

3.9 Acre -Development Site

1988 E Mason St
Green Bay, WI 54302

4 PARCEL ASSEMBLAGE - FORMERLY
BERGSTROM AUTOMIVE

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PROPERTY SUMMARY



Property Summary

Price:	\$3,850,000
Address1:	1988 East Mason Street
Address2:	Green Bay, WI 54302
Lot Size:	3.90 Acres
Access:	Mason St / August St / Diane St
Permitted Uses:	Multiple-Family Dwelling
Frontage:	550' on Mason St
Traffic Count:	16,700 VPD (WiDOT)
Signal Intersection:	US HWY 141
Utilities:	All Municipal Services
Zoning:	C2 (Highway Commercial)
Misc:	2025 QCT Site, Partial TID Site

Property Overview

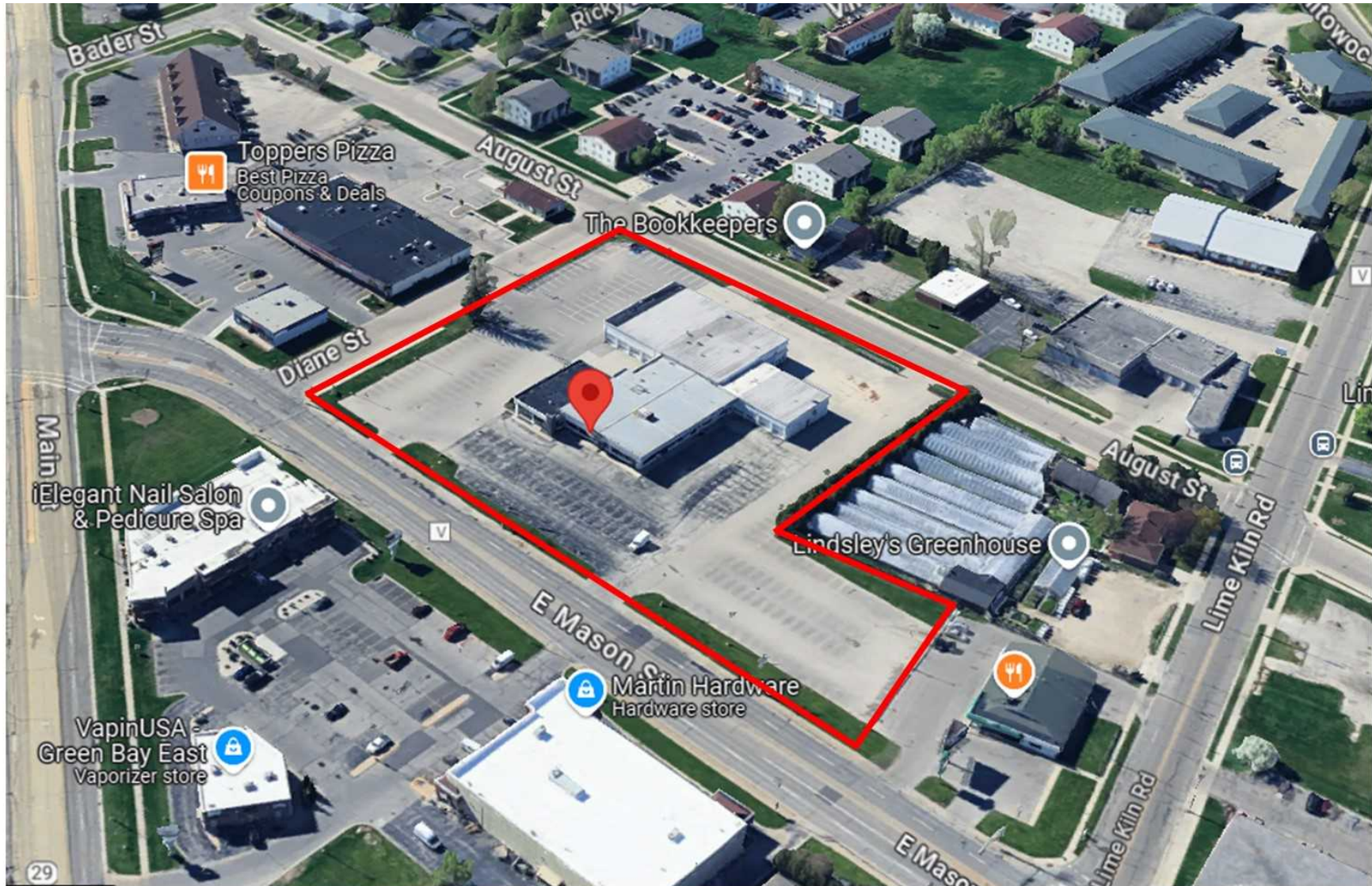
Explore a unique development opportunity with this 4-parcel assemblage of 3.9 acres in Green Bay, Wisconsin. This prime location is ideal for creating a vibrant multi-family community in a rapidly growing area.

Prime Location: Close to a housing improvement target area with easy access to amenities, schools, parks, and public transportation.

Development Potential: Utilize 3.9 acres to create a modern multi-family complex to meet the growing demand for quality housing.

Zoning Advantages: The parcels are zoned for multi-family use, simplifying the development process and allowing for innovative designs. The site is also located in a 2025 QCT zone.

AERIAL - PROPERTY BOUNDARY



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Plan Overview

Summary of Objectives

The Green Bay Housing Plan sets goals, objectives and policies that can be undertaken by both the public and private sectors to improve and enhance the quality of the housing in Green Bay. The Plan is closely related to the Neighborhoods and Districts Plan and the Urban Design Plan in its focus on compatible infill and redevelopment in established neighborhoods.

Goal: Continue to stabilize and improve established neighborhoods while promoting affordable and decent housing for all residents of Green Bay.

Objective 1 – Affordable Housing. Promote cooperation among agencies, both private and public, that promote affordable housing opportunities for all.

Objective 2 – Housing Diversity. Encourage a broad range of housing types and price levels in order to bring people of diverse ages, races, incomes and abilities into daily interaction, strengthening the personal and civic bonds essential in a community.

Objective 3 – Housing Density. Encourage appropriate increases in housing density in established, new and developing neighborhoods while discouraging the over-concentration of high-density dwellings in limited areas.

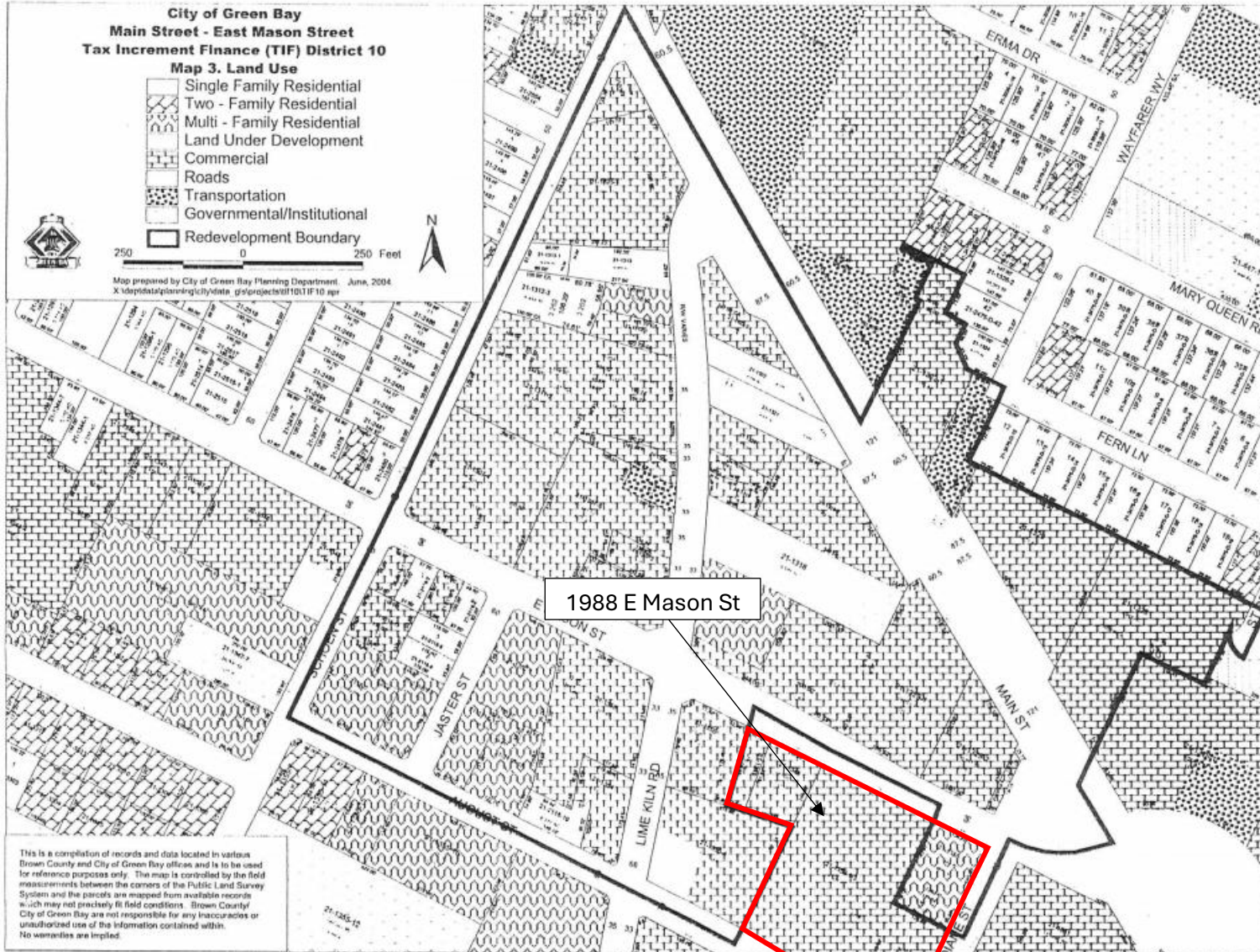
Objective 4 – Infill and Rehabilitation. Encourage and assist in the rehabilitation of housing units in neighborhoods to create desirable living environments.

Objective 5 – Design Guidelines for Attached Housing.

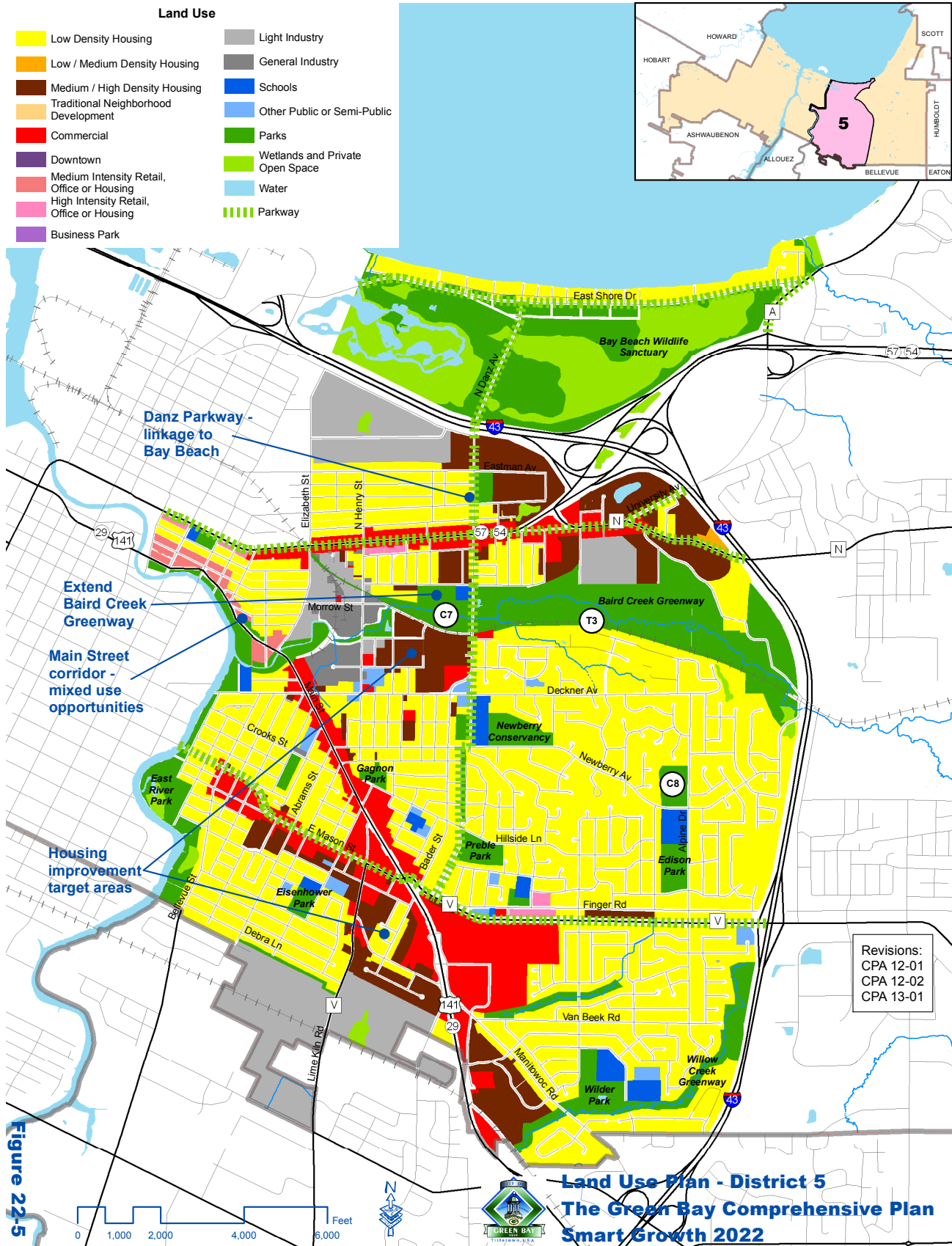
Develop site planning and general design guidelines for new and rehabilitated attached housing (townhouses, rowhouses, apartments) to ensure that these types of housing become a more attractive alternative and an asset to the neighborhoods in which they locate.

Objective 6 – Code Enforcement. Provide increased support and resources to building, fire, health and zoning code enforcement regarding property maintenance to protect the health, safety, and welfare of the housing occupants.

TID - DISTRICT 10 MAP



DISTRICT 5 - LAND USE PLAN MAP



2025 QUALIFIED CENSUS TRACT

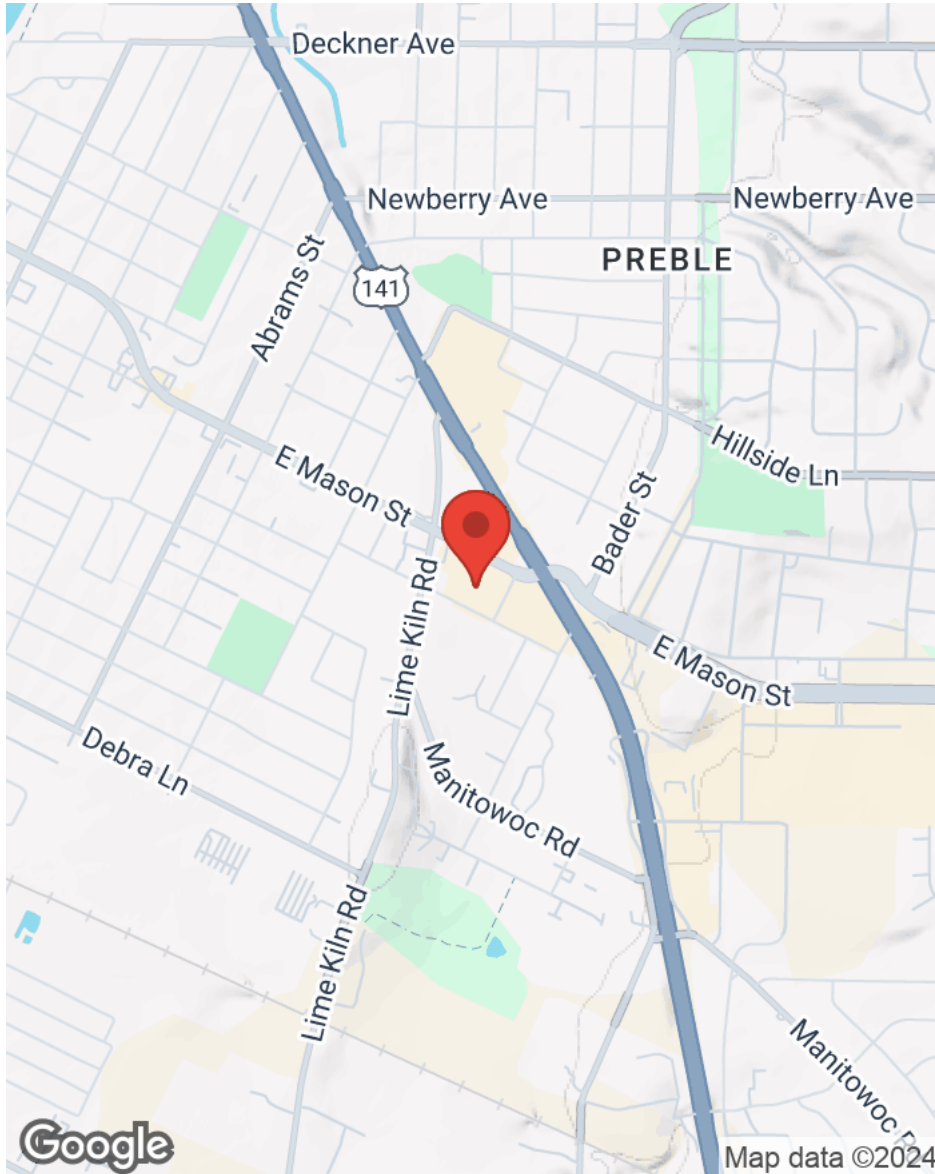


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LOCATION MAPS

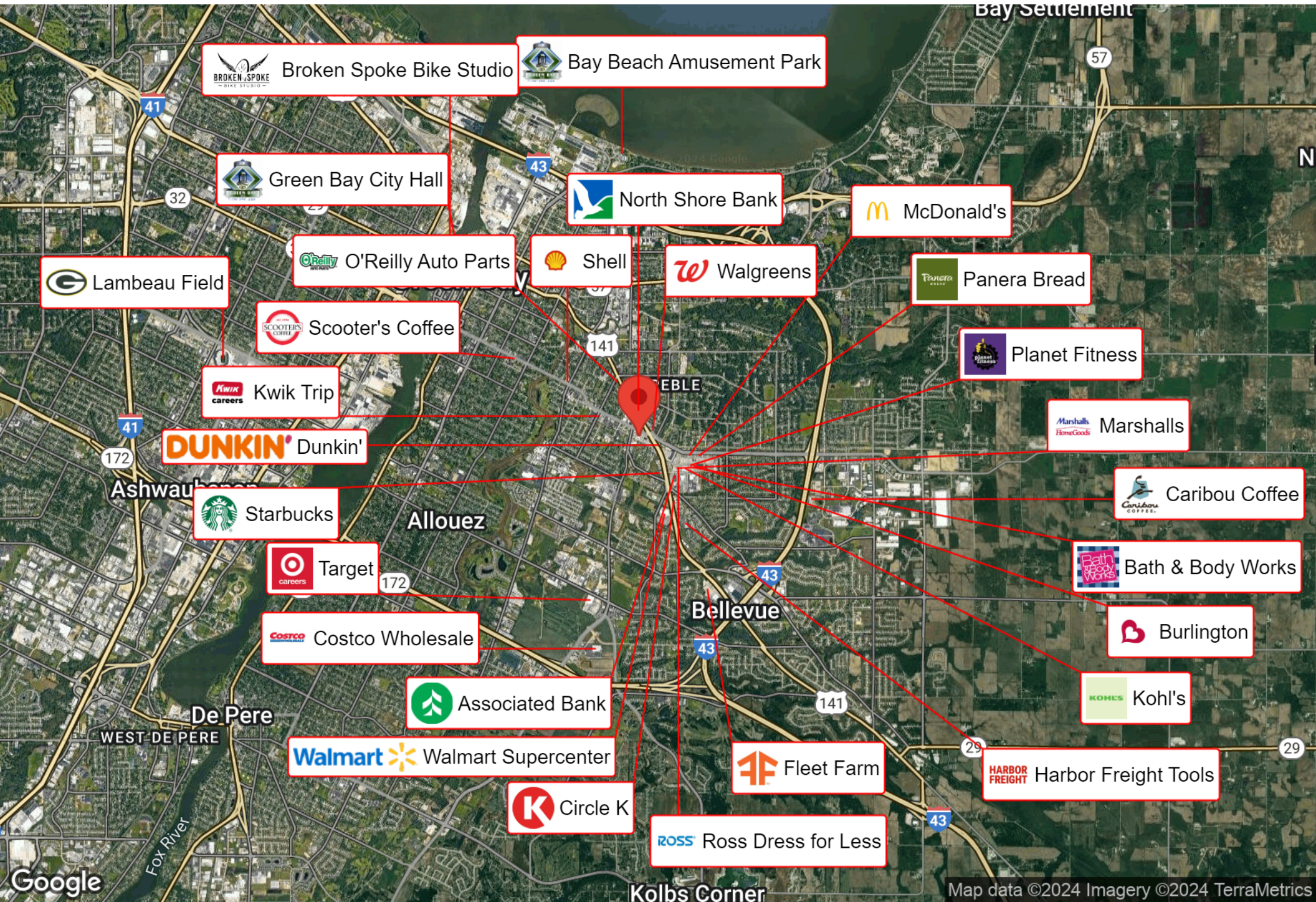


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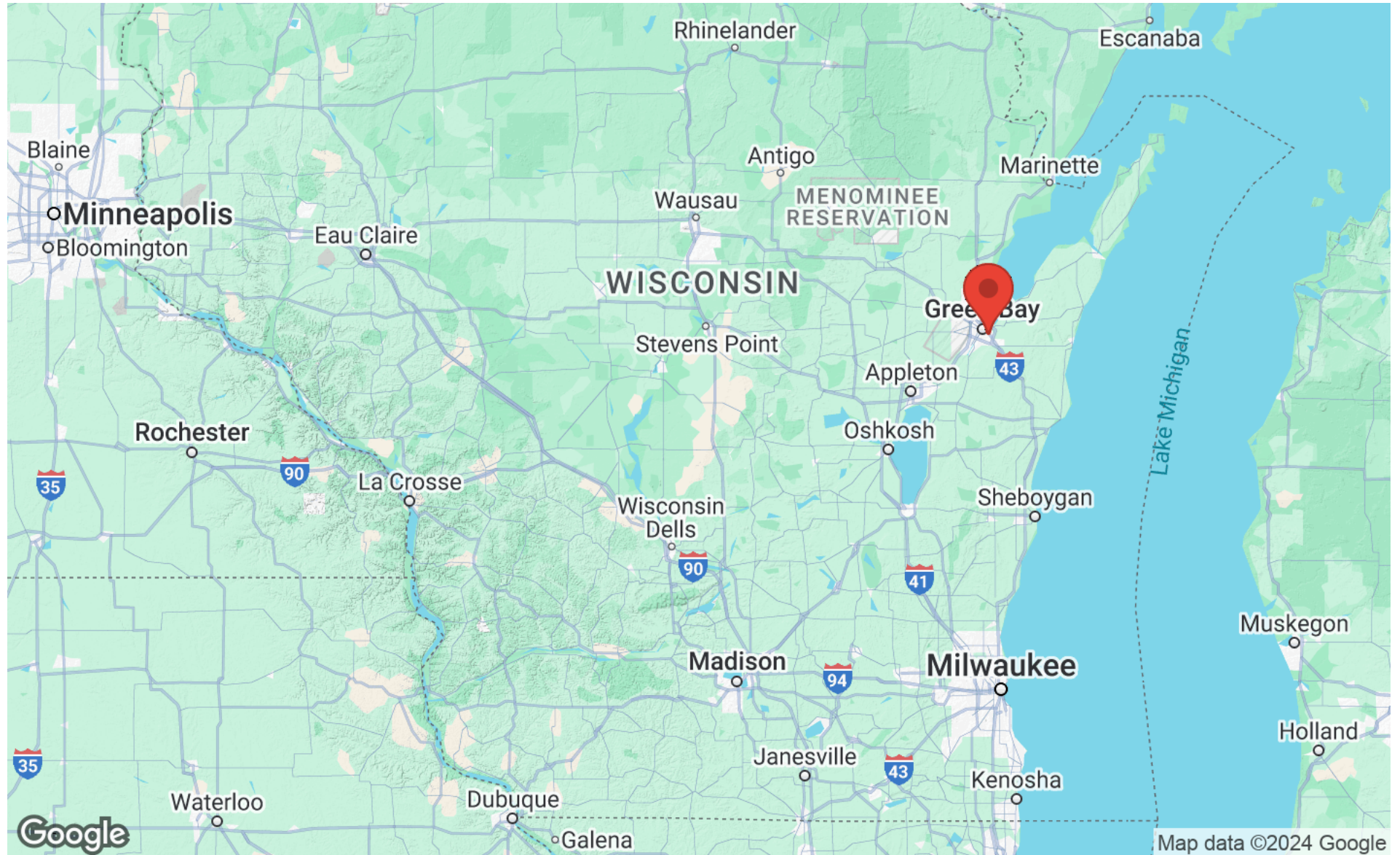
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BUSINESS MAP



REGIONAL MAP

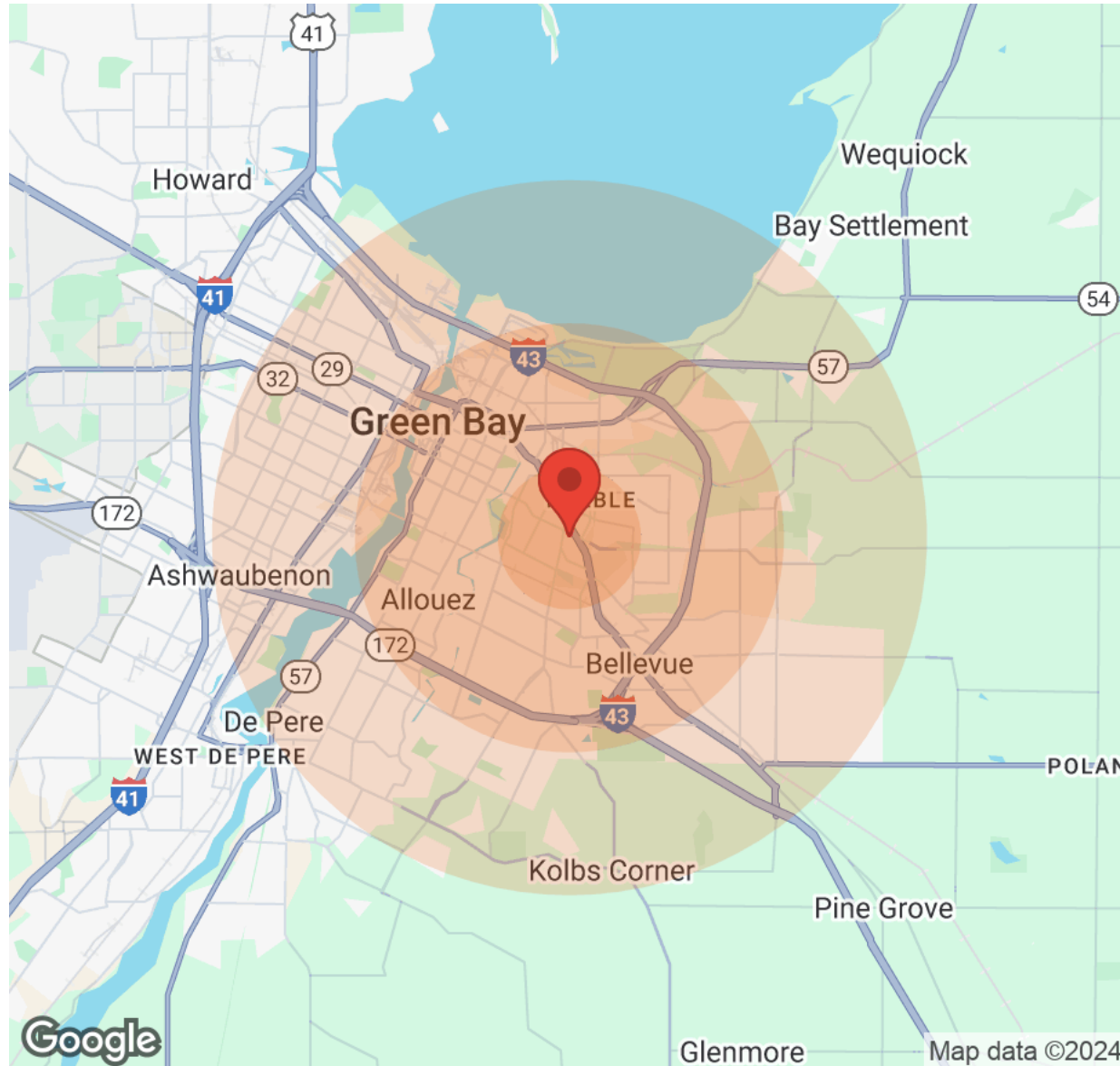


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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,355	35,757	70,130
Female	5,697	36,354	71,414
Total Population	11,052	72,111	141,544

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,697	16,250	29,684
Ages 15-24	1,430	9,395	18,694
Ages 25-54	4,279	30,343	57,544
Ages 55-64	1,022	7,539	16,068
Ages 65+	1,624	8,584	19,554

Income	1 Mile	3 Miles	5 Miles
Median	\$39,278	\$40,353	\$44,080
< \$15,000	928	4,410	7,057
\$15,000-\$24,999	665	3,814	7,151
\$25,000-\$34,999	573	3,849	6,896
\$35,000-\$49,999	773	5,233	9,757
\$50,000-\$74,999	1,040	5,188	11,465
\$75,000-\$99,999	347	3,006	6,996
\$100,000-\$149,999	165	2,646	5,535
\$150,000-\$199,999	34	557	1,114
> \$200,000	19	437	1,117

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,922	31,652	62,306
Occupied	4,603	29,337	58,226
Owner Occupied	2,193	15,661	35,428
Renter Occupied	2,410	13,676	22,798
Vacant	319	2,315	4,080

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