

# LAND FOR SALE

 12244 22ND AVE, CHIPPEWA FALLS, WI 54729

## A UNIQUE DEVELOPMENT OPPORTUNITY

Trillium Commercial Realty is excited to offer a rare chance to acquire approximately 14.0 acres of development land within the swiftly growing commercial corridor of Lake Hallie and Chippewa Falls.

### Key Features:

- **Prime Location:** This site boasts excellent visibility from Highway 53, providing strong exposure and convenient access.
- **Growth Potential:** Positioned for significant future development, the property is situated near established national retailers and adjacent to the upcoming Menards development area.
- **Zoning Flexibility:** Currently zoned for agricultural and residential use, this site presents an opportunity for buyers to pursue commercial rezoning according to their development plans.

## PROPERTY HIGHLIGHTS

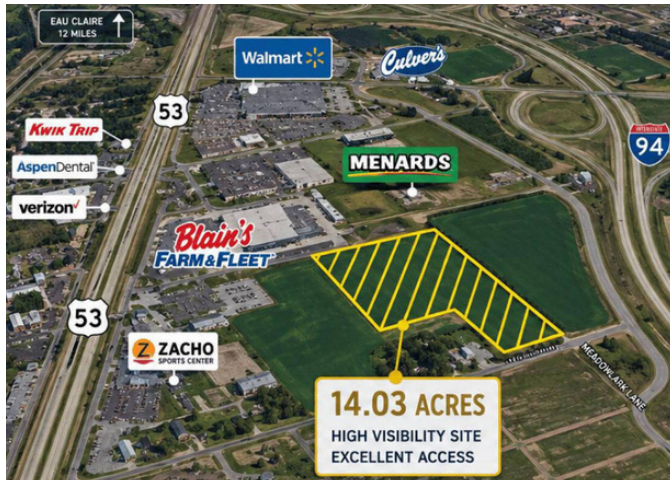
- 14.0± acres of development land
- Located in a high-growth commercial area
- Exceptional visibility from Highway 53
- Situated along 22nd Avenue
- Adjacent to the future Menards development area
- Close to established national retailers
- Spacious site with versatile development potential

**\$3,049,200**  
**14 ACRES**

**\$5/SF**

# LOCATION & DEVELOPMENT POSITION

A high-visibility location situated in one of the Chippewa Valley's thriving commercial growth corridors.



## Why this location matters

The property is strategically located in a thriving commercial district that caters to Lake Hallie, Chippewa Falls, Eau Claire, and regional traffic across Northwestern Wisconsin. Its visibility from Highway 53, coupled with nearby national retail activities, establishes a solid foundation for potential commercial, residential, or mixed-use development.

With the upcoming Menards development adjacent to the property, this corridor is set for ongoing momentum, heightened consumer engagement, and sustained commercial demand in the long run.

### Exposure

Outstanding visibility from Highway 53 enhances brand presence, facilitates drive-by recognition, and ensures regional accessibility.

### Scale

The 14.0± acres offer ample space for a planned development concept, including internal circulation, parking, and a variety of potential uses.

### Growth

Situated in a rapidly growing commercial zone, this location benefits from proximity to national retailers and promising future development opportunities.

## Potential Uses

|                             |                        |                            |
|-----------------------------|------------------------|----------------------------|
| Retail development          | Medical office         | Hospitality                |
| Restaurant                  | Professional office    | Mixed-use development      |
| Multifamily residential     | Rental village concept | Storage facilities         |
| Service-oriented commercial | Owner-user campus      | Future commercial rezoning |

## Investment Perspective

For developers, investors, and owner-users, 1224422nd Ave offers a distinctive combination of land area, corridor visibility, and development flexibility—qualities that are increasingly rare in busy retail corridors. This property has the potential to support various future concepts, subject to buyer due diligence and municipal approvals.

# CONCEPTUAL DEVELOPMENT



Imagined perspectives illustrate how the site could facilitate various development directions.



IMAGINED SPACED USAGE: RENTAL VILLAGE: Boundary lines approximate

## Rental Village Concept

A rental village concept could take advantage of the property's scale, visibility, and location within a growing commercial and residential area.

### Possible features may include:

- Multifamily residential buildings
- Internal parking and circulation
- Shared green space or amenity areas
- Clubhouse or community gathering space
- Professional landscaping and signage
- Convenient access to nearby retail and services



IMAGINED SPACED USAGE: HOTELS: Boundary lines approximate

## Hospitality Development Concept

A hospitality concept could be an excellent fit for this site due to its visibility, proximity to the highway, and surrounding commercial activities.

### Possible features might include:

- Hotel or extended-stay accommodations
- Restaurant or café space
- Conference or event facilities
- Outlot development possibilities
- Shared parking and internal circulation
- Professional frontage and monument signage

## TEAM TRILLIUM



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