



CONCEPTUAL
RENDERING

Summit Ridge Development

0.93 - 3.00 ACRE
COMMERCIAL & MIXED-USE LOTS
AVAILABLE IN CHIPPEWA FALLS, WI 54729



AMBER CERNOIOUS

BROKER

ULTRA COMMERCIAL REALTY

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OVERVIEW

Welcome to Summit Ridge, a thoughtfully planned development that blends commercial, multifamily, and mixed-use opportunities. Ideally situated on some of the best lots in Chippewa Falls, this high-profile development offers excellent visibility and is fully supported by municipal sewer and water, making it ready for immediate construction.

Summit Ridge sits directly adjacent to the new Aspirus Health Care campus, placing it at the heart of one of the area's most active and rapidly growing corridors. The surrounding neighborhood features a strong mix of established businesses, including Festival Foods, Kwik Trip, Riverstone Suites, Culver's, and Caribou Coffee, providing a steady flow of traffic and a built-in customer base for future commercial tenants.

Designed to support a walkable, community-focused lifestyle, Summit Ridge brings together residential comfort and business opportunity in one cohesive setting. With strong demographics, nearby amenities, and modern infrastructure, this development offers a rare opportunity to be part of the next chapter in Chippewa Falls' growth.

COMMERCIAL LOT AVAILABLE
 OUTLOT/CITY
 MULTI-FAMILY

LOT LINES ARE FOR ILLUSTRATION ONLY



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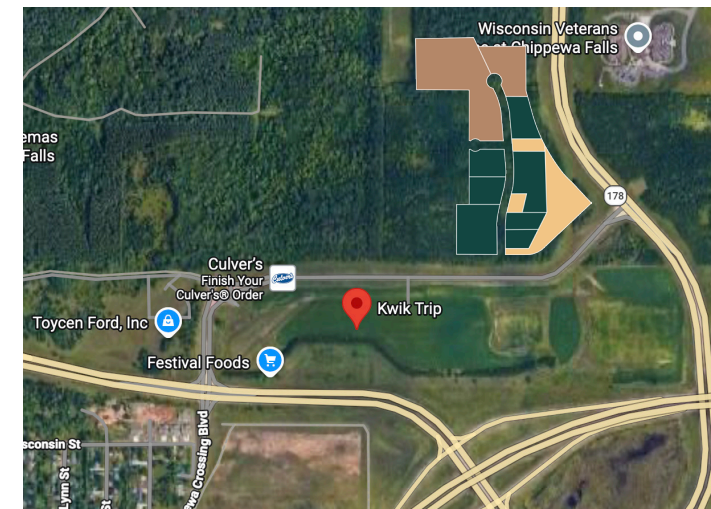
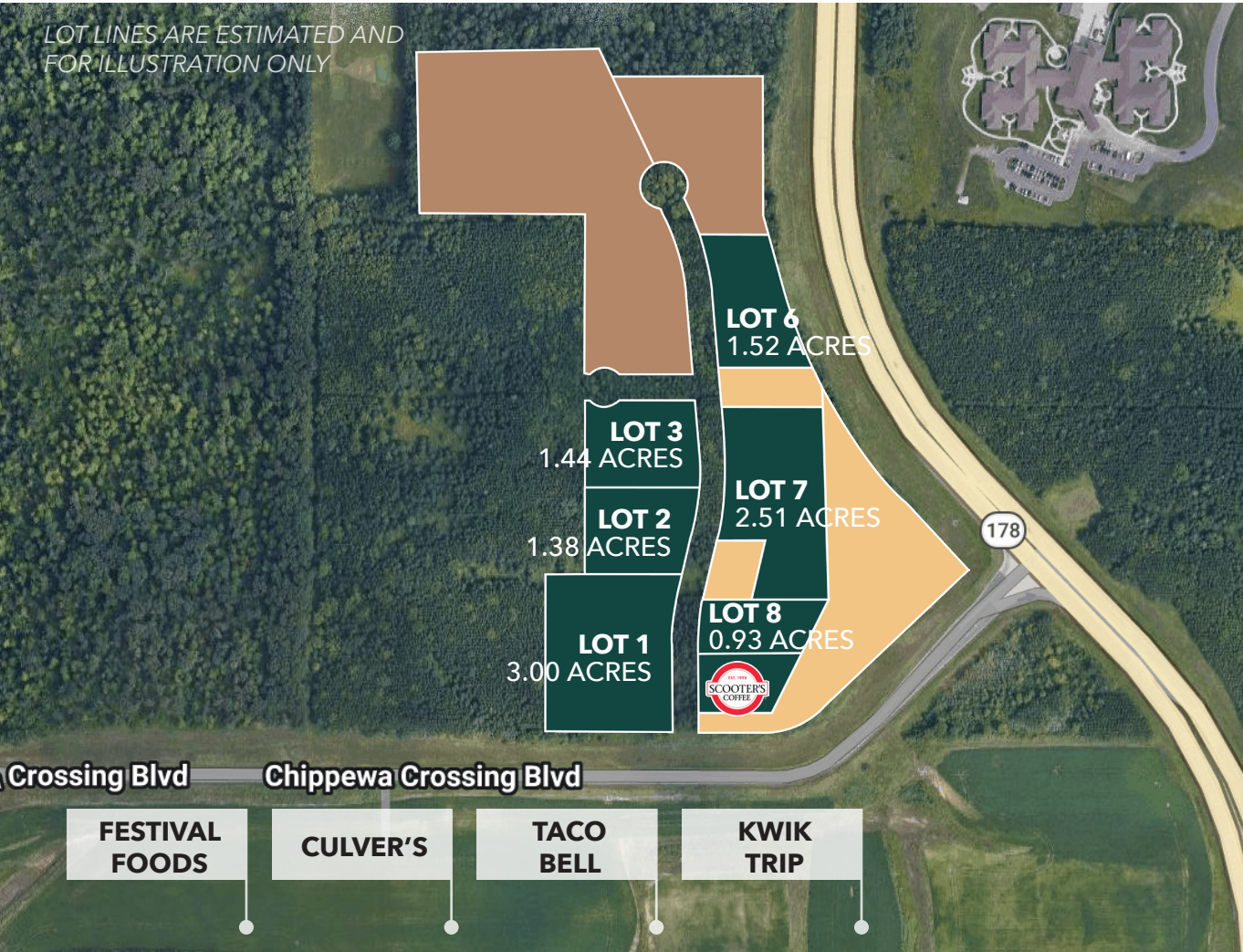
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UPDATED 06/15/26
REVISION 1.0

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Summit Ridge Development PROXIMITY/LOCATION

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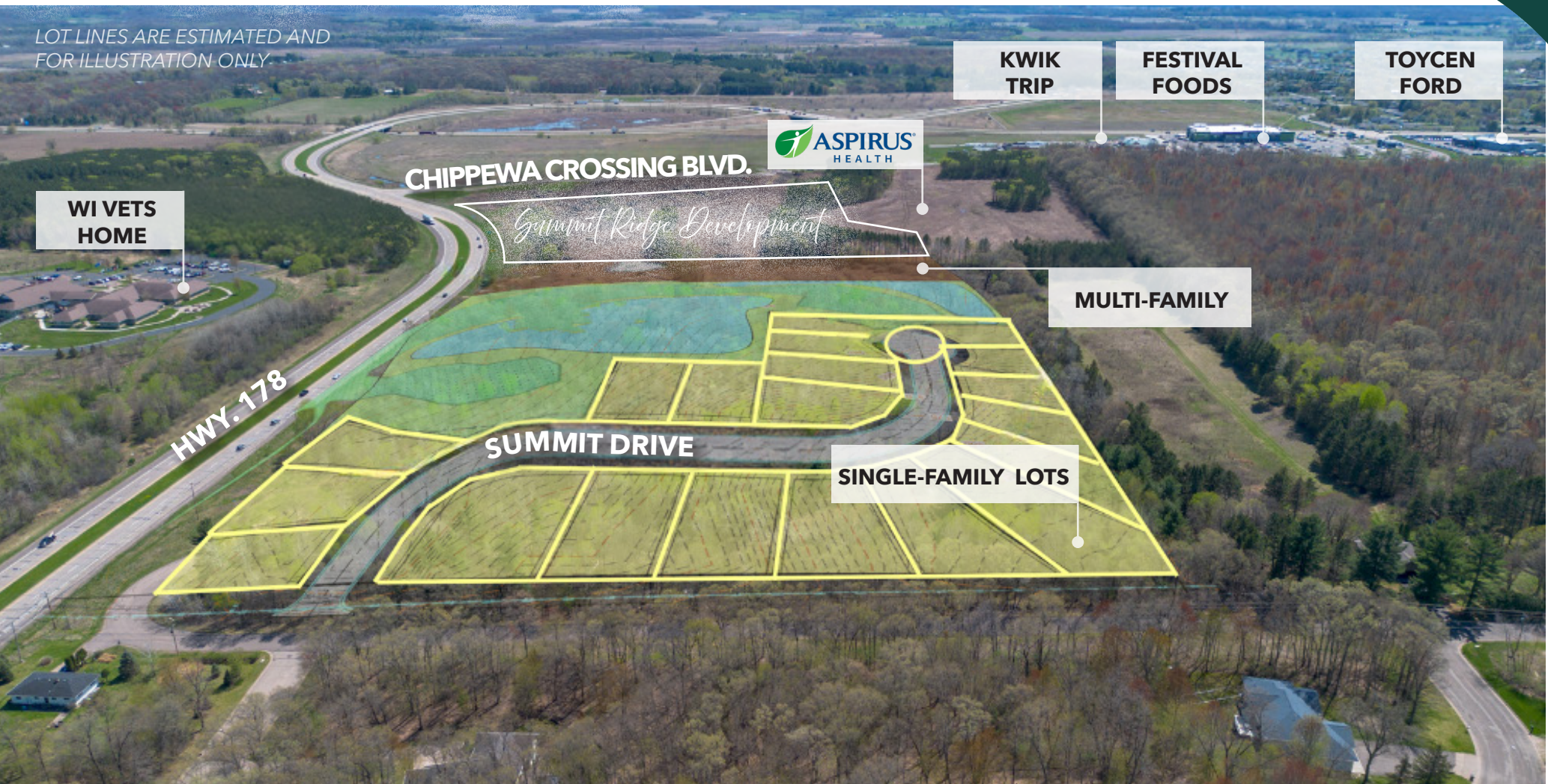
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Summit Ridge Development RESIDENTAL DEVELOPMENTS

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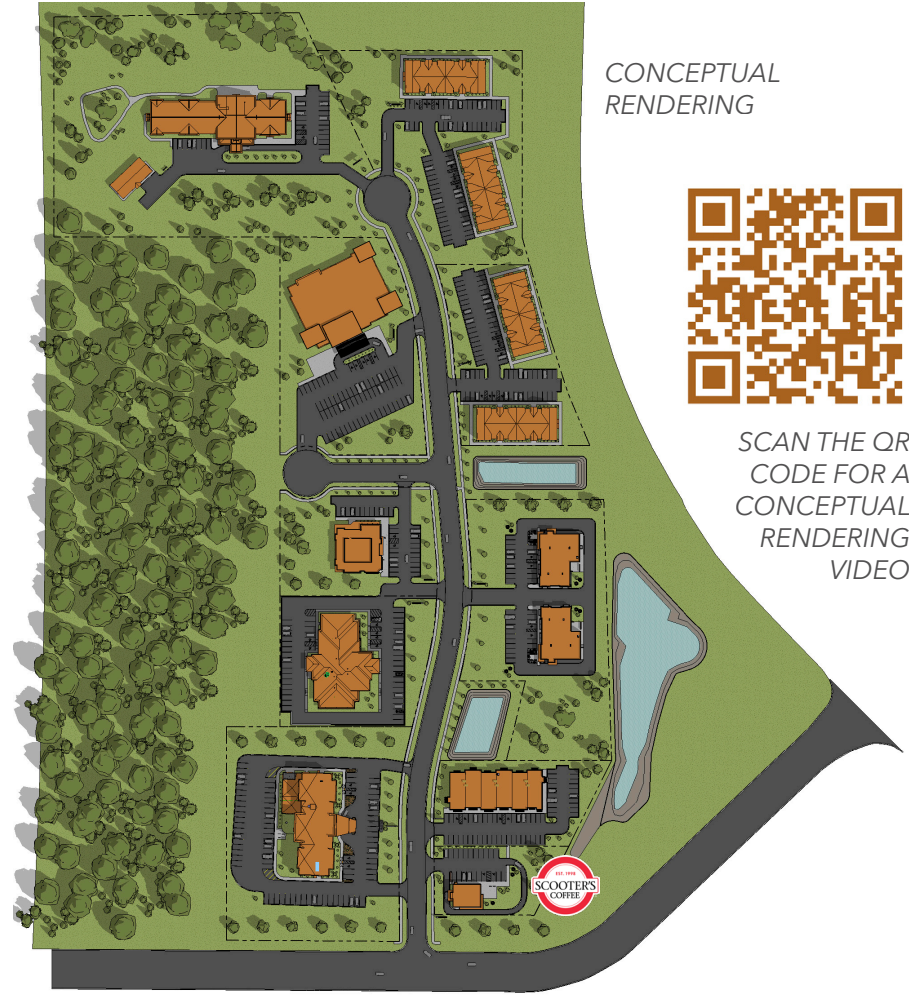
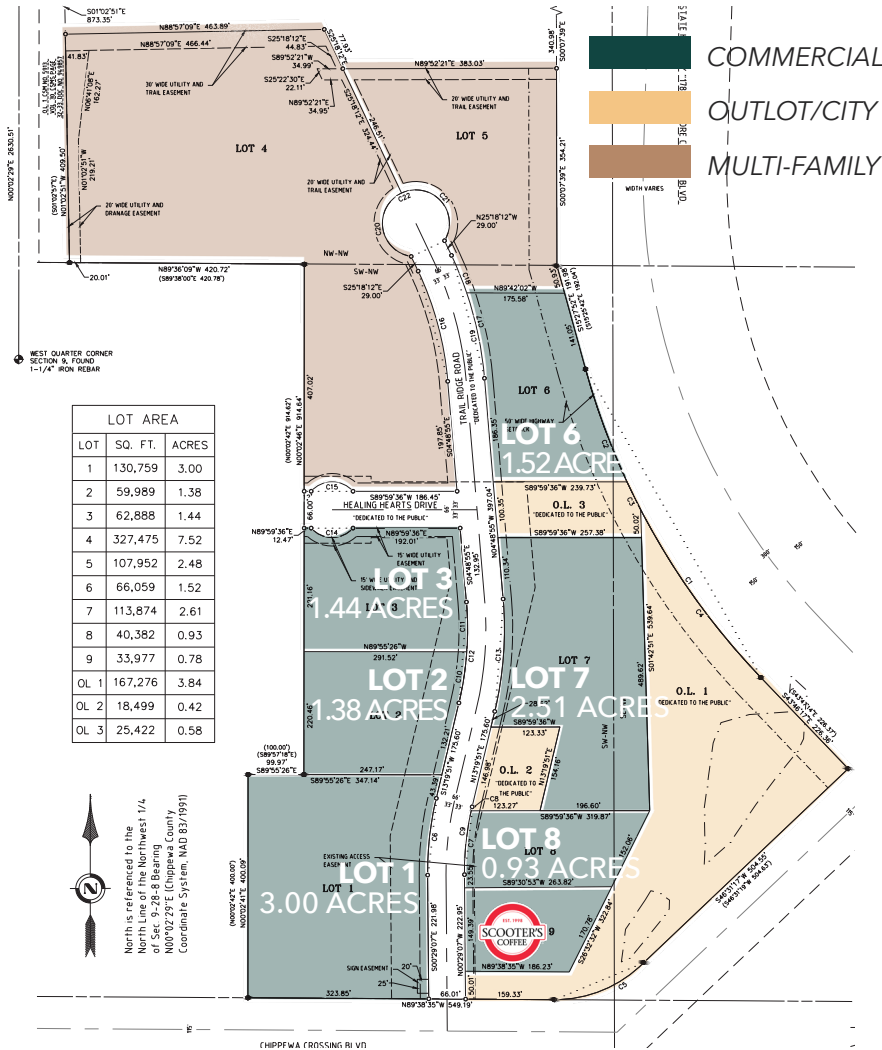
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Summit Ridge Development PLAT MAP



SCAN THE QR CODE FOR A CONCEPTUAL RENDERING VIDEO

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Summit Ridge Development **SNAPSHOT**
HIGHLIGHTS

Summit Ridge offers developers, investors, and owner-users a rare opportunity to secure shovel-ready commercial and mixed-use land within one of the Chippewa Valley's fastest-growing healthcare and retail corridors, combining regional accessibility, strong surrounding demographics, and immediate access to established amenities. This development offers a rare opportunity to be part of the next chapter in Chippewa Falls' growth.

- ✓ **Premier mixed-use development with commercial, multifamily, hospitality, office, and retail opportunities. Flexible zoning and land plan suitable for retail centers, restaurants, medical office, multifamily housing, hospitality, mixed-use projects, and service-oriented commercial development.**
- ✓ **Multiple commercial and mixed-use development parcels ranging from approximately 1.17 to 3.00 acres, allowing flexibility for users of varying sizes.**
- ✓ **Fully served by municipal water & sewer infrastructure, supporting immediate development readiness.**
- ✓ **High-visibility location adjacent to the new Aspirus Health Hospital medical campus.**
- ✓ **Located within a rapidly growing commercial corridor featuring established retail, lodging, dining, and healthcare uses.**
- ✓ **Opportunity Zone location offering potential tax advantages for qualified investors.**



REGIONAL MARKET ACCESS

Market	Approx. Drive Time
Eau Claire	15 minutes
Menomonie	25 minutes
Hudson	60 minutes
Minneapolis	90 minutes

TRANSPORTATION PROXIMITIES

Destination	Approx. Distance
WI Highway 29	Less than 1 mile
US Highway 53	Approx. 3 miles
Downtown Chippewa	Approx. 4 miles
Downtown Eau Claire	Approx. 12 miles
Chippewa Valley Regional Airport	Approx. 8-10 miles
MSP Int'l Airport/Metro	Approx. 90 miles

SURROUNDING RETAIL AMENITIES

The development is surrounded by established retailers, restaurants, lodging, and service providers that create strong traffic counts and consumer activity:

- Festival Foods
- Kwik Trip
- Riverstone Suites
- Culver's