

**VACANT  
LAND FOR  
SALE**

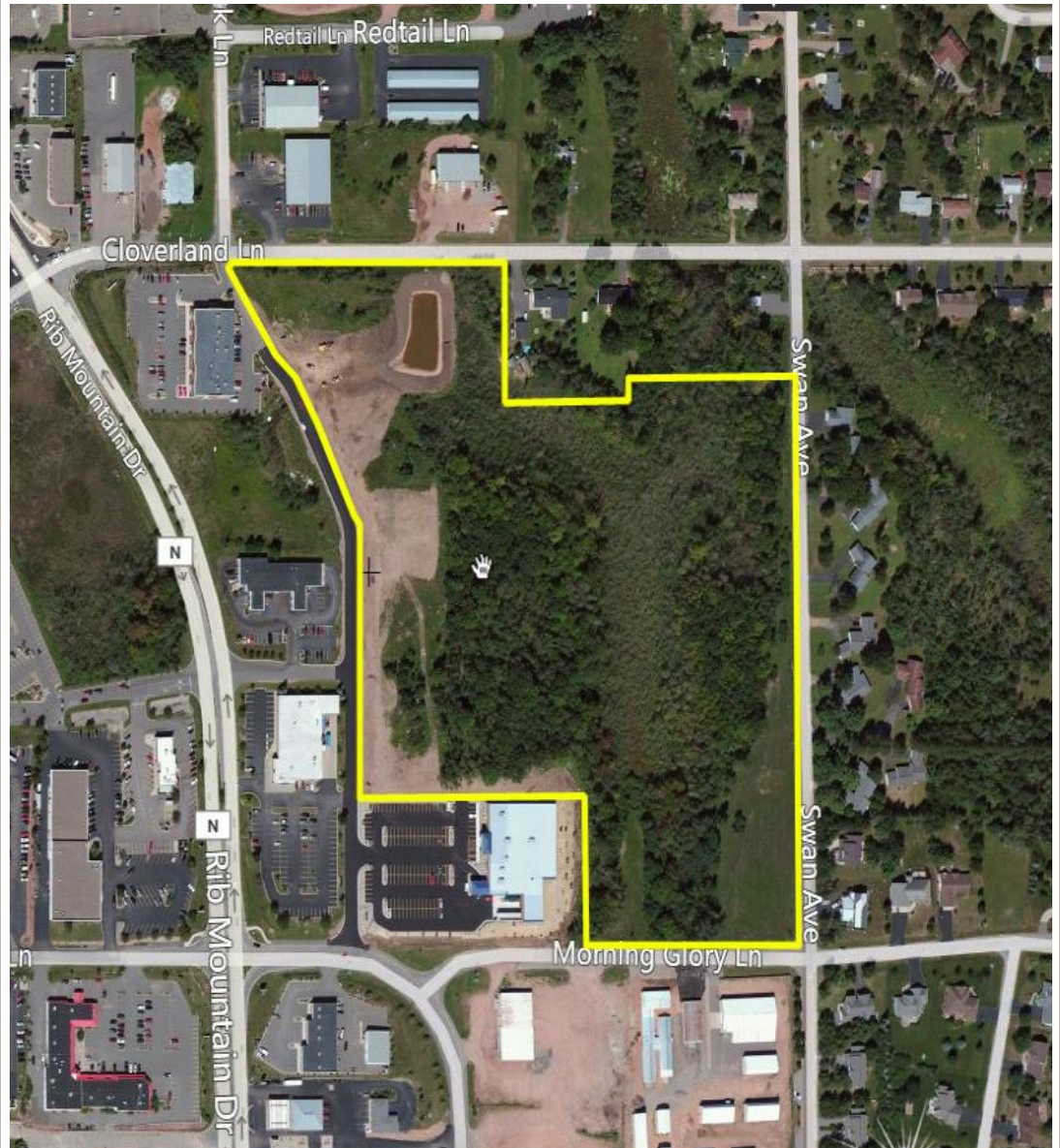
**RIB MOUNTAIN DRIVE  
Wausau, WI 54401**

INTEGRITY, PASSION, RESULTS



**BE SAW**  
& ASSOCIATES  
REALTY, LTD.

**23.5 ACRES**



**Besaw & Associates  
Realty, Ltd.**

**Phone: 920-338-8080**

**Fax: 920-338-8181**

**Email:**

**tim@besawrealty.com**

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# RIB MOUNTAIN DRIVE

## Wausau, WI 54401

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### PROPERTY INFORMATION

Besaw & Associates Realty is pleased to offer FOR SALE this prime commercial property in the growing Town of Rib Mountain. Currently zoned Suburban Commercial. City sewer and water are available to the site. Conveniently located just minutes from Rib Mountain State Park, Wausau Municipal Airport, and Downtown Wausau. Ideally suited for retail use, but also well suited for office or general commercial.

<b>Property Address</b>	<b>Rib Mountain Drive</b>	
	<b>Wausau, WI 54401</b>	
<b>Total Acreage</b>	<b>23.5 Acres</b>	
<b>Lot Size</b>	<b>Irregular</b>	
<b>Purchase Price</b>	<b>\$5,500,000</b>	
<b>Municipality</b>	<b>Town of Rib Mountain</b>	
<b>Zoning</b>	<b>Suburban Commercial</b>	
<b>Parcels and Taxes-2020</b>	<b>068-2807-113-0953</b>	<b>\$6595.97</b>
	<b>068-2807-113-0937</b>	<b>\$14692.64</b>

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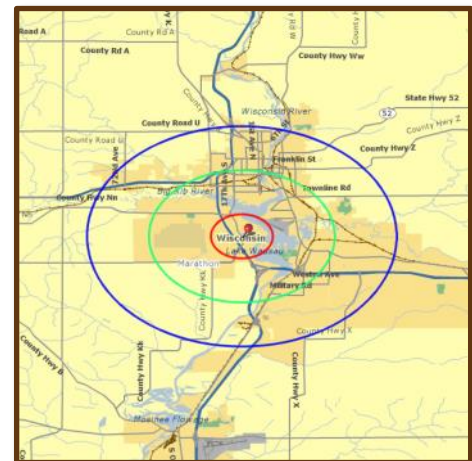
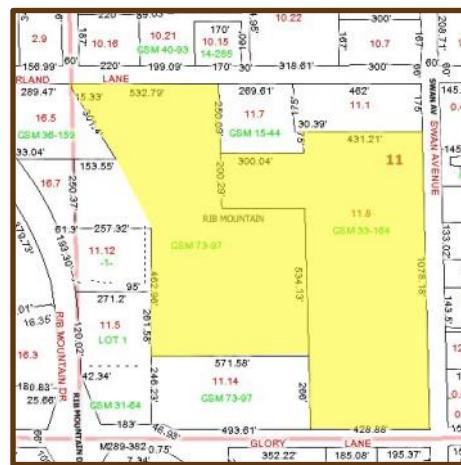
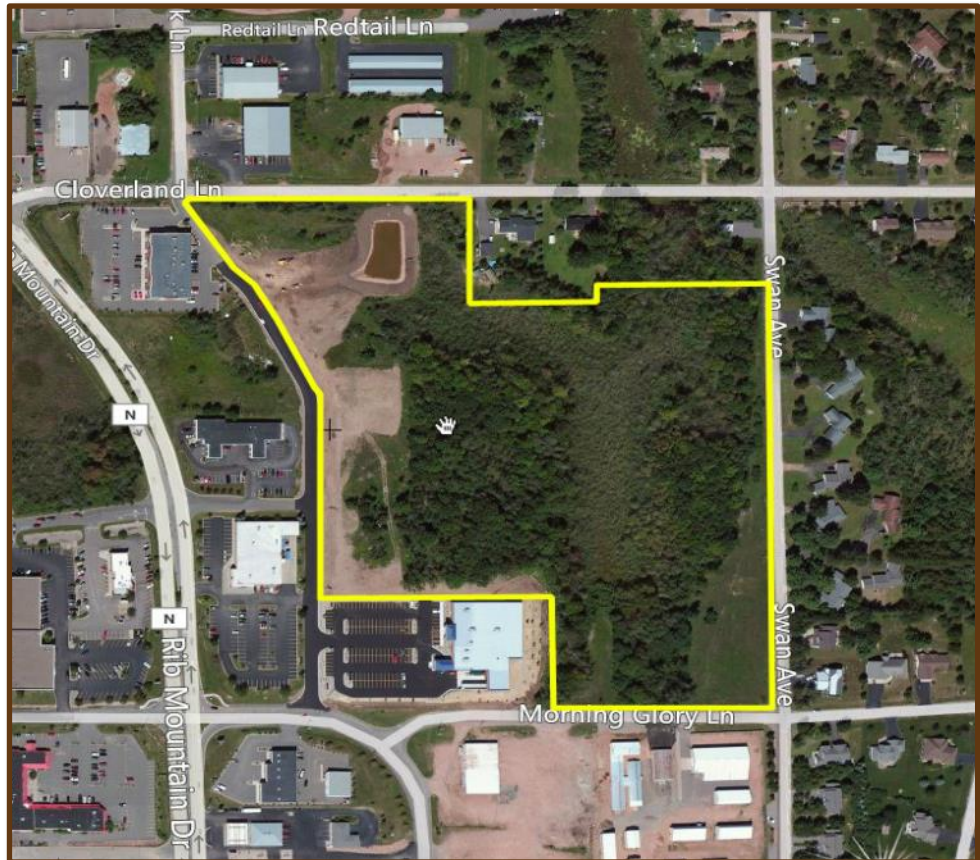
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# RIB MOUNTAIN DRIVE Wausau, WI 54401

INTEGRITY, PASSION, RESULTS

## LAND PHOTOS



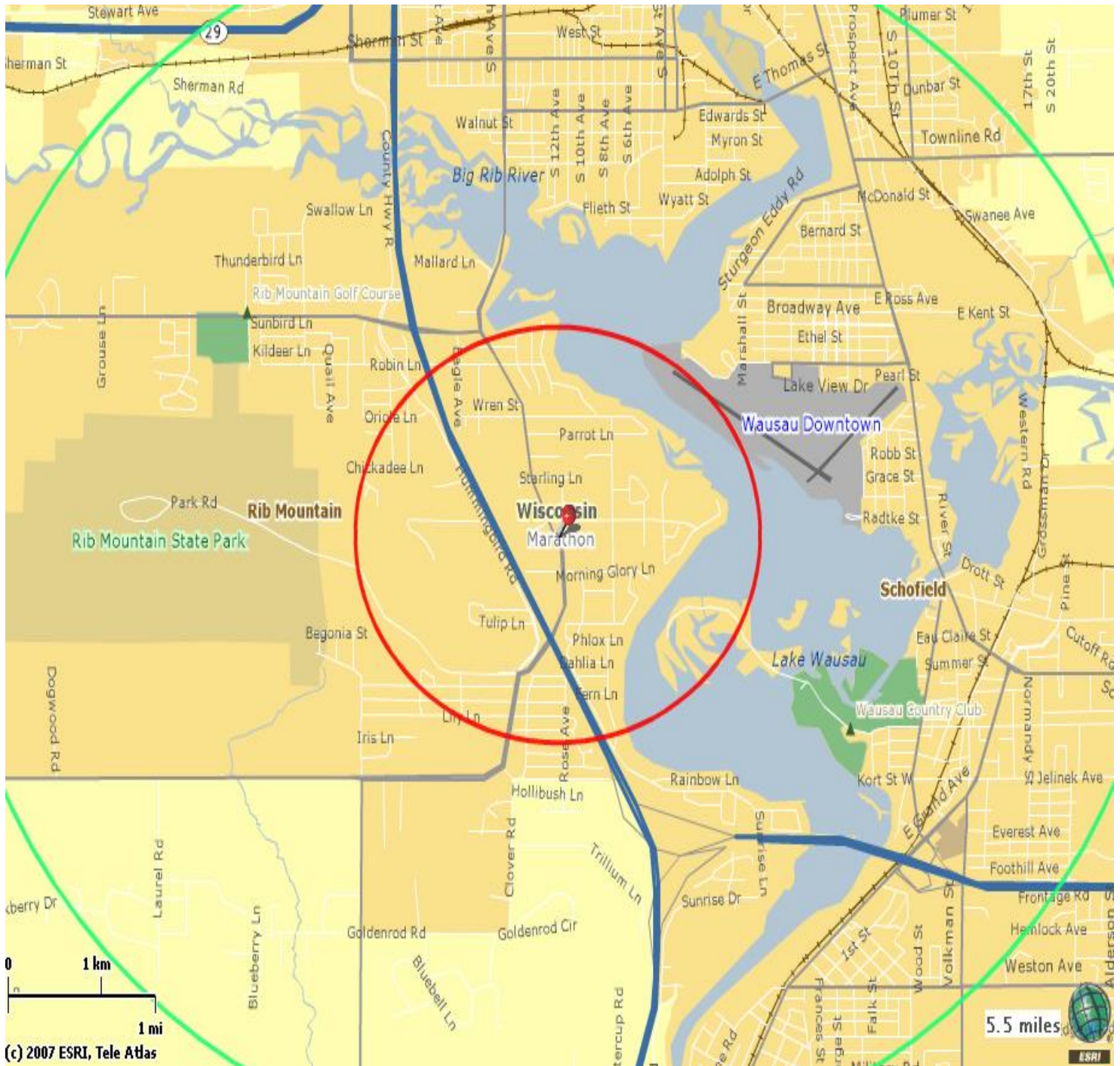
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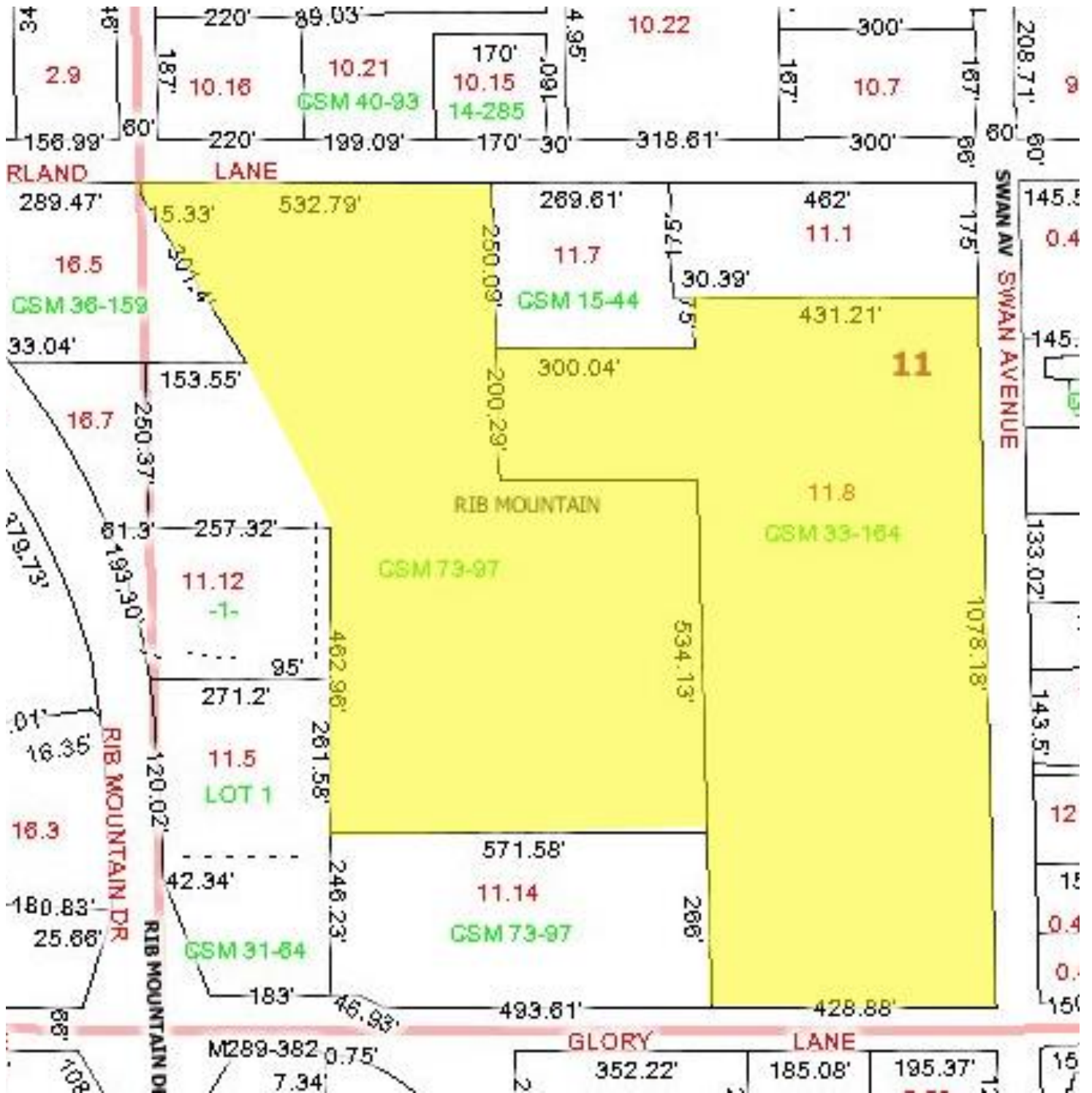
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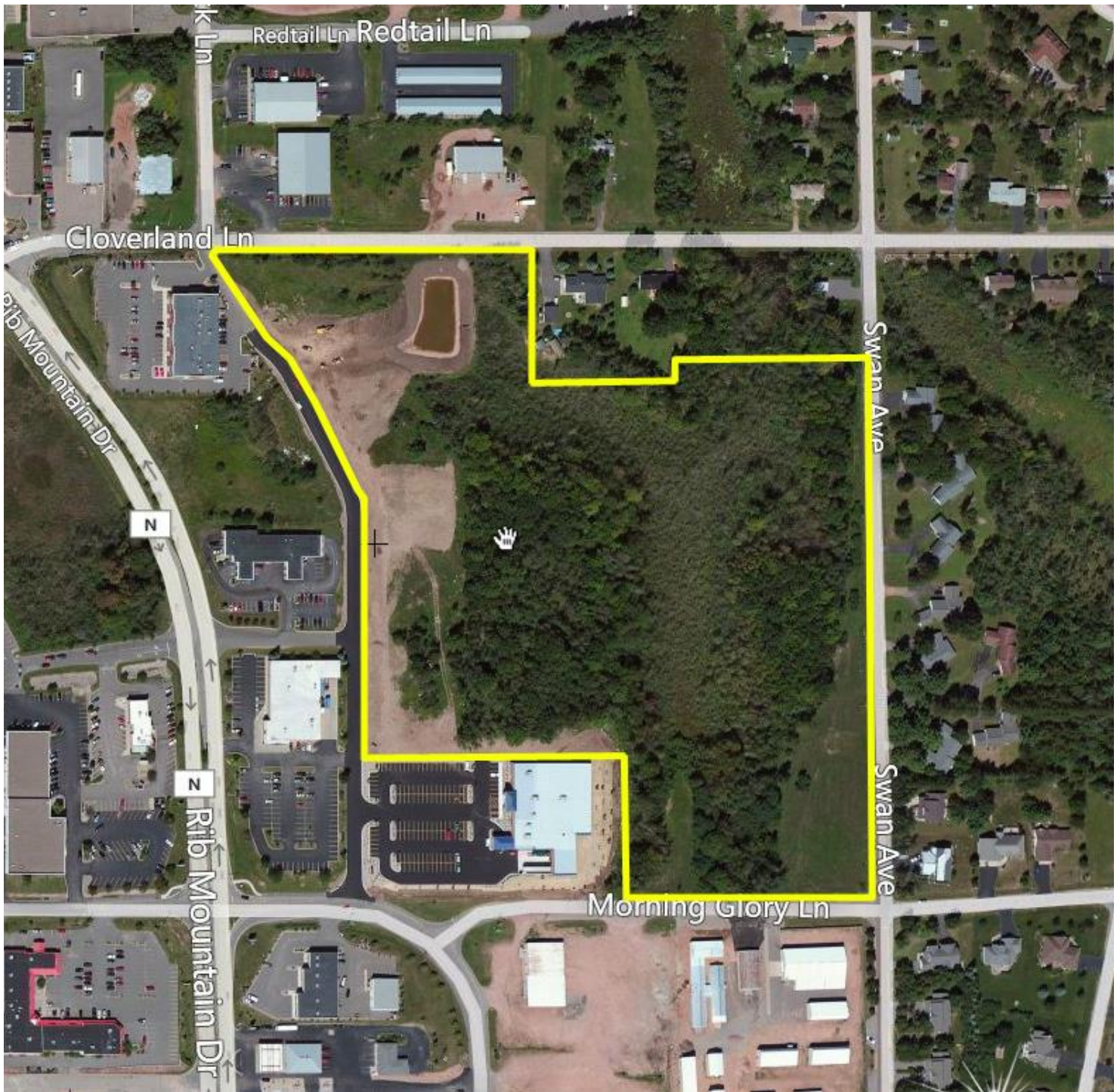


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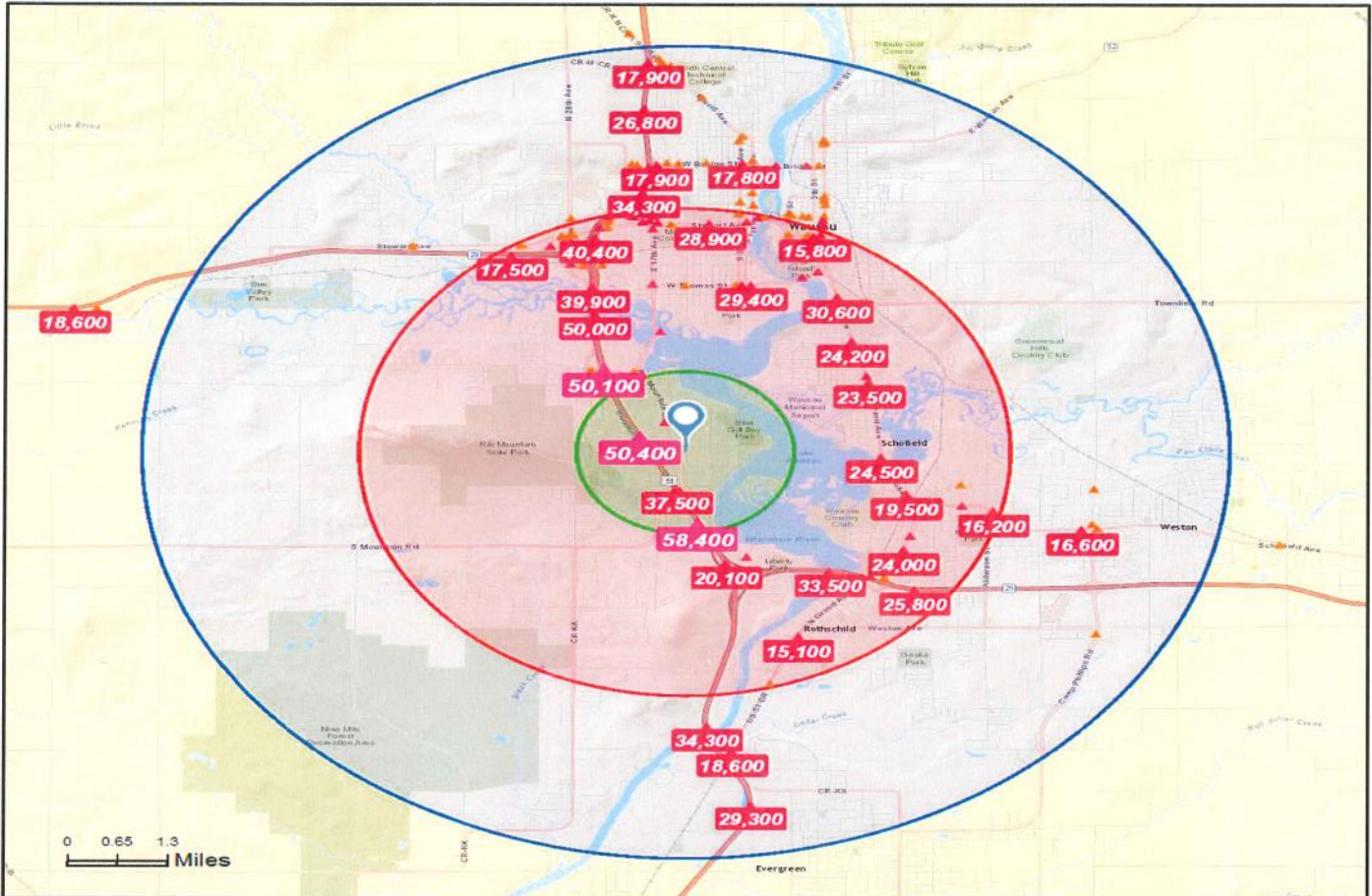
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## Traffic Count Map

Rib Mountain Dr, Wausau, Wisconsin, 54401  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 44.91849  
Longitude: -89.64921



0 0.65 1.3 Miles



Source: ©2016 Kallbrate Technologies

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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## Demographic and Income Profile

Rib Mountain Dr, Wausau, Wisconsin, 54401  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 44.91849  
Longitude: -89.64921

Summary	Census 2010	2016	2021
Population	1,898	1,883	1,880
Households	757	758	761
Families	559	556	557
Average Household Size	2.51	2.48	2.47
Owner Occupied Housing Units	639	628	631
Renter Occupied Housing Units	118	130	131
Median Age	45.0	47.1	48.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	-0.03%	0.35%	0.84%
Households	0.08%	0.40%	0.79%
Families	0.04%	0.34%	0.72%
Owner HHS	0.10%	0.38%	0.73%
Median Household Income	1.55%	2.10%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	25	3.3%	24	3.2%
\$15,000 - \$24,999	35	4.6%	33	4.3%
\$25,000 - \$34,999	53	7.0%	57	7.5%
\$35,000 - \$49,999	150	19.8%	103	13.5%
\$50,000 - \$74,999	157	20.7%	180	23.7%
\$75,000 - \$99,999	139	18.3%	135	17.7%
\$100,000 - \$149,999	120	15.8%	128	16.8%
\$150,000 - \$199,999	40	5.3%	53	7.0%
\$200,000+	40	5.3%	49	6.4%
Median Household Income	\$66,503		\$71,815	
Average Household Income	\$85,949		\$94,744	
Per Capita Income	\$34,669		\$38,395	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	111	5.9%	102	5.4%	97	5.2%
5 - 9	102	5.4%	98	5.2%	92	4.9%
10 - 14	122	6.4%	108	5.7%	108	5.8%
15 - 19	128	6.7%	108	5.7%	100	5.3%
20 - 24	79	4.2%	82	4.4%	67	3.6%
25 - 34	188	9.9%	199	10.6%	202	10.8%
35 - 44	218	11.5%	194	10.3%	197	10.5%
45 - 54	337	17.8%	296	15.7%	257	13.7%
55 - 64	278	14.7%	298	15.8%	295	15.7%
65 - 74	203	10.7%	262	13.9%	304	16.2%
75 - 84	103	5.4%	105	5.6%	125	6.7%
85+	28	1.5%	32	1.7%	34	1.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,760	92.7%	1,725	91.7%	1,703	90.6%
Black Alone	4	0.2%	5	0.3%	7	0.4%
American Indian Alone	5	0.3%	5	0.3%	6	0.3%
Asian Alone	110	5.8%	124	6.6%	137	7.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	9	0.5%	11	0.6%	13	0.7%
Two or More Races	10	0.5%	12	0.6%	14	0.7%
Hispanic Origin (Any Race)	21	1.1%	27	1.4%	34	1.8%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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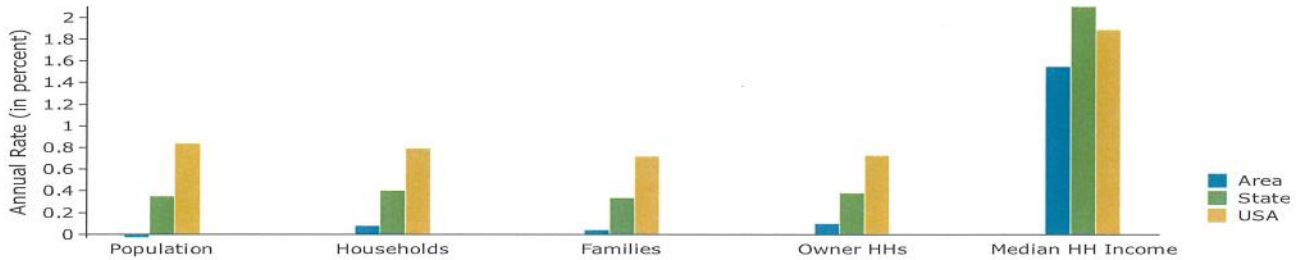


## Demographic and Income Profile

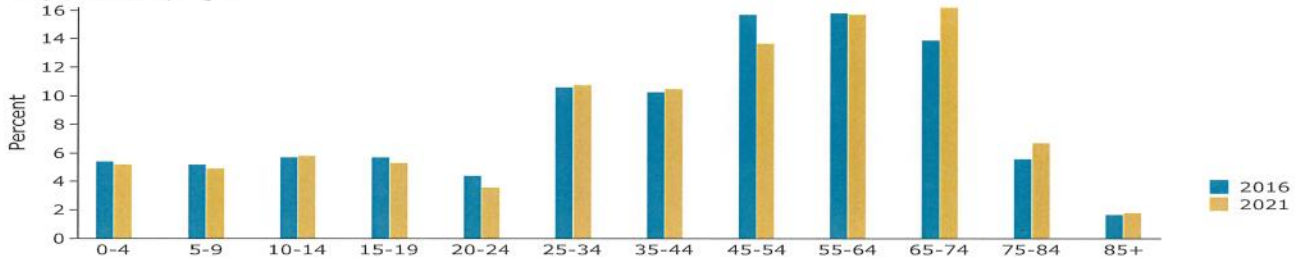
Rib Mountain Dr, Wausau, Wisconsin, 54401  
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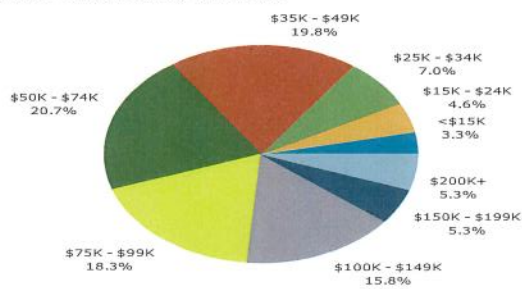
Trends 2016-2021



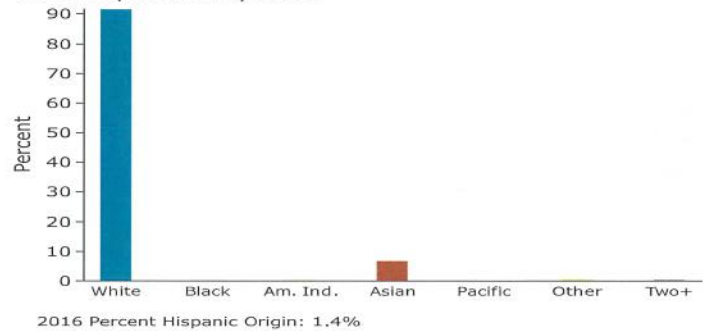
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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