

SALE/LEASE

RETAIL DEVELOPMENT OPPORTUNITY FOR SALE OR BUILD-TO-SUIT

ADAMS ROAD AND N. FRONTAGE ROAD

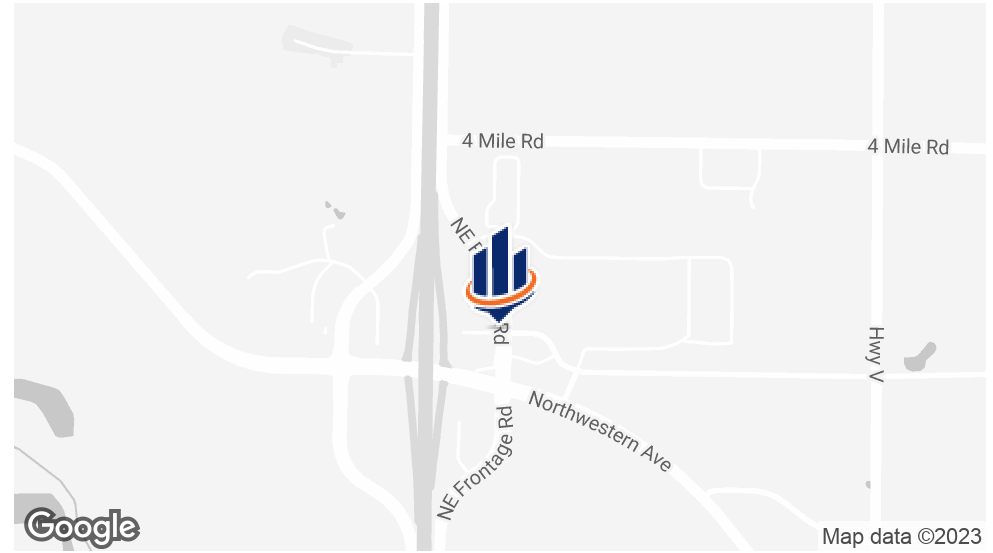
Caledonia, WI 53402

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,665,872
ZONING:	B-3
LOT SIZE:	5.1 Acres
PRICE / ACRE:	\$522,720
APN:	104-04-22-30-020-010, 104-04-22-30-020-030
TRAFFIC COUNTS:	13,575 VPD on Northwestern Avenue

PROPERTY OVERVIEW

Two parcels located at Hwy K off of I94 in the Village of Caledonia, WI. Accessible via Adams Road and NE Frontage Road just off Northwestern Avenue. May be sold separately. Ideal for single or multi-tenant retail, sit down restaurant, drive-through fast food, 100 key hotel. Bordered by DeBack Farms Business Park, Wisconsin's newest business park totaling 178 buildable acres, the area is served by heavy economic development in Racine along I-94 between Milwaukee and Chicago.

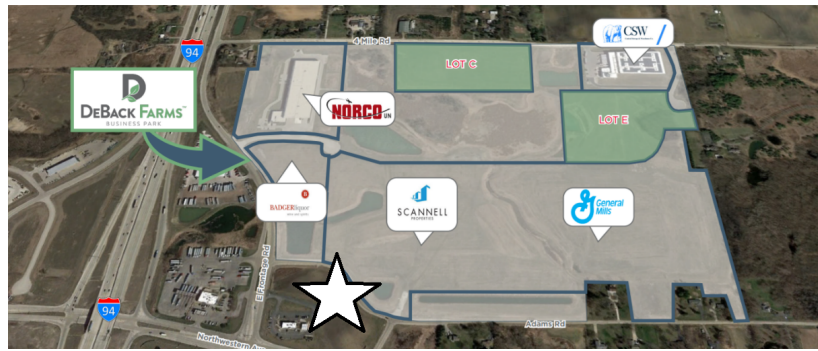
PROPERTY HIGHLIGHTS

- Lot 1: 2.44 acres
- Lot 3: 2.66 acres
- Zoned B-3 Commercial Service District
- Also available for build-to-suit for lease - rate is negotiable
- Potential ground lease opportunity

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PROPERTY DESCRIPTION



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Less than one mile from the Interstate on-ramp, the property is ideal for services relating to high interstate trucking traffic. Bordered by the new DeBack Farms Business Park, a Wispark development of 178 buildable acres, the site is situated off one of the major interchanges along the I94 corridor and only twenty miles to Milwaukee. Additional uses include drive-through banks, licensed commercial daycare centers, brew pubs, commercial recreational facilities such as arcades, gymnasiums, clubs, dance halls, pool and billiard halls.

LOCATION DESCRIPTION

The Village of Caledonia is in Racine County and is a partner with the Racine County Economic Development Corporation (RCEDC) in the facilitation of its local economic development projects including Norco Manufacturing and Scannell Properties that are located in the new DeBack Farms Business Park. The RCEDC is a private, non-profit organization that has access to incentives, grants and loans to accomplish expansion, relocation, and the financing of projects. Located in a Tax Increment District (TID), the parcels benefit from infrastructure funds and developer incentives that lead to pad-ready desirable opportunities. The Village of Caledonia is part of RAMAC (Racine Area Manufacturers and Commerce) that offers pro-business and pro-community programs and initiatives for all of Racine County.

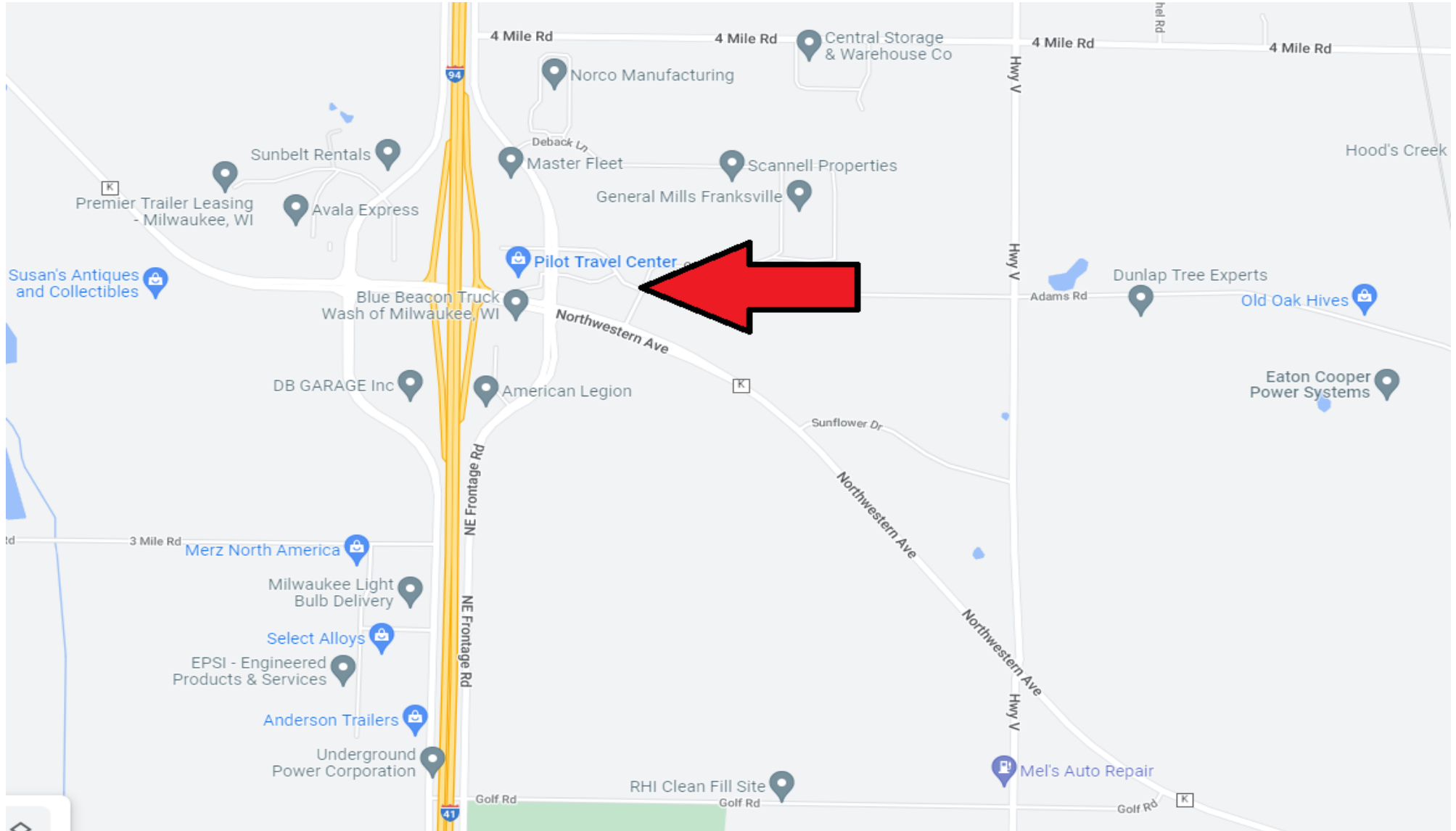
A hub for global and family-owned firms, innovative industry leaders, and start-up companies, Racine County offers a welcoming and robust business community. Racine County has the advantage of proximity to Chicago and the Milwaukee MSA, and access to the more than 1 million workers within the Chicago-Milwaukee corridor. The County has four major Highways and two Interstates, Amtrak Passenger Rail Service and two local airports. Major employers include Amazon, S.C. Johnson, Johnson Outdoors, Johnson Financial Group, CCB Technology, Case Construction Equipment, Modine Manufacturing, Uline, Foxconn, IKEA, Froedtert Medical College of Wisconsin at St. Catherine's Medical Center, Aurora Health Centers, Ascension All Saints Hospital.



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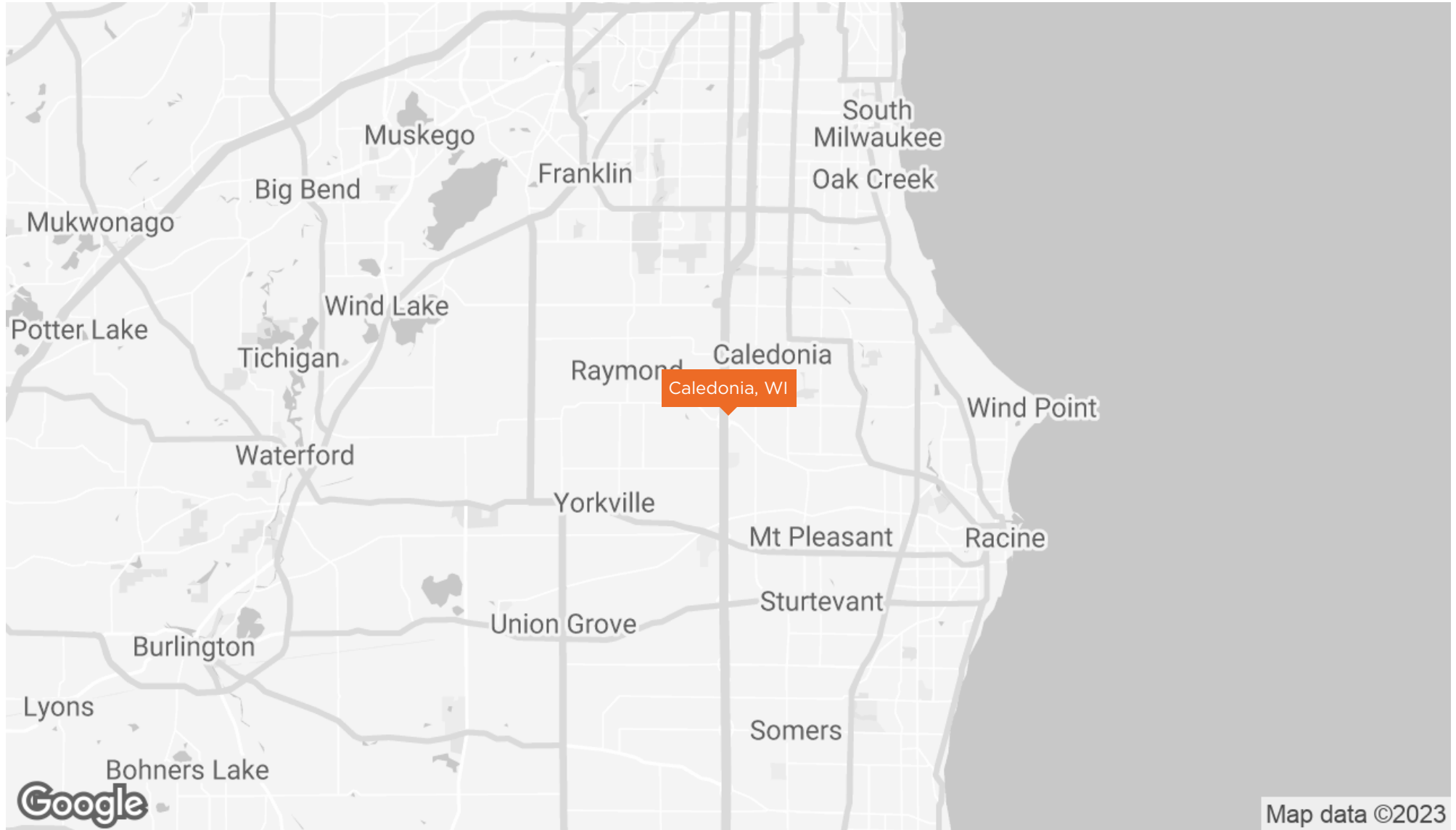
LOCATION MAP



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REGIONAL MAP



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NEARBY BUSINESSES



Google

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TOP EMPLOYERS



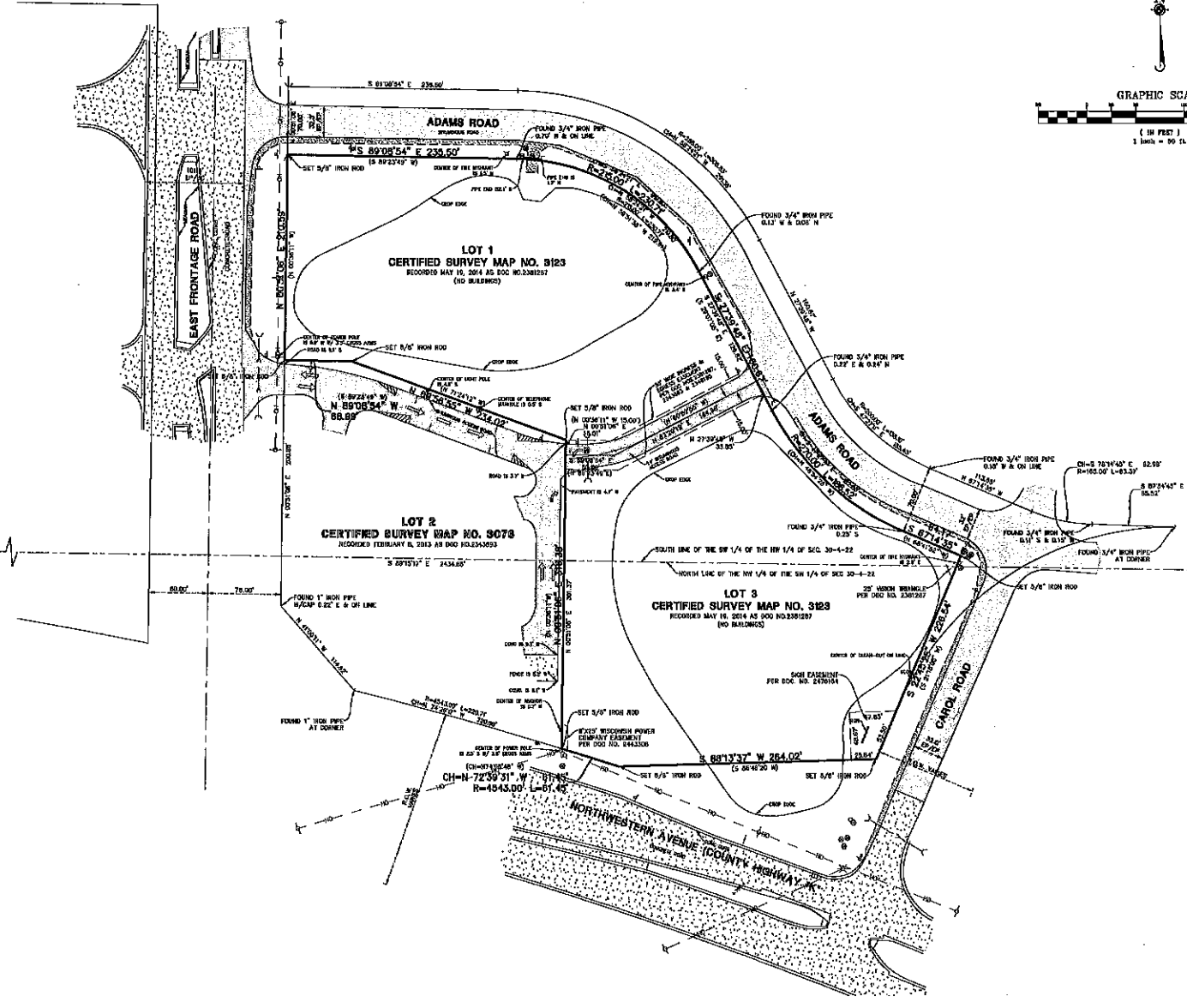
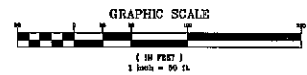
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ALTA/NSPS LAND TITLE SURVEY



FOUND WORKMENH
H/3/2555 CAP
PER RECORD OF CONTROL
DATED 09/10/00
BY KELLAW H. KRUEGER



WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30--4--22



FOUND WORKMENH
H/3/2555 CAP
PER RECORD OF CONTROL
DATED 09/10/00
BY DENNIS W. STEPHAN

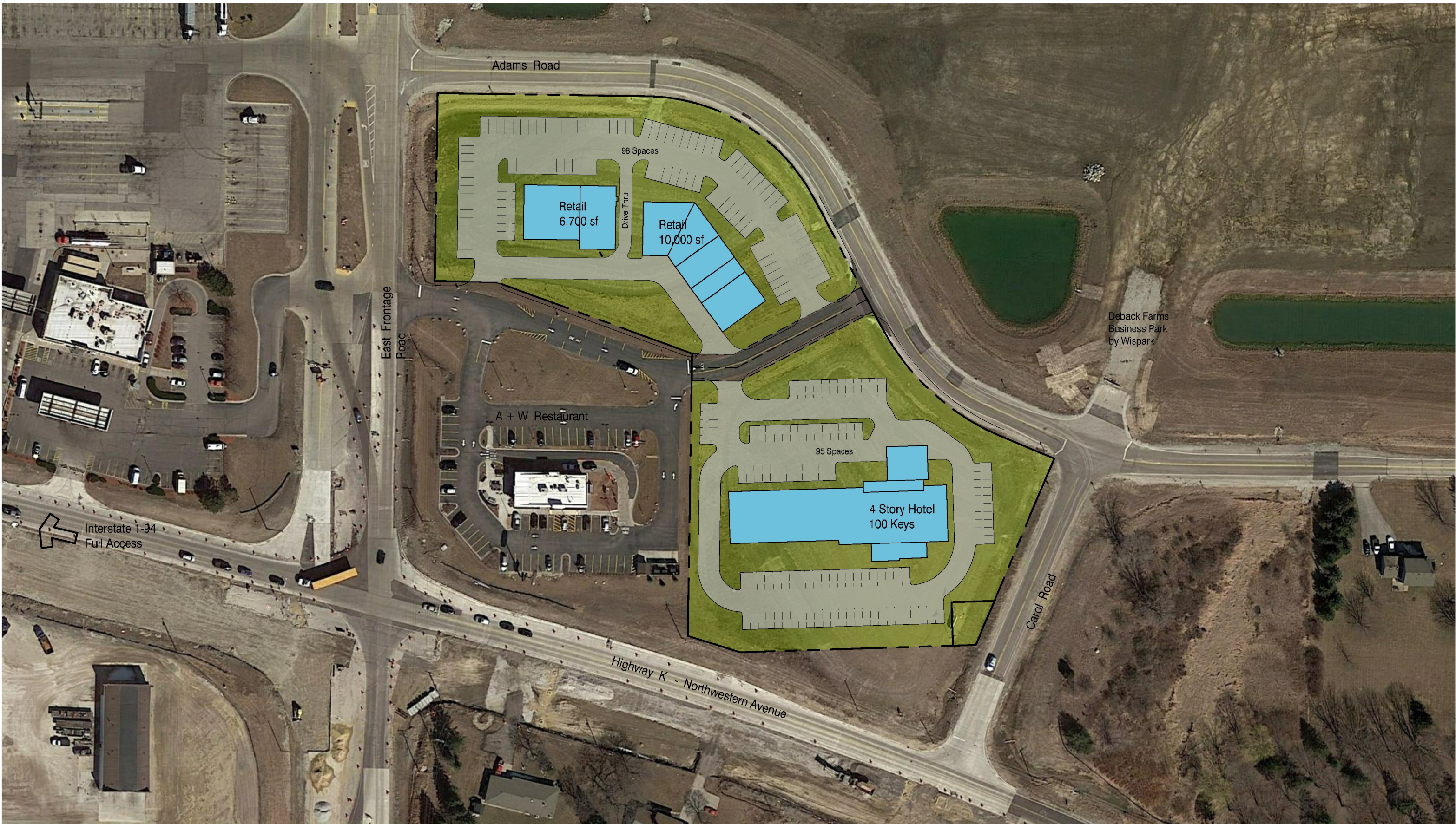
WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30--4--22



NO.	DESCRIPTION	DATE



INTERSTAE 94 AND HIGHWAY K
CALEDONIA, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY



0 50' 100' 200'



DEMOGRAPHICS MAP & REPORT

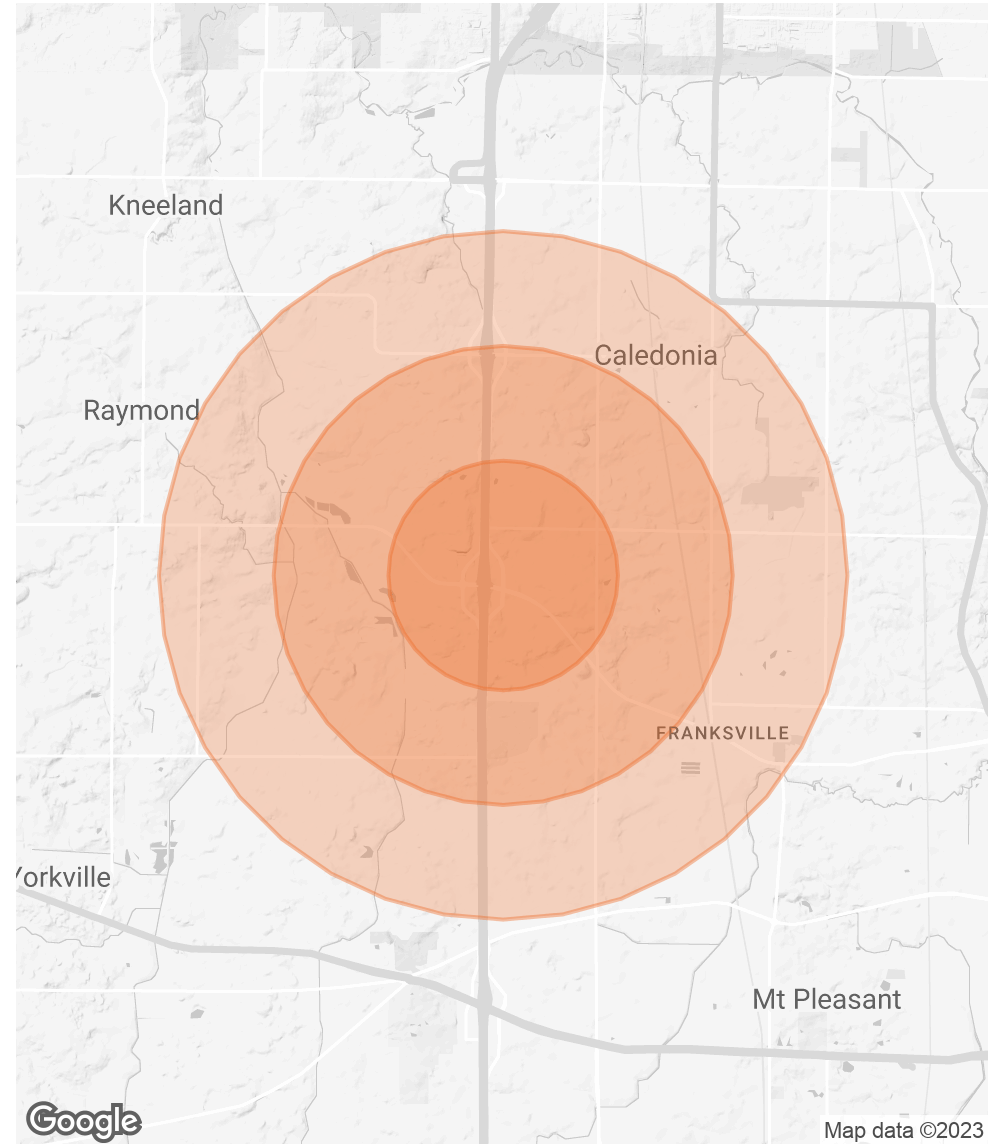
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,037	8,713	16,481
AVERAGE AGE	44.5	44.4	44.6
AVERAGE AGE (MALE)	42.0	40.6	41.3
AVERAGE AGE (FEMALE)	45.8	46.2	46.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,310	3,497	6,588
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$82,188	\$93,753	\$96,054
AVERAGE HOUSE VALUE	\$185,160	\$216,683	\$229,159

* Demographic data derived from 2020 ACS - US Census



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.