



Trillium Commercial Realty

FOR SALE



\$2,925,000

Baumbach Way, Altoona, WI 54702

Rare development opportunity in the thriving Altoona, Wisconsin market — a 10.36-acre raw land assemblage situated along Highway 12 with significant exposure and excellent accessibility. Zoned R-3, this high-growth site is positioned directly adjacent to established retail and service nodes, including a recently developed Kwik Trip, and benefits from strong regional traffic counts and proximity to major transportation corridors. The property is ideal for higher-density residential development, townhomes, apartments, mixed-use projects, or other strategic land use concepts. With flexible site planning potential and strong demand for housing in the Eau Claire metro area, this offering represents a rare chance to secure a premier land tract with long-term value upside.

PROPERTY HIGHLIGHTS

- Strategic Location – Positioned along U.S. Highway 12, a primary east-west corridor connecting Altoona with Eau Claire and I-94, providing excellent visibility and ease of access.
- Future Residential Development Potential – Zoned R-3 to support higher-density residential uses such as multi-family, townhome communities, or mixed-use concepts (buyer to confirm specific zoning and entitlements).
- Strong Growth Market – Part of a region experiencing ongoing residential and commercial expansion, with nearby amenities, employment centers, and supportive development trends.
- Adjacent Investment Activity – Close proximity to recently completed and active commercial developments along Highway 12 further enhances market appeal.

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