



PRESCOTT BUSINESS PARK



FOR SALE

**Prescott, WI
54021**



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PROPERTY OVERVIEW

Positioned at the gateway of western Wisconsin, this 143-acre commercial/industrial development site offers a rare opportunity to secure scale, flexibility, and strategic access in one of the region's fastest-growing corridors. Zoned I-3 Mixed Industrial, the property is ideally suited for a wide range of users including manufacturing, logistics, flex industrial, limited retail, and business park development.

Located just off U.S. Highway 10 in Prescott, the site offers convenient access to regional and national transportation networks. It is approximately 20 miles south of St. Paul and 28 miles from MSP International Airport. It also maintains close proximity to a vibrant downtown and scenic riverfront as it is located at the confluence of the St. Croix and Mississippi Rivers.

PROPERTY FEATURES

- Immediate access to U.S. Highway 10 for efficient regional distribution
- Strong connectivity to the greater Twin Cities metro and surrounding markets
- Property is ideally suited for a wide range of users
- Excellent school district with an A-grade from Niche and ranked in the top 11% of all Wisconsin schools

Address: Prescott, WI

Acreage: Approximately 143

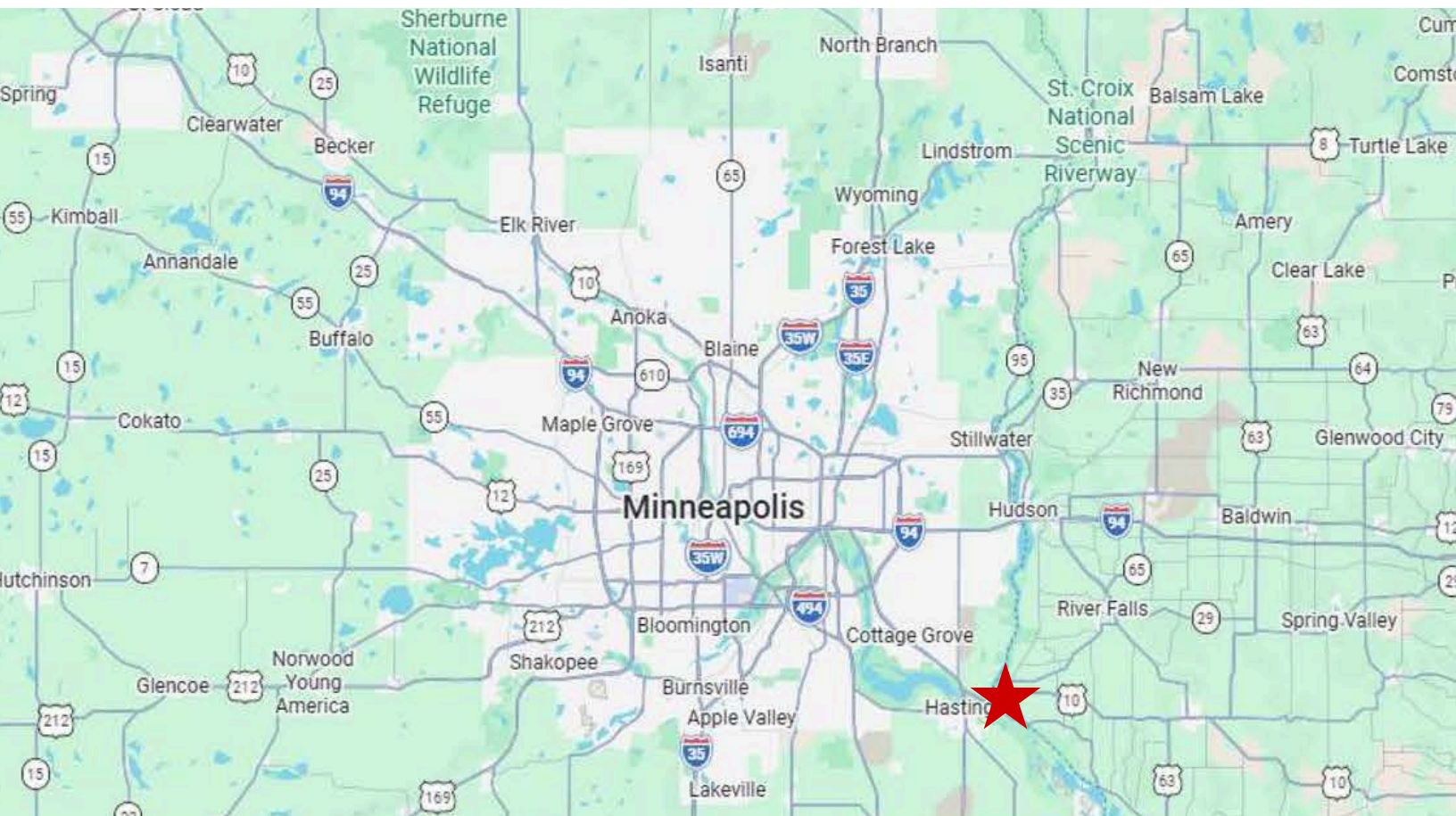
List Price: \$1.15/SF

Zoning: Commercial/Industrial
(I-3 Mixed Industrial)

County: Pierce

PID: 271011508600
271011508700
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PRESCOTT, WI

INDUSTRIAL PARK SNAPSHOT

RYDEN RD / DEXTER ST AREA



DIRECT ACCESS TO
U.S. HIGHWAY 10



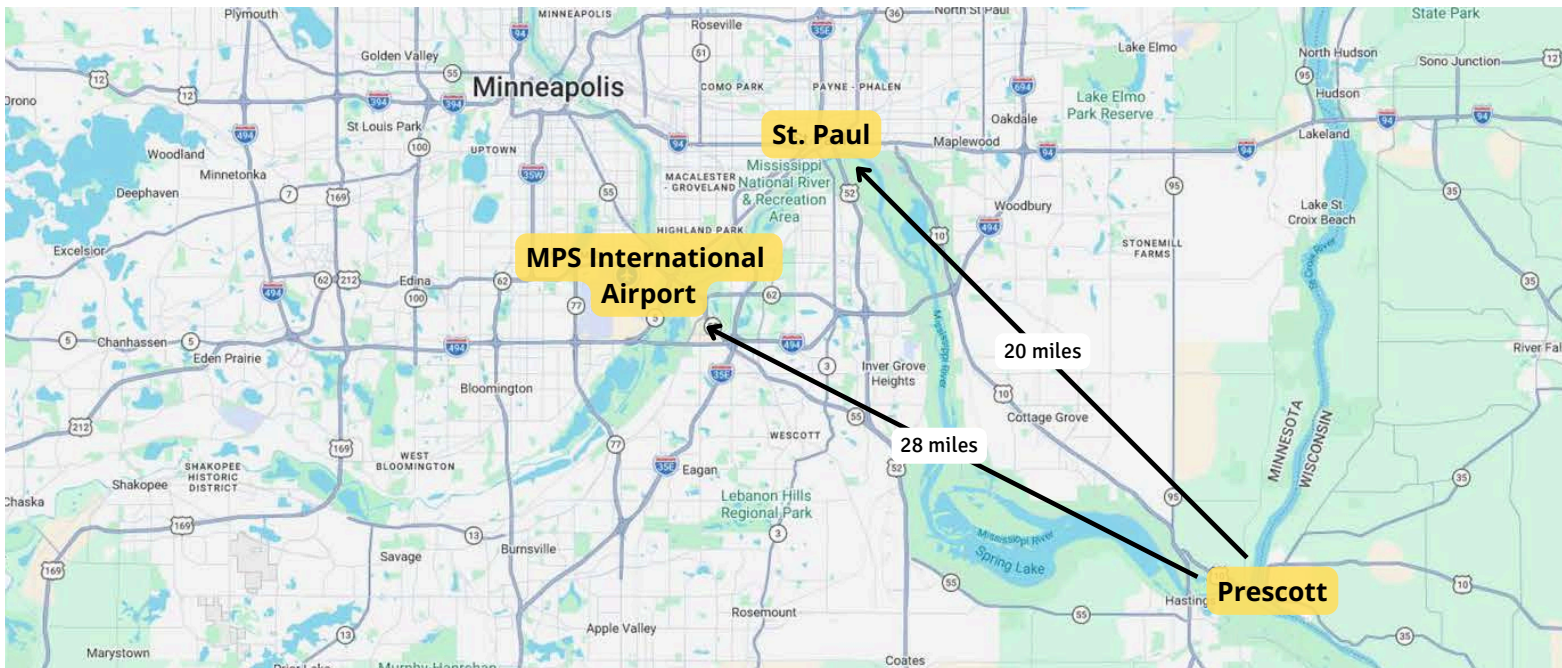
20 MILES SOUTH
OF ST. PAUL, MN



28 MILES
NORTHWEST TO
MSP INTERNATIONAL
AIRPORT

KEY EMPLOYERS IN THE AREA

EMPLOYER	INDUSTRY
	Wholesale Food Distribution
	Manufacturing / Turf Equipment
	Contract Manufacturing / Beauty & Personal Care
	Thermal Materials / Electronics



Location Facts & Demographics

Demographics are determined by a 10-minute drive from site

CITY, STATE

Prescott, WI

POPULATION

20,457

AVG. HHSIZE

2.59

MEDIAN HH INCOME

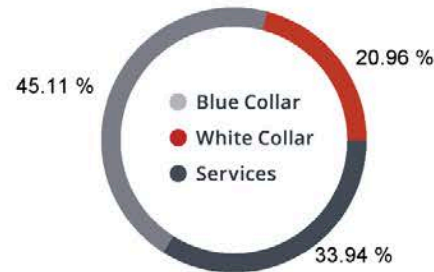
\$72,257

HOME OWNERSHIP

Renters: **1,824**

Owners: **6,013**

EMPLOYMENT



53.27 %
Employed

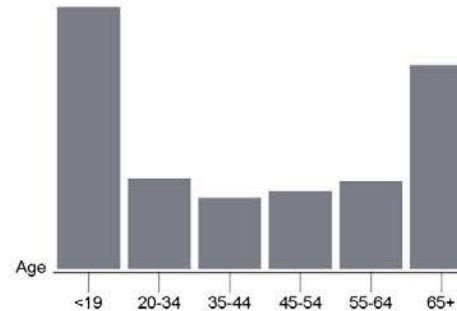
1.08 %
Unemployed

EDUCATION

High School Grad: **34.82 %**
Some College: **25.06 %**
Associates: **9.26 %**
Bachelors: **24.71 %**

GENDER & AGE

50.37 % **49.63 %**

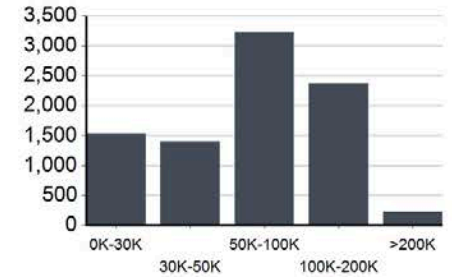


RACE & ETHNICITY

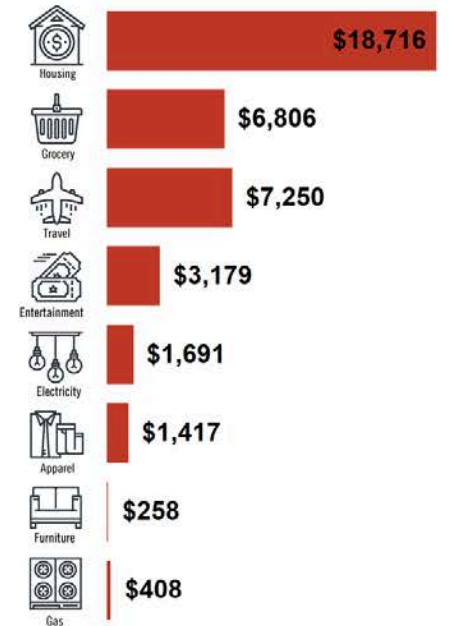
White: **97.70 %**
Asian: **0.21 %**
Native American: **0.09 %**
Pacific Islanders: **0.00 %**
African-American: **0.00 %**
Hispanic: **0.71 %**
Two or More Races: **1.29 %**

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



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