



WOODCREST
CAPITAL, LLC

0.65 Acres Marshall MN Pad Site

1210 Susan Dr | Marshall MN



Traffic data by Placer.ai 2021 dataset. Map locations approximate

Traffic Counts

Hwy 23	9,801 VPD
E Main St	12,727 VPD
Clarice Ave	3,260 VPD

Demographics	1-mile	3-mile	5-mile
Population	3,415	13,966	14,635
Households	1,428	5,600	5,847
Average HH Income	\$85,705	\$72,636	\$73,878

*Demographics provided by CoStar Group, www.costar.com, 2023 dataset

**LAND FOR
SALE**

**ACRES:
+/- 0.65**

**ZONING:
B-3**

(817) 927-0050

General Business

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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