHOLD INCOMES, AGE, POPULATION & STATUS



2017 Median Age



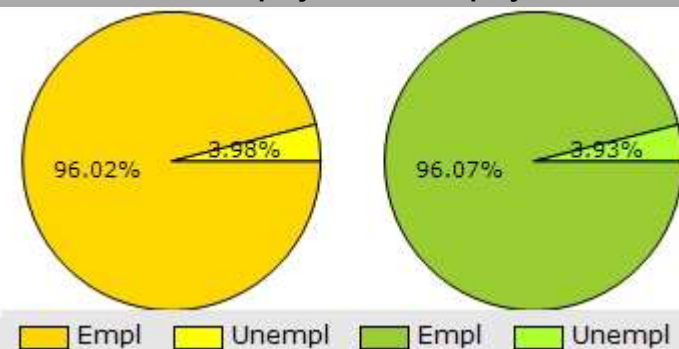
2017 Population by Race



2017 Renter vs. Owner



2017 Employed vs. Unemployed



ADDITIONAL DEMOGRAPHICS

CONSUMER SPENDING

2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$82,864	\$396,895	\$530,644

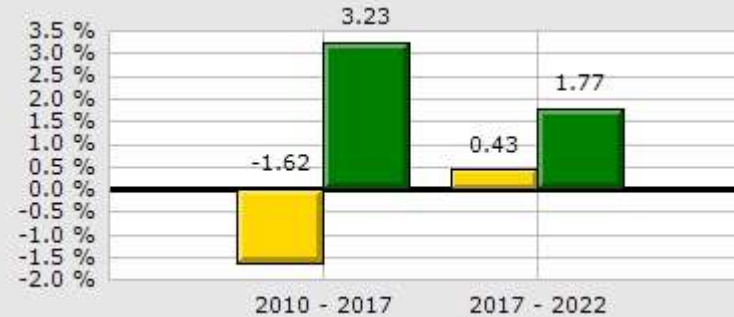
ESTIMATED POPULATION & HOUSEHOLD GROWTH

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	8,761	45,356	60,032
2017 Estimate	8,719	44,983	59,495
2010 Census	8,788	44,523	58,613
 Growth 2017 - 2022	0.48%	0.83%	0.90%
Growth 2010 - 2017	-0.79%	1.03%	1.50%

Population Growth



Household Growth



TRAFFIC COUNT REPORT

Building Type: **Land**

Class: -

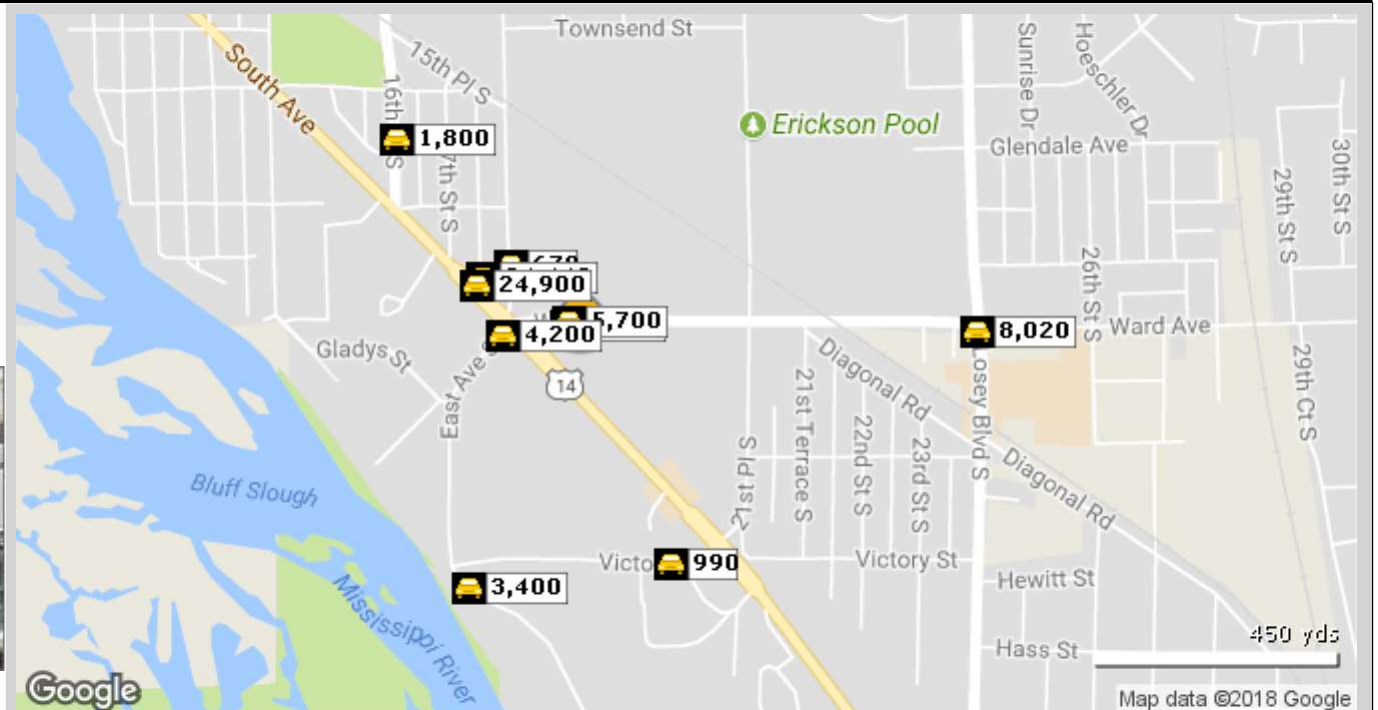
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ward Ave	21st Pl S	0.20 E	2010	6,093	MPSI	.03
2	Ward Ave	21st Pl S	0.19 E	2016	5,700	MPSI	.04
3	East Ave S	South Ave	0.01 NE	2016	4,200	MPSI	.09
4	East Ave S	South Ave	0.06 S	2016	670	MPSI	.12
5	South Ave		0.00	2010	24,448	MPSI	.13
6	South Ave	17th St S	0.03 NW	2016	24,900	MPSI	.13
7	Victory St	Mormon Coulee Rd	0.05 NE	2016	990	MPSI	.24
8	East Ave S	Victory St	0.03 NW	2016	3,400	MPSI	.28
9	16th St S	15th Pl S	0.01 S	2016	1,800	MPSI	.30
10	Ward Ave	Losey Blvd S	0.01 E	2010	8,020	MPSI	.43

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Brochure contains select information pertaining to the business and affairs of Three Sixty Real Estate Solutions. This Offering Brochure may not be all-inclusive or contain all of the information a prospective purchaser or tenant may desire. The information contained in this Offering Brochure is confidential and furnished solely for the purpose of a review by a prospective purchaser or tenant of the properties. It is not to be used for any other purpose or made available to any other person without the written consent of Seller, Landlord or Three Sixty. The material is based in part upon information supplied by the Seller or Landlord and in part upon financial information obtained by sources the deemed reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Brochure or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers or tenants should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Brochure, you agree:

- 1) The Offering Brochure and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Brochure or its contents in any fashion or manner detrimental to the interest of the Seller or Landlord; and
- 4) By accepting this material, you are not entering into a co-broker relationship with Three Sixty, the Landlord or Seller. Neither Three Sixty, Landlord nor Seller has any obligation to pay a commission to outside brokers unless agreed to via a separate agreement
- 5) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

Owner and Three Sixty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Brochure or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Three Sixty Real Estate Solutions or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Brochure.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Properties, or information provided herein or in connection with the sale of the Properties shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller, the Landlord or Three Sixty Real Estate Solutions or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Properties.



THREESIXTY
REAL ESTATE SOLUTIONS, LLC

Plan. Develop. Manage.




Elaine Yager - Commercial Property Manager

1243 Badger Street • La Crosse, WI 54601

Office: 608-782-7368

Direct: 608-782-6345

   www.threesixty.biz