

49.77Acres

1914 120th Avenue

Paris, WI 53144

BERKSHIRE HATHAWAY | Epic
HomeServices Real Estate

COMMERCIAL DIVISION

amazon

ULINE



Anthony J. DeBartolo, CCIM

President/Co-Owner

Direct: 262-605-1504

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600 52nd Street, Ste 333

Kenosha, WI 53142

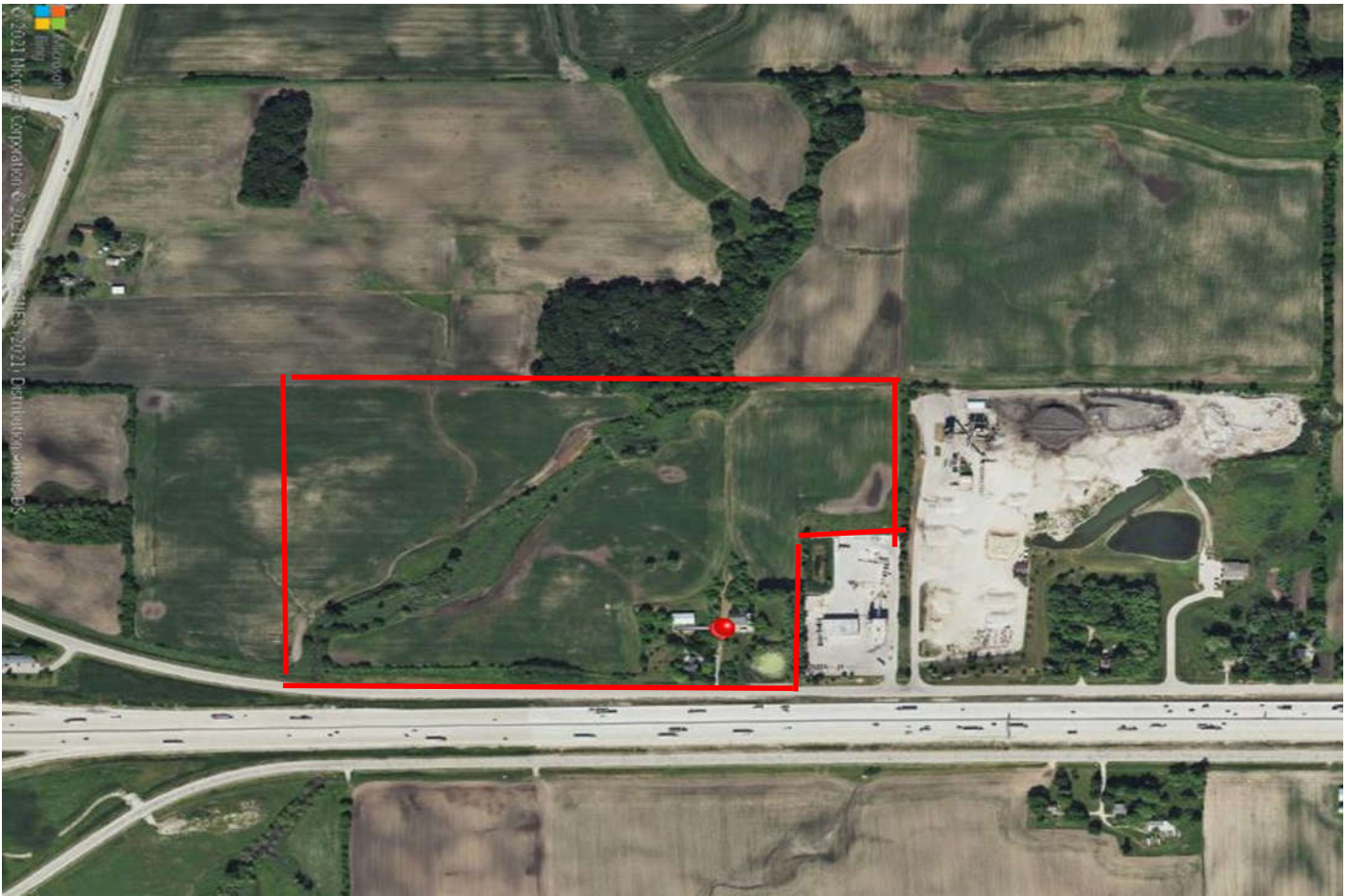
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HATHAWAY** | Epic
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Sale Price: \$4,500,000

Acres: 49.77

Zoning: A-1

I-94 Frontage

Future Use: Highway Business

Possible Industrial

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- ◆ Downtown Milwaukee 35 Minutes
- ◆ Mitchell International Airport 30 Minutes
- ◆ Chicago O'Hara Airport 50 Minutes
- ◆ High Visibility

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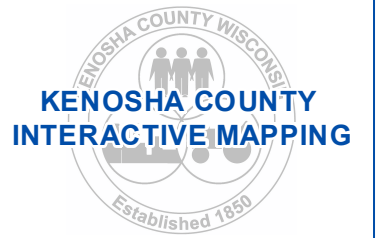
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Legend

-  Street Centerlines
-  Right-of-Ways
-  Water Features
-  Parcels
-  Certified Survey Maps
-  Condominiums
-  Subdivisions
-  Municipal Boundary



1 inch = 1,006 feet



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 5/17/2021



Executive Summary

2106-2164 120th Ave
 2106-2164 120th Ave, Kenosha, Wisconsin, 53144
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.62340
 Longitude: -87.95383

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.7%	13.3%	12.0%
Median Household Income			
2020 Median Household Income	\$86,572	\$78,044	\$81,371
2025 Median Household Income	\$97,870	\$86,291	\$88,475
2020-2025 Annual Rate	2.48%	2.03%	1.69%
Average Household Income			
2020 Average Household Income	\$115,542	\$100,508	\$99,206
2025 Average Household Income	\$128,086	\$111,982	\$111,136
2020-2025 Annual Rate	2.08%	2.19%	2.30%
Per Capita Income			
2020 Per Capita Income	\$45,048	\$40,381	\$35,799
2025 Per Capita Income	\$50,416	\$45,069	\$40,118
2020-2025 Annual Rate	2.28%	2.22%	2.30%

Households by Income

Current median household income is \$81,371 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$88,475 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$99,206 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$111,136 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,799 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$40,118 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	142	143	153
2000 Total Housing Units	89	881	6,870
2000 Owner Occupied Housing Units	72	697	4,624
2000 Renter Occupied Housing Units	11	143	1,974
2000 Vacant Housing Units	6	41	272
2010 Total Housing Units	117	1,204	10,222
2010 Owner Occupied Housing Units	93	917	6,957
2010 Renter Occupied Housing Units	15	222	2,679
2010 Vacant Housing Units	9	65	586
2020 Total Housing Units	117	1,218	11,254
2020 Owner Occupied Housing Units	92	890	7,191
2020 Renter Occupied Housing Units	16	250	3,457
2020 Vacant Housing Units	9	78	607
2025 Total Housing Units	118	1,235	11,765
2025 Owner Occupied Housing Units	93	892	7,380
2025 Renter Occupied Housing Units	16	259	3,729
2025 Vacant Housing Units	9	84	656

Currently, 63.9% of the 11,254 housing units in the area are owner occupied; 30.7%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 10,222 housing units in the area - 68.1% owner occupied, 26.2% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 4.37%. Median home value in the area is \$233,416, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.87% annually to \$256,011.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

2106-2164 120th Ave
2106-2164 120th Ave, Kenosha, Wisconsin, 53144
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.62340
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	1 mile	3 miles	5 miles
Population			
2000 Population	214	2,155	18,034
2010 Population	256	2,753	26,671
2020 Population	255	2,730	29,406
2025 Population	255	2,750	30,516
2000-2010 Annual Rate	1.81%	2.48%	3.99%
2010-2020 Annual Rate	-0.04%	-0.08%	0.96%
2020-2025 Annual Rate	0.00%	0.15%	0.74%
2020 Male Population	49.4%	50.0%	49.1%
2020 Female Population	50.6%	50.0%	50.9%
2020 Median Age	48.4	46.9	37.6

In the identified area, the current year population is 29,406. In 2010, the Census count in the area was 26,671. The rate of change since 2010 was 0.96% annually. The five-year projection for the population in the area is 30,516 representing a change of 0.74% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 48.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	96.1%	91.6%	80.2%
2020 Black Alone	0.8%	2.5%	7.1%
2020 American Indian/Alaska Native Alone	0.0%	0.4%	0.3%
2020 Asian Alone	1.2%	2.0%	4.4%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	0.8%	1.7%	4.5%
2020 Two or More Races	1.2%	1.8%	3.2%
2020 Hispanic Origin (Any Race)	3.9%	7.2%	12.1%

Persons of Hispanic origin represent 12.1% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	171	133	105
2000 Households	83	841	6,598
2010 Households	108	1,139	9,636
2020 Total Households	108	1,140	10,647
2025 Total Households	109	1,151	11,109
2000-2010 Annual Rate	2.67%	3.08%	3.86%
2010-2020 Annual Rate	0.00%	0.01%	0.98%
2020-2025 Annual Rate	0.18%	0.19%	0.85%
2020 Average Household Size	2.36	2.35	2.67

The household count in this area has changed from 9,636 in 2010 to 10,647 in the current year, a change of 0.98% annually. The five-year projection of households is 11,109, a change of 0.85% annually from the current year total. Average household size is currently 2.67, compared to 2.66 in the year 2010. The number of families in the current year is 7,419 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.