



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Commercial Park - Roberts, Wisconsin

Hwy 65 & Wagner Drive | 83 Acres
Negotiable Price



Contact

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Property Description

Strategically located less than one mile from the I-94 and Hwy 65 interchange, these commercial lots offer outstanding accessibility and visibility in a rapidly growing corridor. Positioned near high-traffic anchors including Kwik Trip and Flying J Travel Center, the site provides seamless connectivity to both regional and local traffic. Hwy 65 leads directly into the Village of Roberts, a community supported by a strong industrial base and expanding residential neighborhoods.

This site is perfectly suited for retail, service, or commercial development seeking proximity to major transportation routes and a steady flow of both commuter and local traffic. A rare opportunity to secure a location at the gateway to one of western Wisconsin's most active industrial and residential areas.

- Utilities adjacent to each development
- Exit 10 into Wisconsin on I-94 - 35 miles to Twin Cities
- State and Local Incentives
- The 83 Acres of available commercial land may be subdivided into 2-15 Acre lots with potential up to the full 83 Acres.



PROPERTY HIGHLIGHTS

- 83 Acres Total able to be subdivided
- Current Zoning: B-3
- Ready for development
- Would allow multiple Commercial users
- Could pursue in phases
- Adjacent to developed sites

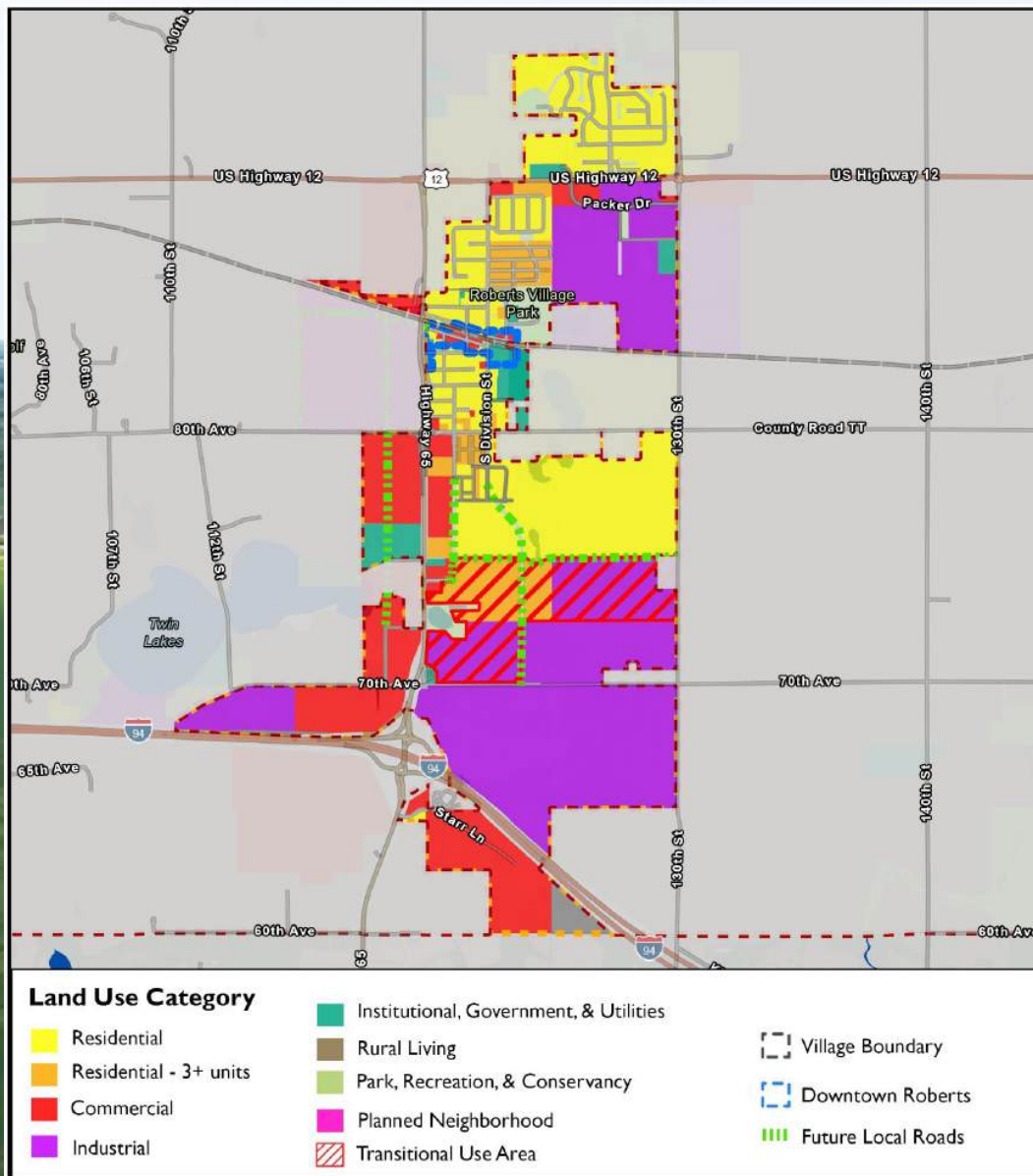
LOCATION DESCRIPTION

- Nearby highways:
I-94, Hwy 65 & Hwy 12
- 35 Minutes from Twin Cities
- New improved I-94 Interchange

PRICING SUMMARY

Price Negotiable

Build to Suit lease options available



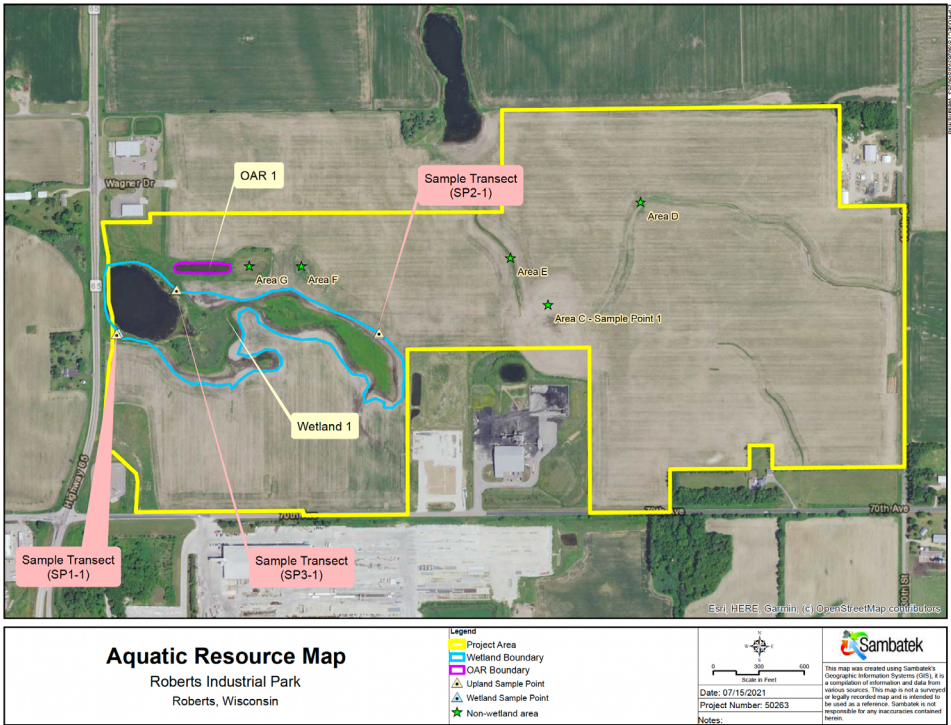
Data Sheet

Zoning	B-3
Acreage	83 total Acres; able to be subdivided
Nearby HWY	I-94, Hwy 65 & Hwy 12
Entitled	Yes
Outdoor Storage	Yes
Floodplain / Floodway	Outside FEMA/ Floodplane
Noise Restrctions	No
Coverage Restrictions	60% Building, 60% Impervious, 40% Green Coverage

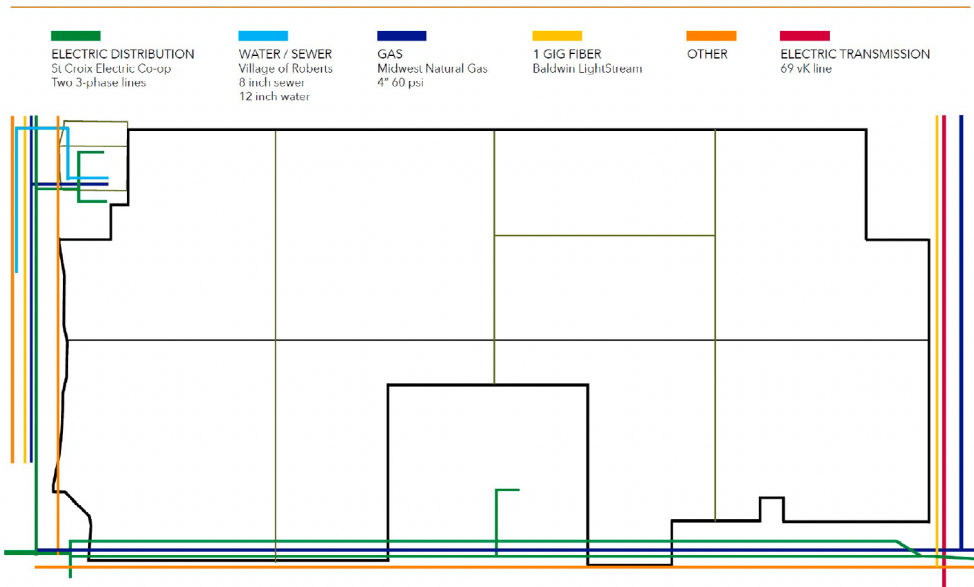
Utilities

Electrical	Provided by St, Croix County Electrical Co-op or Xcel Energy Industrial Park 1.5 miles from substation Rail Park - new substation imme- diatley adjacent (2) 2500 kVa/kW Size Service
Water	Provided by Village of Roberts 12" Water Main Size 1,296,000 gal/day current capac- ity
Sewer	Provided by Village of Roberts 8" Main Size with Gravity Force 465,000 gal/day current capacity
Natural Gas	Provided by Midwest Natural Gas 4" Main Size 290,000 cu. ft./hr. current capac- ity 300 psi

Wetland Deliniation - Aquatic Resource



Roberts Industrial Park Utilities



LABOR SNAPSHOT ROBERTS

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.

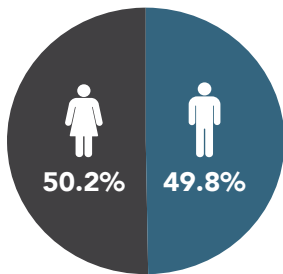
POPULATION

412,214

LABOR FORCE (AGES 16+)

221,638

DEMOGRAPHICS

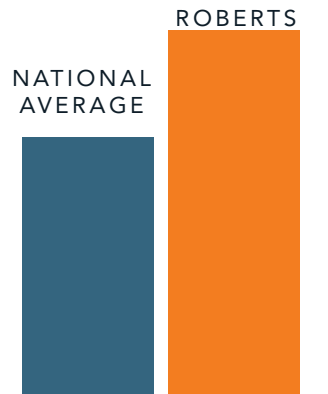


MEDIAN HOME VALUE

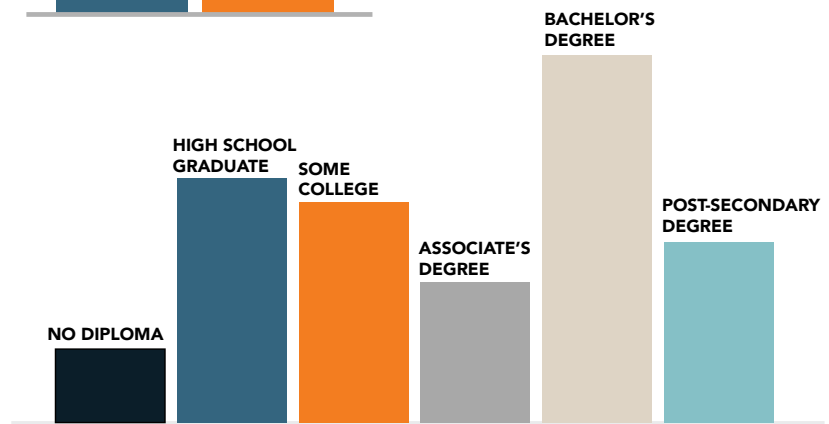
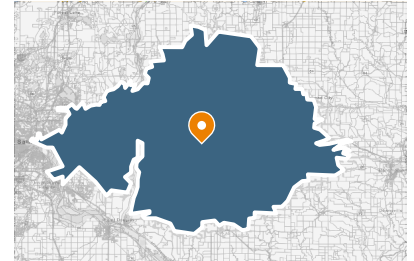
ROBERTS, WI \$375,379

NATIONAL
AVERAGE \$303,400

MACHINERY MANUFACTURING REPRESENTATION



30-MINUTE DRIVE-TIME RADIUS



TOP REPRESENTED INDUSTRIES

- *Manufacturing*
- *Wood Product Manufacturing*
- *Machinery Manufacturing*

WAGE SPECTRUM, ALL OCCUPATIONS (REGION)

Region	Mean	Entry-Level	50%	75%	90%
Roberts Region (30-minute)	\$67,000	\$34,300	\$53,300	\$79,400	\$114,200
Minneapolis/St. Paul MSA	\$73,700	\$35,700	\$58,100	\$87,700	\$128,800
Minnesota	\$70,500	\$35,300	\$55,700	\$83,100	\$120,700
Wisconsin	\$63,300	\$32,300	\$50,900	\$74,000	\$104,900

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.

For more information, contact
the Brookshire Co.

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