

DOWNTOWN HIGHWAY CAMPUS LAND FOR SALE

BLACK RIVER FALLS, WI

JANUARY 2022

FOR SALE BY:



JACKSON COUNTY
Wisconsin



FOR INQUIRIES PLEASE CONTACT:



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DOWNTOWN HIGHWAY CAMPUS GENERAL SITE INFORMATION

Summary: Jackson County, Wisconsin is selling land for the development of the Downtown Highway Campus located at 119-23 Harrison Street, Black River Falls, WI.

Parcel Labels: 206-0478.0000 & 206-1387.0000

Total Acres: 4.85

(206-0478.0000 - 4.17 acres & 206-1387.0000 - approx. 0.68 acres)

Zoning: Commercial (can be changed)

Number of Parcels: 2 (can be divided)

Structures: 4



DOWNTOWN HIGHWAY CAMPUS

EXISTING STRUCTURES



Four Site Structure Details

23 Harrison St, Black River Falls

includes:

- 22,454 sf brick shop building (top left)
- 3,888 sf (48'x81') pole building
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119 Harrison St, Black River Falls

includes:

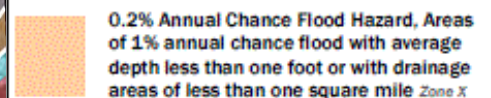
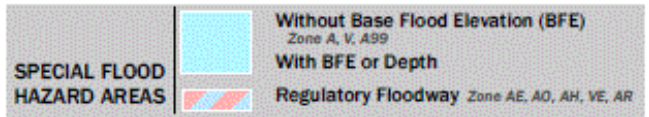
- 11,552 sf (76'x152') steel building with multiple offices and a garage storage area (top right)
- 2,106 sf (26'x81') pole building



All four structures are located on Parcel 206-0487.000. Parcel can be divided.

Flood Plain

National Flood Hazard Layer FIRMette



The existing structures are not located in the flood plain.

THE AREA

LIVING NEAR BLACK RIVER FALLS, WI



Downtown Black River Falls is a picturesque area with historic features and a prosperous business community. There are a variety of restaurants and specialty shops as well as Sand Creek Brewery.



Lunda Community Park offers picnic areas, ponds, shelters, walking areas, Hoffman Aquatic Center, playground, fishing, a basketball court, and summer Music in the Park events.



Approximately 20% of the population of Jackson County is Native American and one of The Ho-Chunk Nation's gaming complexes is 4 miles from downtown Black River Falls.



The Black River Falls Farmer's Market is open Thursdays and Saturdays.



The School District of Black River Falls serves over 1,750 students with a curriculum and programs that prepare students for the workforce and integrate current technology in learning opportunities.

Recreational Opportunities in Jackson County

The geographic features of Jackson County make the area a destination for outdoor recreation. This includes:

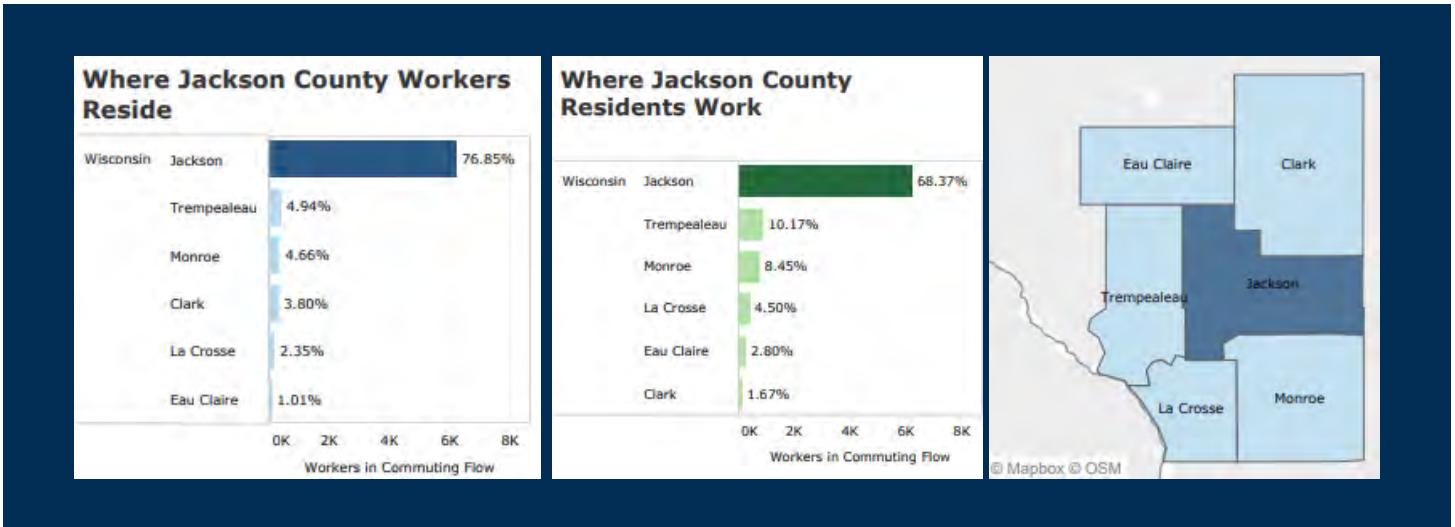
- Over 200,000 acres of publicly owned land
- Five County Parks with boat landings and camping Wisconsin's
- deepest lake, Lake Wazee, is a Midwest diving destination
- 335 miles of snowmobile trails and 110 miles of ATV/UTV trails
-



THE WORKFORCE AND HOUSING

CURRENT WORKFORCE TRENDS

Jackson County is located in West-Central Wisconsin. Its close proximity to Eau Claire and La Crosse make it a great location to live and work.



LARGE LOCAL EMPLOYERS

Some of the large employers in the Black River Falls area attract large portions of the workforce. These include Black River Memorial Hospital, Nelson Global Warehouse, Jackson County, The Ho-Chunk Nation, D&S Manufacturing. Many employers have available positions in Black River Falls.

INDUSTRIES

Jackson County has a diverse economy with significant representation in different sectors. The top industries in Jackson County include:

- Trade, Transportation, Utilities
- Public Administration Education
- & Health Manufacturing
- Construction
- Leisure & Hospitality
- Natural Resources

HOUSING

A 2017 Housing Needs Assessment suggests that demand for new housing could average 65-95 units annually in Jackson County through 2022. A 2018 Community Housing Assessment-Addendum in Black River Falls concluded that an assisted living facility with a capacity for 30 to 40 residents in the area could meet the growing needs of the aging population. A 96 unit multifamily housing development is currently planned in the City of Black River Falls to fill some of these gaps.