



HOLMEN, WI

**PRIME
COMMERCIAL
DEVELOPMENT
OPPORTUNITY**



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OFFERING OVERVIEW

OneTrust Real Estate is proud to offer this PAD ready commercially zoned lot bordering in booming Holmen, WI.

With a high daily traffic count of 16,474 along Holmen Dr., (the highest count in Holmen) this lot is nestled between three high traffic anchors, Festival Foods, Mayo Clinic and Kwik Trip.

Lot 1 is 1.69 acres



HOLMEN, WI



The village of Holmen has ranked one of the fastest growing communities in the state of Wisconsin for the past several years in a row. It is uniquely positioned for continued growth due to the topography of the surrounding communities, strong businesses & health care, and easy access to the Interstate system.

The hub of La Crosse County is the city of La Crosse. Situated along the mighty Mississippi River, La Crosse plays host to festivals throughout the year. The area attracts nature enthusiasts from around the country to take in the river, hiking and biking trails, and small historic villages in the surrounding Driftless Region.

Village of Holmen Population: 11,500+
School District of Holmen Population: 20,000+
School District enrollment: 3994
La Crosse County Population: 120,700+
City of Onalaska Population: 15,500+
City of La Crosse Population: 62,000+

The village has demonstrated great vision and desire for continued growth with consistent annexation of surrounding townships and several new residential and commercial developments planned.



SITE INFORMATION

The Village of Holmen has made major investments into this location and the infrastructure in the immediate vicinity including the Hale Dr. bridge extension into neighboring developments to the west, new stop lights, widening Holmen Dr. and adding new lighting throughout the entry into the Village.

New businesses in the immediate vicinity include McDonald's, Scooter's Coffee, WNB Financial, Altra Federal Credit Union, Festival Foods, Mayo Health Clinic, Kwik Trip, Caribou Coffee Verve CU, Taco Bell, Pizza Hut and several others.

Several large parcels are slated to host major box retailers in the future.



SITE INFORMATION

Residential neighborhoods surround this location in all directions with upwards of 500 homes in the immediate proximity, walking distance to Holmen Middle School, the community pool, parks and an elementary school.

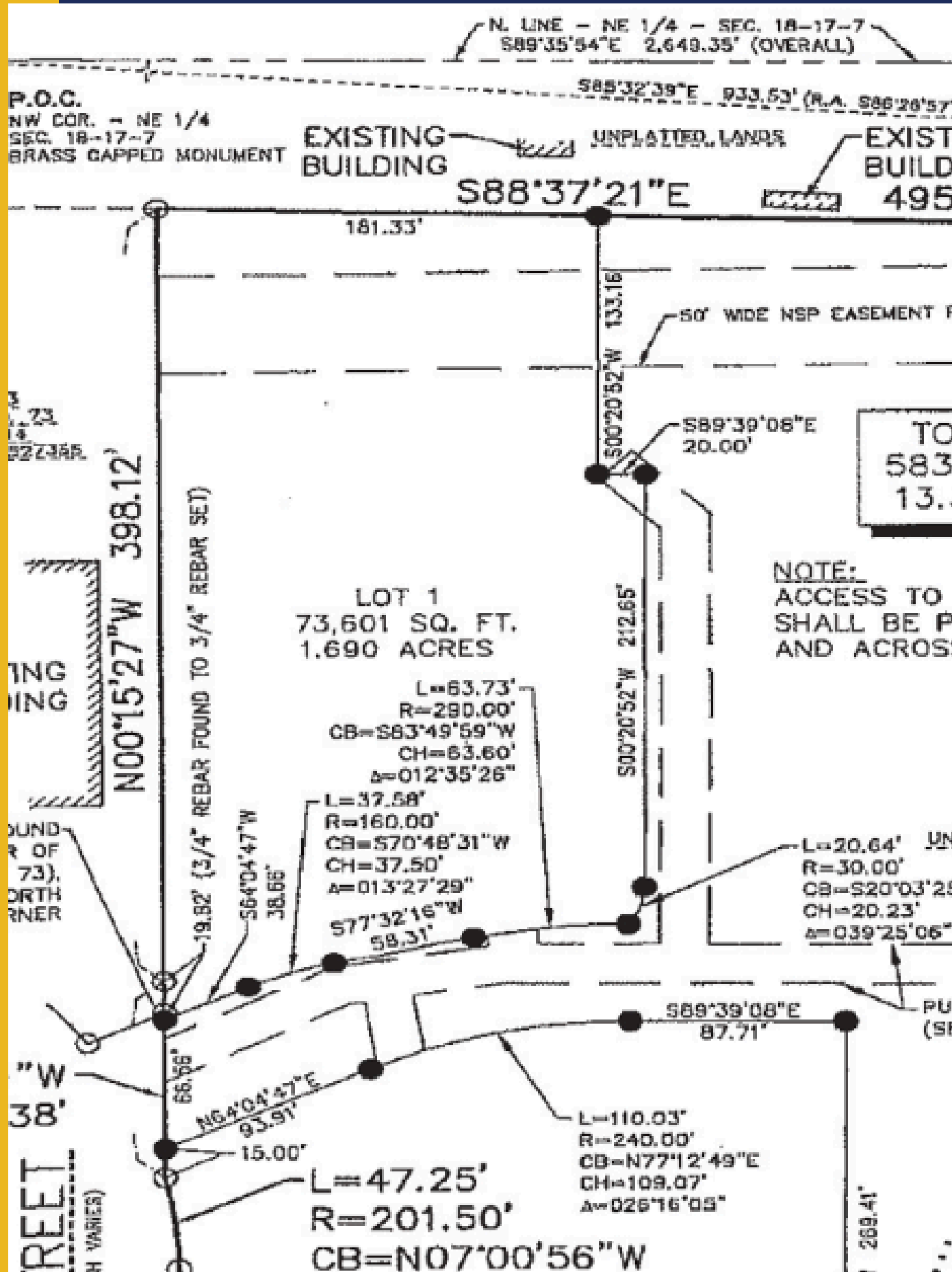




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