



276.7 ACRES FOR SALE

HIGHWAY 65 LAND

NEW RICHMOND, WI

FOR MORE INFORMATION:

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HIGHWAY 65 NEW RICHMOND, WI

Property Information

PID #:	ACREAGE
261-1286-03-000	39.9
260-1286-02-025	16.0
261-1286-01-000	40.1
261-1286-04-000	40.0
261-1286-05-000	38.7
261-1286-08-000	40.3
261-1286-07-000	38.8
261-1286-06-000	22.9

Total: **276.7**

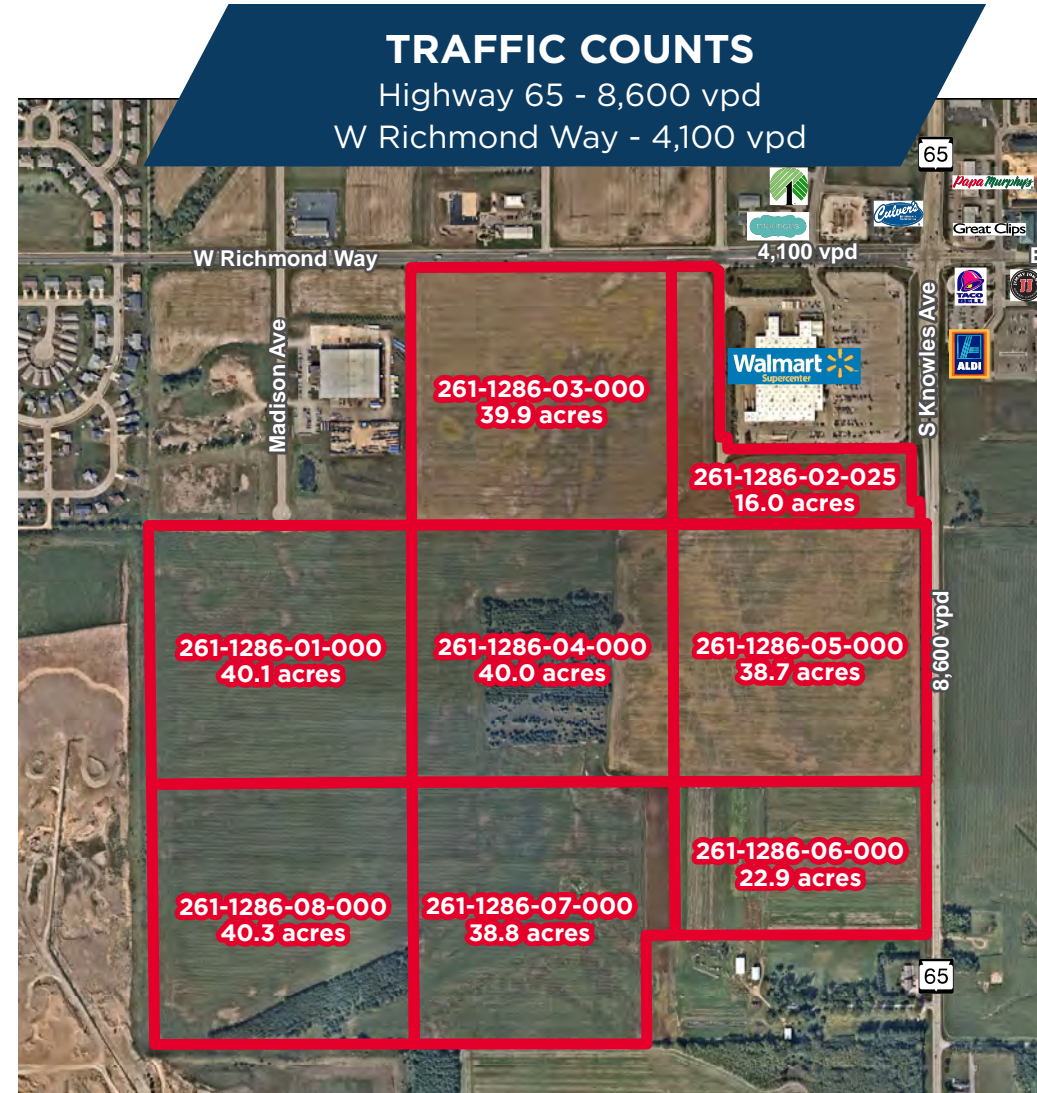
Zoning: Z3 - Multi-Use/Corridor District
Z1 - Agriculture/Preservation

Total Property Tax: \$1,468

Price: **Negotiable**
(Based on location and acreage)

Property Highlights

- New Richmond Airport (3.5 miles)
- Highway 64 (4 miles)
- Many area retailers
- Great visibility to Highway 65
- Multiple access points to Highway 65
- Mixed-Use opportunity
 - » Industrial
 - » Medical
 - » Retail
- Utilities to the site
- Ability to subdivide
- Close proximity to Stillwater and Hudson



Demographics

	1 Mile	3 Miles	5 Miles
Population	1,530	12,380	16,118
Households	590	4,953	6,261
Average HH Income	\$84,042	\$81,387	\$85,605
Daytime Population	2,259	6,741	7,945

HIGHWAY 65

NEW RICHMOND, WI

COMMUNITY PROFILE

Population

	2000	2023	2025
City of New Richmond	6,310	10,541	10,929
St. Croix County	63,155	96,293	104,450
State of Wisconsin	5,363,704	5,955,737	6,110,878

Source: World Population Review

Communications

Baldwin Lightstream: phone, fiber internet

Frontier Communications: phone, fiber internet

Midcontinent Communications (Midco): fiber internet

Northwest Communications: phone, cable, broadband internet

Utilities & Service Data

Natural Gas: Xcel Energy

Main Feed Size: Varies by location

Electric Power: New Richmond Utilities

Main Feed Size: 7200/12,470 Volts

Water Service: New Richmond Utilities

Source: Five Wells

Treatment Type: Fluoride & Chlorine

Capacity: Varies

Avg. Daily Usage: 750,000 gallons per day

Water Towers Cap: 550,000 gallons

Sewage Treatment: New Richmond Utilities

Treatment Type: Activated sludge with UV disinfection

Capacity: 980,000 gallons per day

Avg. Daily Flow: 665,000 gallons per day

Max. Daily Flow: 750,000 gallons per day

HIGHWAY 65 NEW RICHMOND, WI

AERIAL



W Richmond Way

4,100 vpd

E Richmond Way

Madison Ave

S Knowles Ave

8,600 vpd

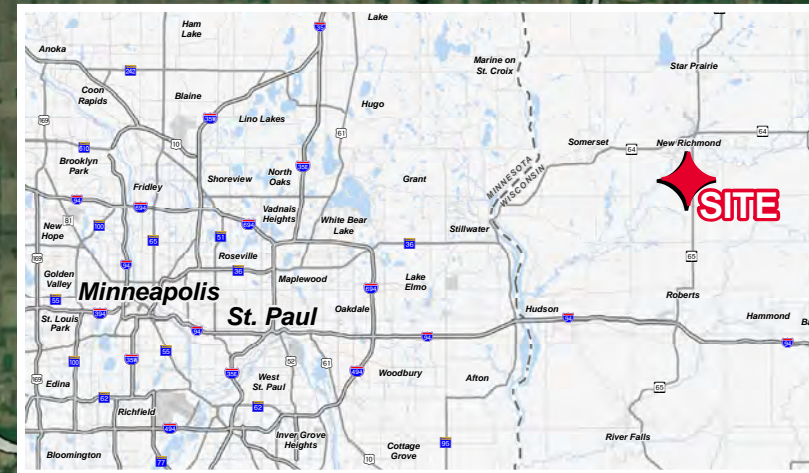
SITE

65

157th Ave

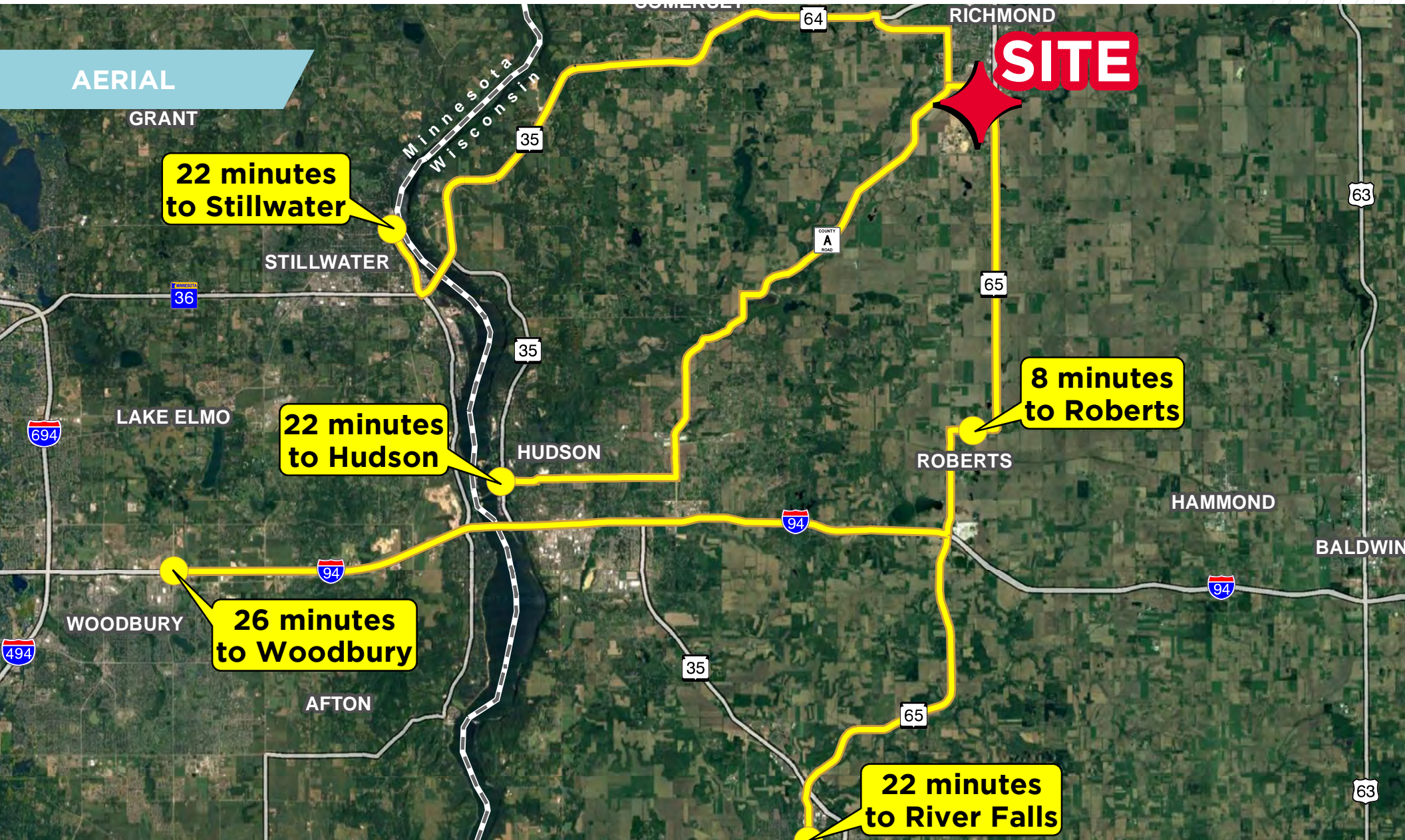
HIGHWAY 65 NEW RICHMOND, WI

AERIAL



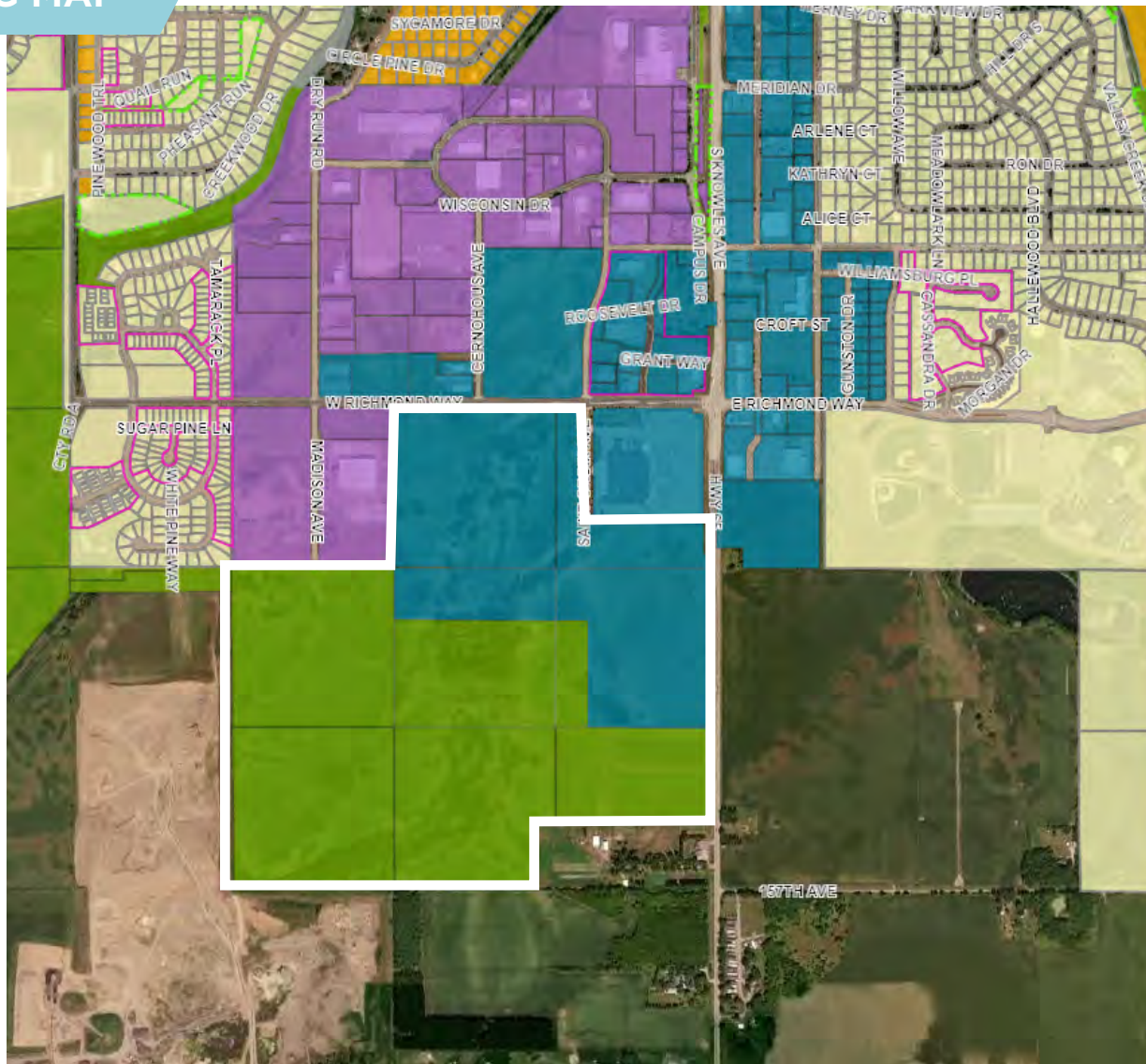
HIGHWAY 65 NEW RICHMOND, WI

AERIAL



HIGHWAY 65 NEW RICHMOND, WI

ZONING MAP



Planned Unit Development (PUD)

Active

Park

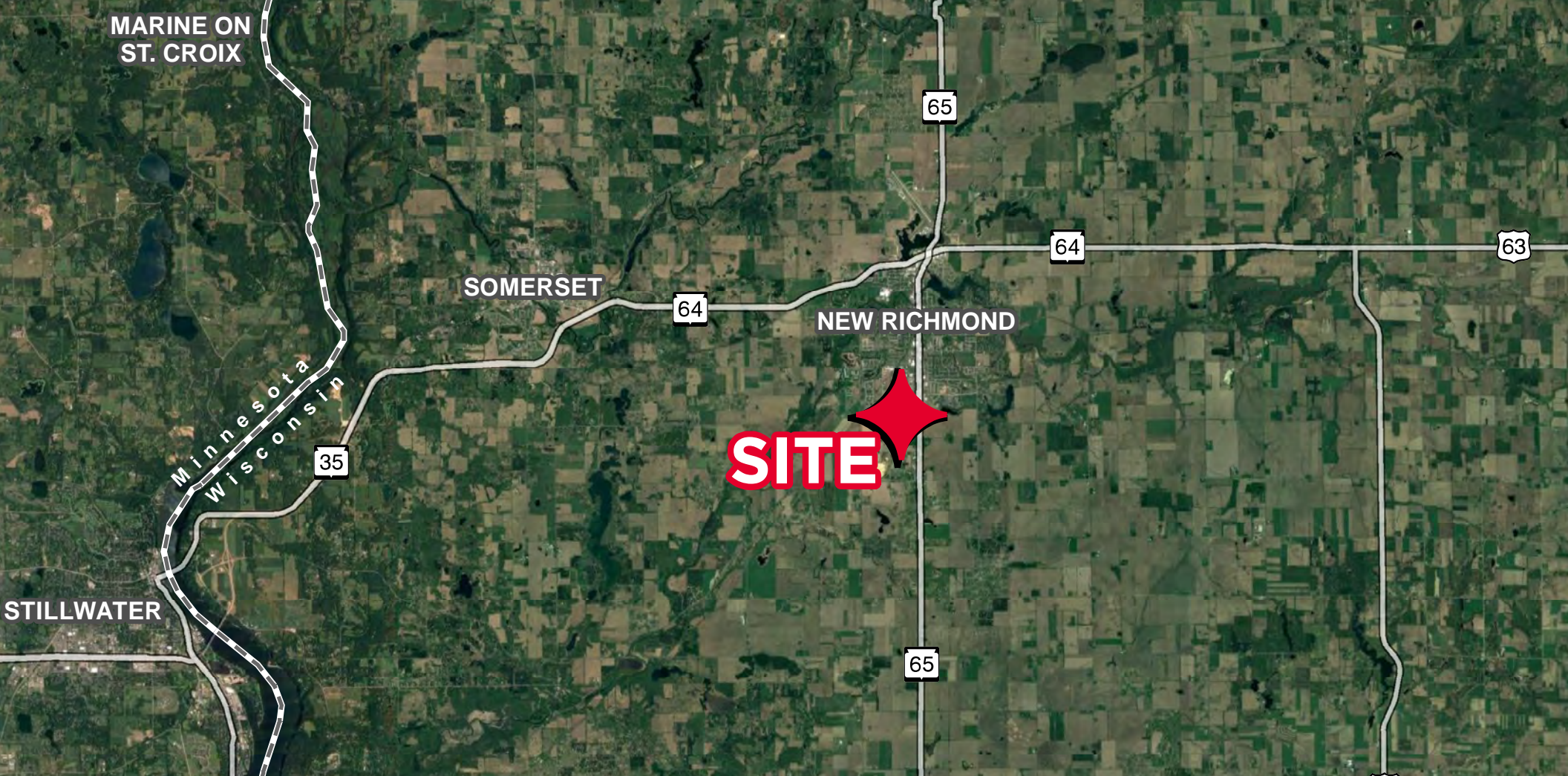
Historic District Boundary

Zoning Districts

- Z1 - Agriculture/Preservation
- Z2 - Sub-Urban
- Z3 - Multi-Use/Corridor
- Z4 - General Urban
- Z5 - Traditional Neighborhood
- Z6 - Central Business
- Z7 - Specific Use/Industrial
- Other

Mixed Zoning Cover Up

- Z1
- Z2
- Z3
- Z4
- Z5
- Z7
- Other



MARINE ON ST. CROIX

SOMERSET

NEW RICHMOND

Minnesota
Wisconsin

SITE

STILLWATER

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