

Prime Development Site



83 Acres
\$4,750,000

W227N1350 North Ave.
Pewaukee, WI

Prime Development Site



STRATEGIC LOCATION



BEAUTIFUL NATURAL SETTING



BUSINESS COMMUNITY



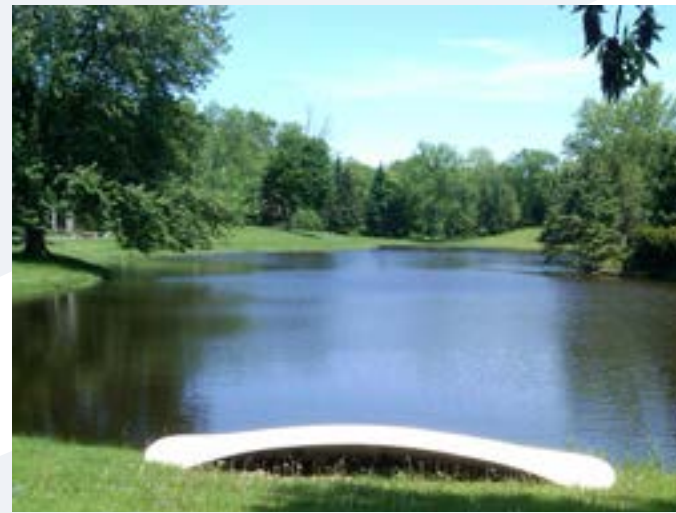
EXCELLENT LABOR FORCE



CATALYTIC DEVELOPMENT

General Site Information

Site Size:	83.66 acres
Additional Site:	20 acres
Zoning Class:	Agricultural
Zoning Code:	Raw land
Shape:	Irregular
Divisible:	Yes
Easements:	Utility
Primary Street:	Watertown Road
Secondary Street:	Springdale Road
Freeway Access:	I-94 via Hwy F
Tax Keys:	0962-999 0690-999-001
On Site Improvements:	House and two barns
Water:	Available
Sewer:	Available
Electric:	WE Energies
Gas:	WE Energies
Curb/Gutter:	No
Paving:	No
Topography:	Rolling



CONTACT:

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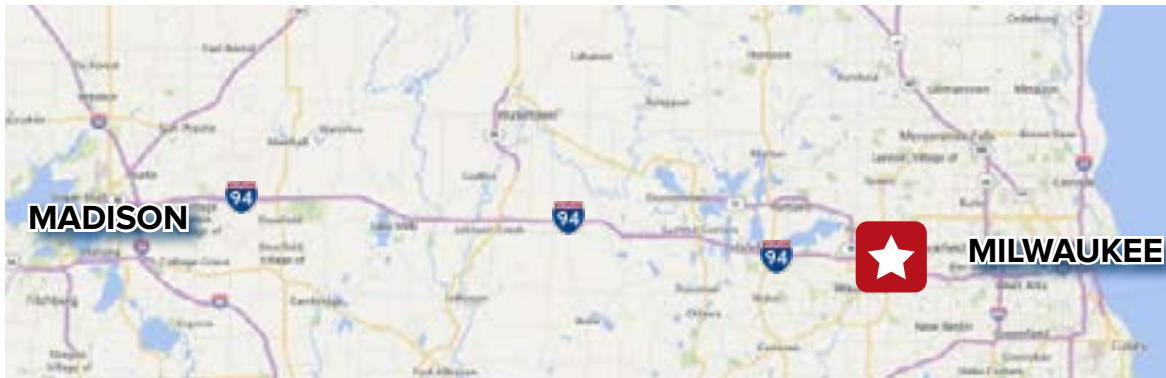
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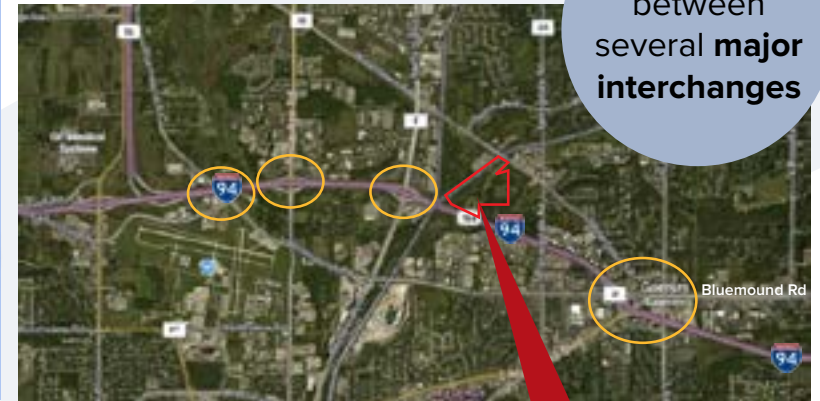


STRATEGIC LOCATION



- I-94 ACCESS within a few minutes
- 9 MILES to Milwaukee
- 57 MILES to Madison

Convenient access
to civic &
neighborhood
amenities



Located
between
several **major**
interchanges



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BEAUTIFUL NATURAL SETTING

The subject site is self-contained and private, with beautiful woodland areas, rolling topography, environmental corridor and breathtaking views of the Fox River. Master plans developed by Strang, Inc. for this property utilize and maximize these property attributes.



Walking paths provide opportunities for active recreation and wellness



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BUSINESS COMMUNITY



CATALYTIC DEVELOPMENT

COMMUNITY CONNECTIVITY

An office headquarters will complement the existing GE training center located immediately next door as well as many other businesses and research facilities located along Watertown Road. The City of Pewaukee is enthusiastic about development of the site.

Your project would be a catalytic development that would kick off **Fox Woods Business Park**, a new business park consistent with the 2035 Land Use Plan created by the City of Pewaukee.

Site has two access points -- Watertown Road & Springdale Road to provide ample traffic flow in and around the development.



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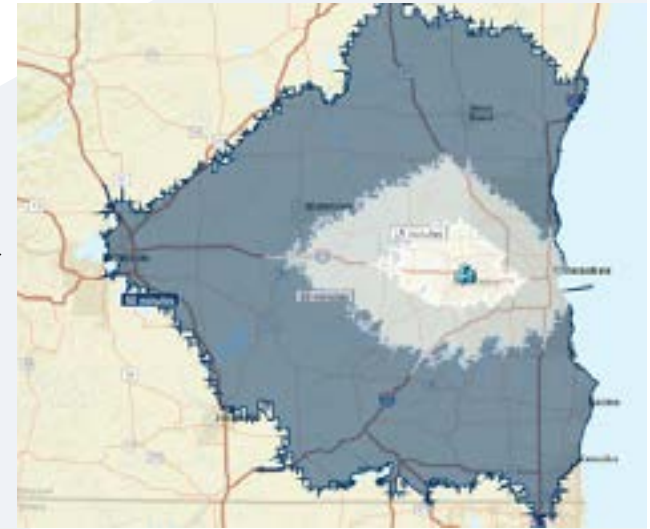
Demographics

	15 minutes	30 minutes	60 minutes
Population	220,194	1,248,505	2,303,759
Average Household Size	2.40	2.45	2.45
Median Household Income	\$69,964	\$51,350	\$54,906
Median Age	41.7	36.9	38.1
Total Businesses	12,476	48,431	89,900
Total Employees	208,079	804,004	1,390,818
Per Capita Income	\$38,699	\$28,806	\$29,861
Median Net Worth	\$192,676	\$68,039	\$93,261
Bachelor's/Grad/Prof Degree	44%	34%	33%
Unemployment Rate	3.5%	5.9%	5.3%

Source: Esri, Esri and Infogroup

EXTRAORDINARY ACCESS

The subject site is well located along the I-94 corridor with extraordinary access and ease of transit to Madison and Milwaukee. This provides access for more than **800,000 potential employees** within a **30-minute** drive.



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Traffic Counts

Street	Cross Street	Count	Year of Count
I-94	Btwn Hwy F & Hwy JJ	114,000	2015
N Springdale Road	Watertown Road	12,200	2015
Watertown Road	East of North Avenue	7,100	2015

Source: WI Dept. of Transportation



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Potential Site Rendering

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	NET	GROSS
OFFICE	43,750 sq ft	75,000 sq ft
WAREHOUSE	40,000 sq ft	40,000 sq ft
IND. BLDG.	28,150 sq ft	28,150 sq ft
TOTAL	111,900 sq ft	143,150 sq ft

	NET	GROSS
PARKING		100
ACCESS		100
WATER TREATMENT		100
TOTAL		300

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