



**\$950,000.00**

**705 Industrial Parkway  
Saint Croix Falls, WI**

**Lot Size: 2.39 Acres**

**Building: 2,688 sq. feet**

**Exceptional Visibility off Hwy8**

**Excellent Frontage & Access**



## SUMMARY:

This property is located at 705 Industrial Parkway in St. Croix Falls, Wisconsin. This former KFC building is a 2,688 square foot freestanding building that is on a 2.39 acre parcel. The property underwent a complete interior/exterior remodel in 2008. The building does offer an existing drive through and window for orders, it also has a large paved parking lot.

The location offers excellent visibility and access off of State Highways 35/87 and US Highway 8, which is the east-west route between Minnesota and Wisconsin.

The highways connect the northern counties of Wisconsin to the St. Paul-Minneapolis metropolitan area. This property is in close proximity to Super Walmart, Menards, McDonald's and St. Croix Falls Medical Center.

Western Wisconsin is one of the fastest growing areas in the state. The City is approximately 40 miles northeast of Minneapolis and St. Paul as well as 45 miles west of Rice Lake. St Croix Falls, Wisconsin, is a historic River Town located along the St Croix River at the junctions of US Hwy 8 with State Hwys 35 and 87 in western Wisconsin. This City offers Trails with access to the Gandy Dancer Trail, the Ice Age Trail, Woolly Mountain Bike Trail and a number of hiking trails through local parks, Wisconsin Interstate Park and the St Croix National Scenic River Way.





# PROPERTY PHOTOS

705 Industrial Parkway  
Saint Croix Falls, WI

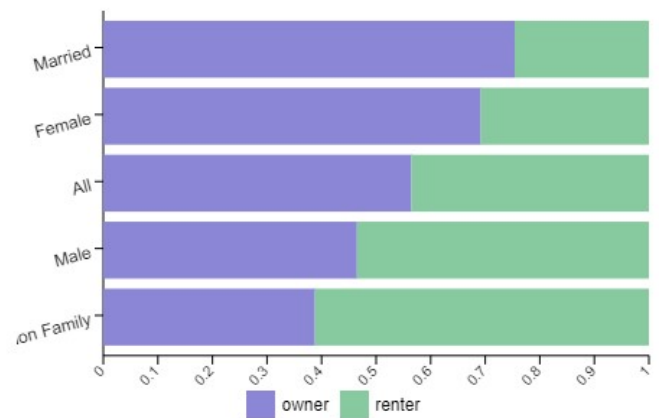
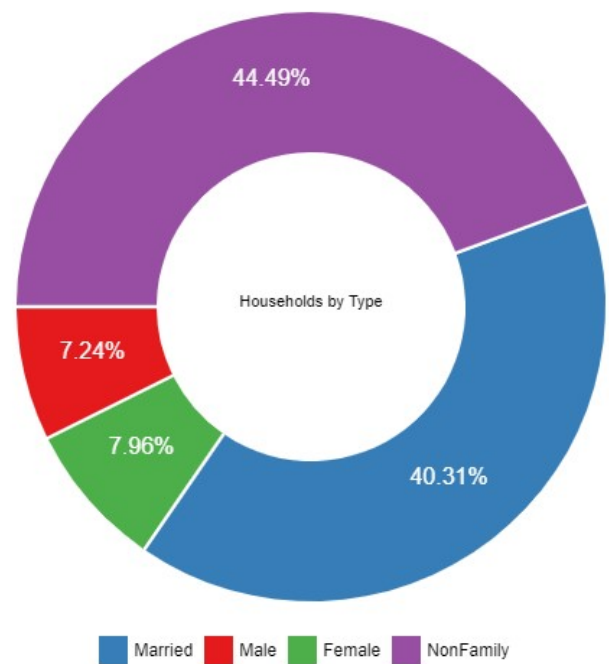


# Demographics

St. Croix Falls is a city located in Polk County Wisconsin. St. Croix Falls has a 2024 population of **2,265**. St. Croix Falls is currently growing at a rate of **0.58%** annually and its population has increased by **2.26%** since the most recent census, which recorded a population of **2,215** in 2020.

The average household income in St. Croix Falls is \$85,276 with a poverty rate of 8.42%. The median rental costs in recent years comes to - per month, and the median house value is -. The median age in St. Croix Falls is 41.7 years, 39.4 years for males, and 45.7 years for females. According to the most recent ACS, the racial composition of St. Croix Falls was:

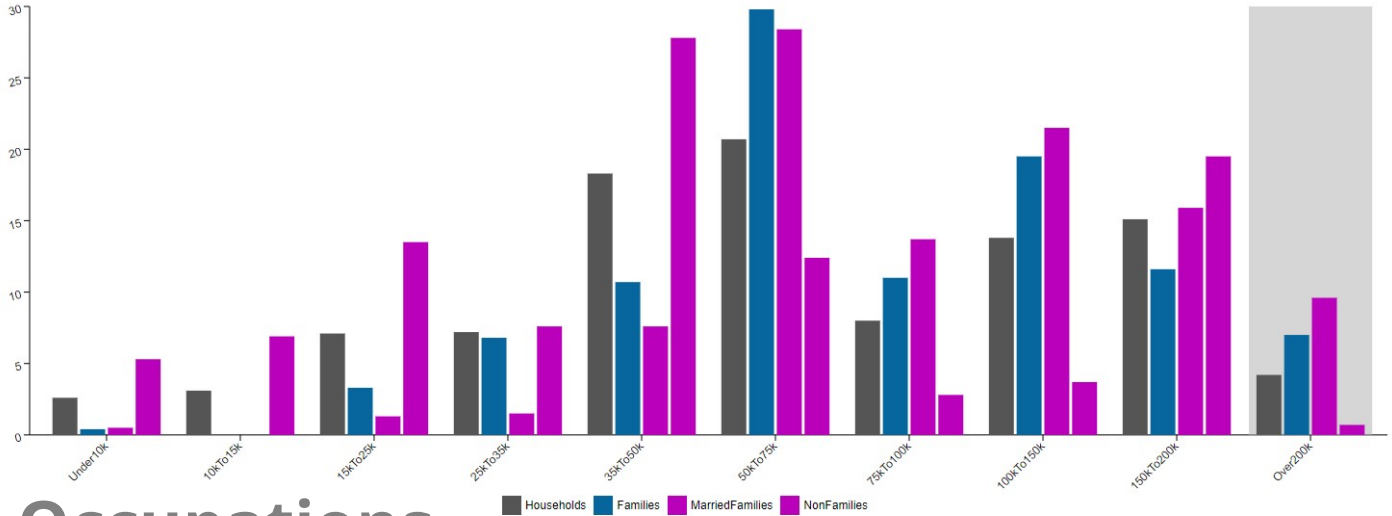
- White: 98.54%
- Other race: 0.84%
- Native American: 0.26%
- Native Hawaiian or Pacific Islander: 0.18%
- Two or more races: 0.18%
- Black or African American: 0%
- Asian: 0%



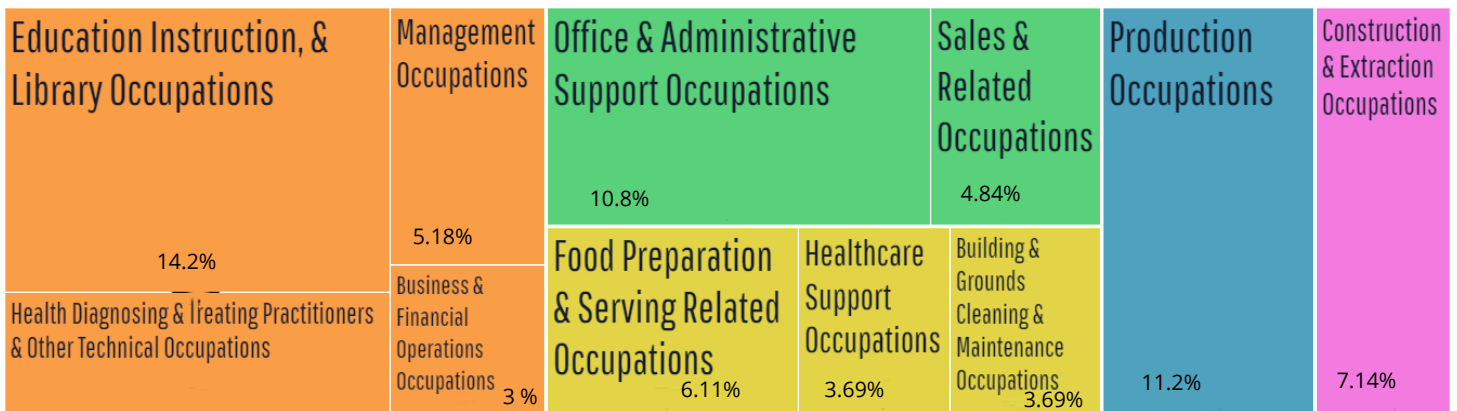
ST. CROIX FALLS, WI. (n.d.). *DataUSA*. [https://datausa.io/profile/geo/st-croix-falls-wi#race\\_and\\_ethnicity](https://datausa.io/profile/geo/st-croix-falls-wi#race_and_ethnicity)

# Demographics

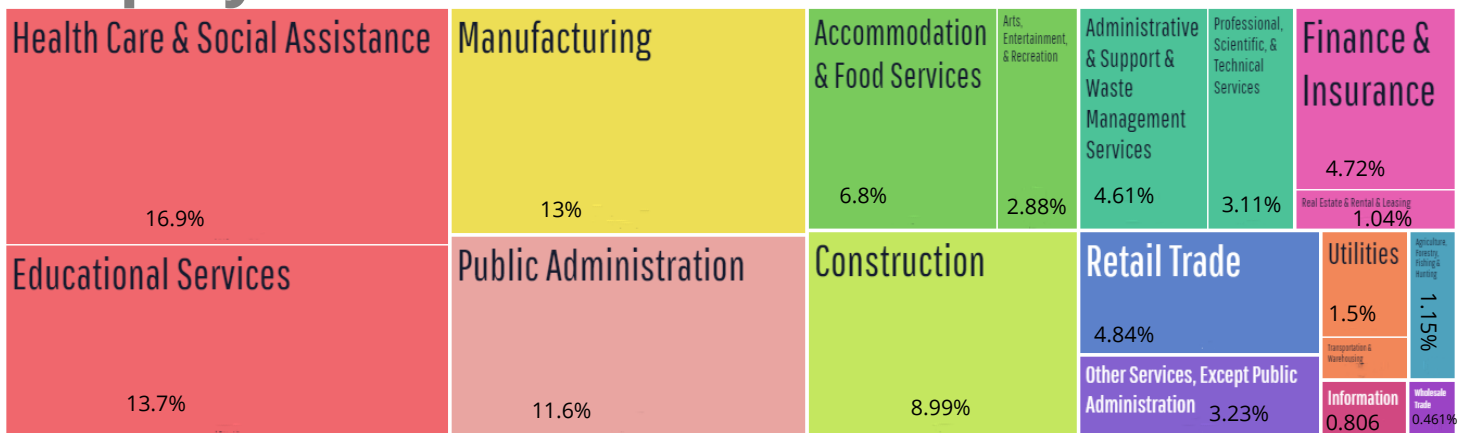
St. Croix Falls Income by Household Type



# Occupations



# Employment Industries





# PARCEL MAP

705 Industrial Parkway  
Saint Croix Falls, WI



Polk County, WI



- Polk County Information Center
- Post Offices
- Schools
- Town Hall
- City or Village Hall
- Lakes and Rivers
- Rivers and Streams
- Sections
- Parcels
- Parcel Numbers
- Towns
- Public Lands
- City or Village Lands
- Conservancy Lands
- Federal Lands
- County Lands
- State Lands
- Town Lands
- School District Lands
- Addresses
- US Highway Shield
- US Highways
- WI State Highway Shield
- State Highways
- Highway On Off Ramp
- County Road Shield
- County Roads
- Town Roads
- City and Village Roads
- Public Access Roads
- Private Roads
- Private Driveways
- WI Rustic Road Shield
- WI Rustic Road
- TopRgGridweb
- Regional Counties
- MN
- WI

The Polk County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Polk County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Polk County, WI provides this information with the understanding that it is not guaranteed to be accurate.

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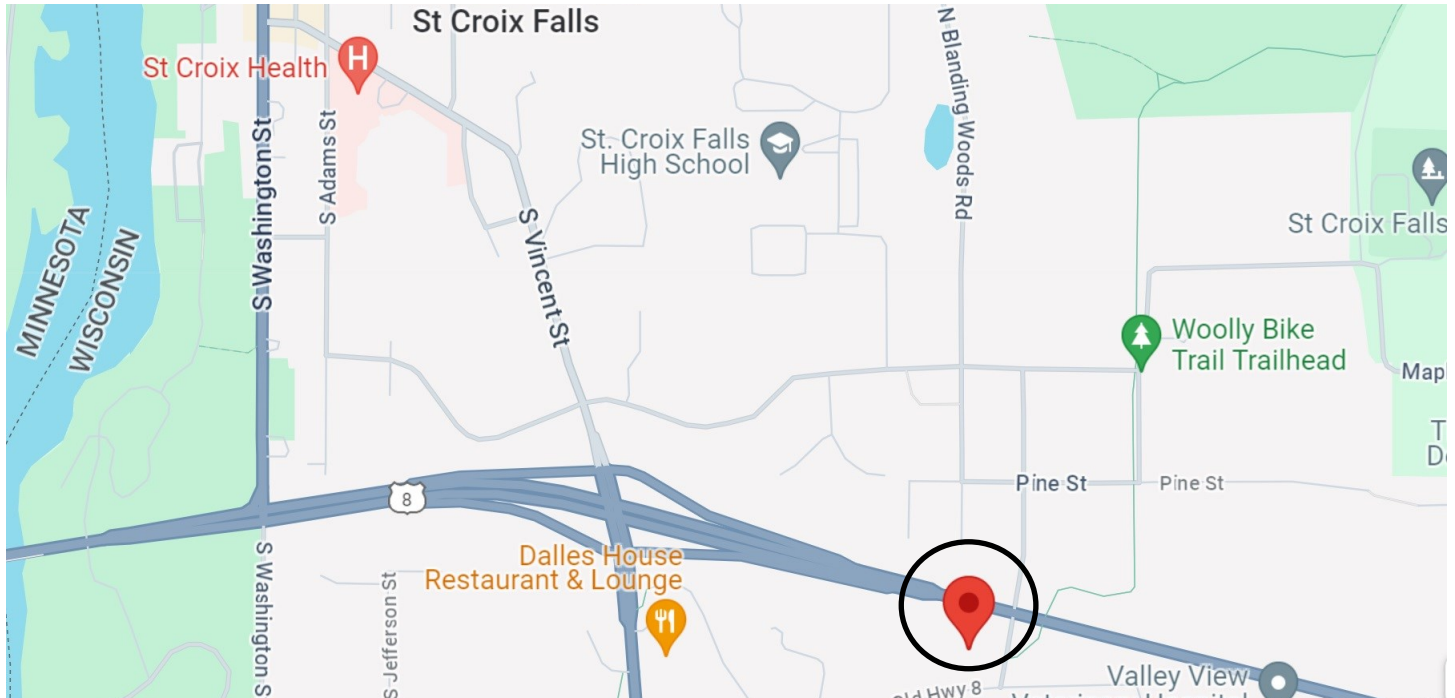
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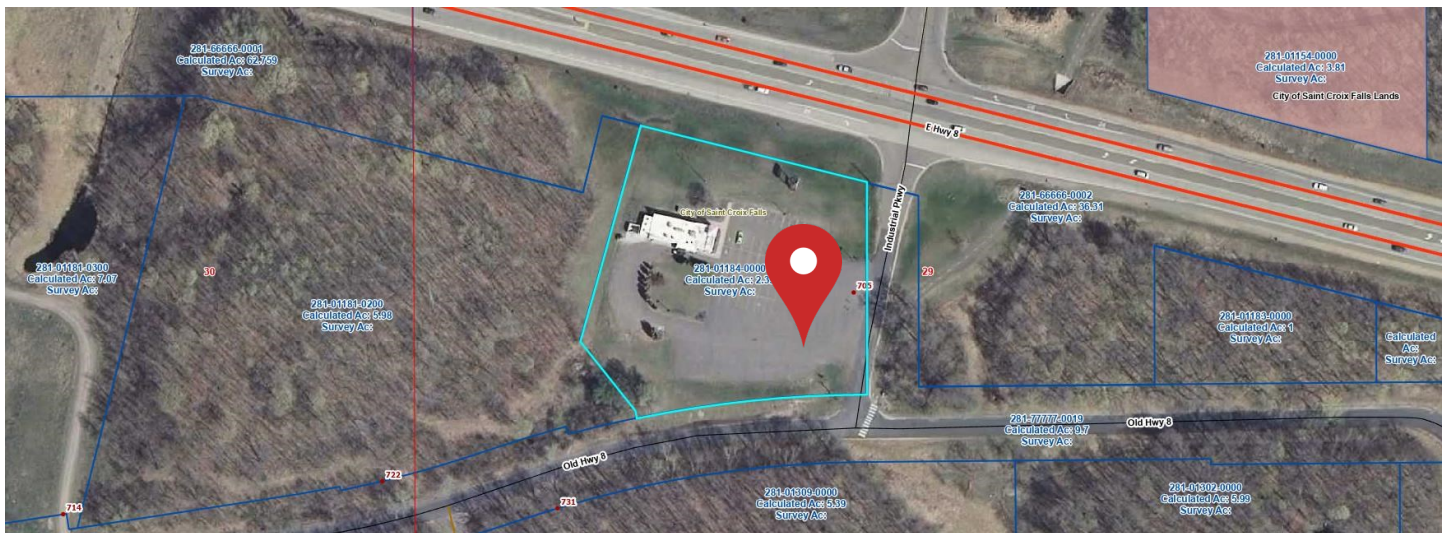
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# GOOGLE MAP

705 Industrial Parkway  
Saint Croix Falls, WI



# OVERHEAD MAP



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# Disclosure to Non-Residential Customers

WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road, Madison, WI 53704

Applegate Inc  
Effective July 1, 2018

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 or another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.  
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.  
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).  
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).  
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.  
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).  
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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