

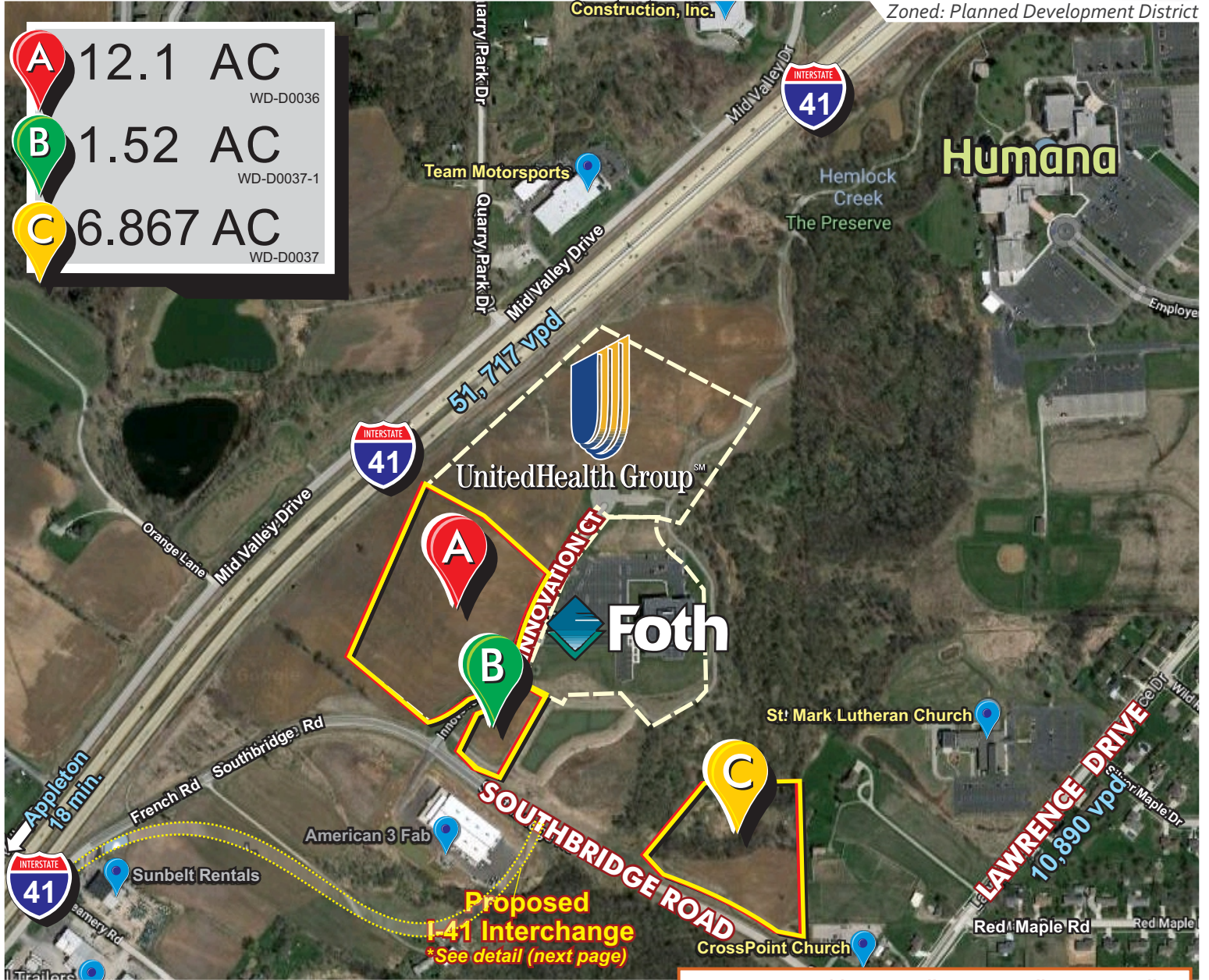
VACANT LAND

Build to Suit Only

Southbridge Rd & Interstate 41 (West De Pere, WI)



DE PERE BUSINESS PARK / INTERSTATE LOTS



Fully improved in TIF District with excellent visibility and I-41 frontage bordered by UnitedHealth Group. Parcel **A** is **12.1 acres** and can be subdivided. Parcel **B** is **1.52 acres** and parcel **C** is **6.867 acres**. Many potential uses including office (corporate headquarters) and retail opportunities...

2023 Demographics	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,857	18,330	44,350
MEDIAN HOUSEHOLD INCOME	\$99,249	\$95,399	\$91,837
NUMBER OF HOUSEHOLDS	1,251	7,587	18,164
DAYTIME POPULATION	2,134	15,831	41,545



- GREEN BAY 1175 Lombardi Ave. #400 Green Bay, WI 54304
- FOX CITIES 229 E. Washington Street Appleton, WI 54911

- Mike Maedke** Commercial Horizons (920) 360.7100
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DE PERE BUSINESS PARK / INTERSTATE LOTS

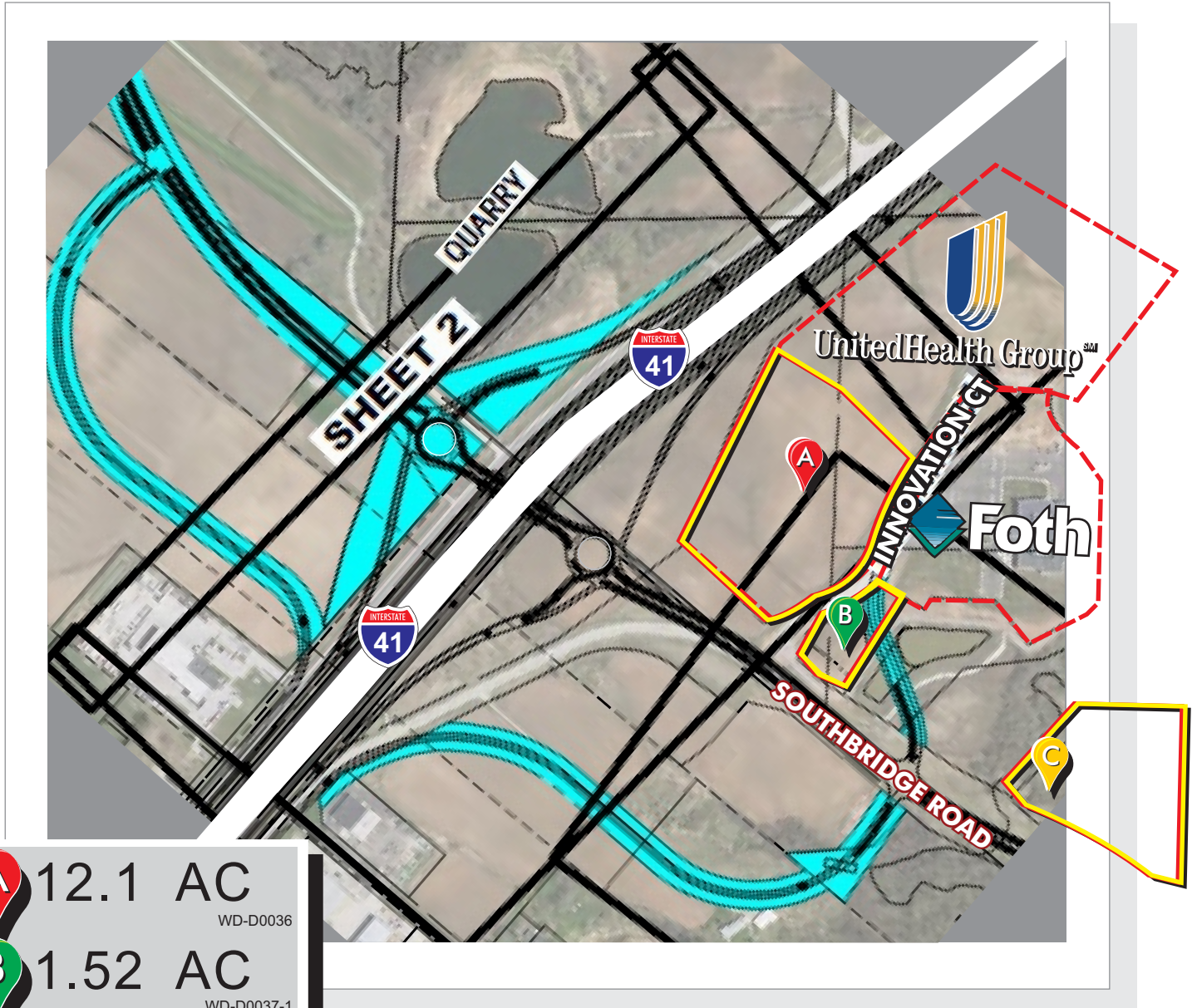
BUILD TO SUIT OPPORTUNITIES

▶ Southbridge Road & Interstate 41 (West De Pere)



Proposed I-41 interchange to connect Southbridge Rd allowing direct access from I-41.

Construction begins 2025



- A** 12.1 AC
WD-D0036
- B** 1.52 AC
WD-D0037-1
- C** 6.867 AC
WD-D0037



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VACANT LAND

Build to Suit Only



Southbridge Rd & Interstate 41 (West De Pere, WI)

DE PERE BUSINESS PARK / INTERSTATE LOTS



SOUTHBRIDGE CONNECTOR / 41 INTERCHANGE

...to connect Southbridge Rd direct access from I-41. The road will begin at Packerland Drive in the Town of Lawrence, continue along a new road to a new Interstate 41 INTERCHANGE and follow Southbridge and Red Maple Roads to the Fox River. The connector will then cross the Fox River and follow Rockland Road and a new road to reach the intersection of CTY Highways X and GV in the Town of Ledgeview.

Construction begins in 2025.

First I-41 Interchange of Green Bay Metro Area

Fully improved in TIF District with *excellent visibility and I-41 frontage*

Parcel **A** is 12.1 acres / *can be subdivided.*

Parcel **B** is 1.52 acres.

Parcel **C** is 6.867 acres of which 3.93 acres is useable.

Many potential uses including office, hotel, medical and retail opportunities...



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