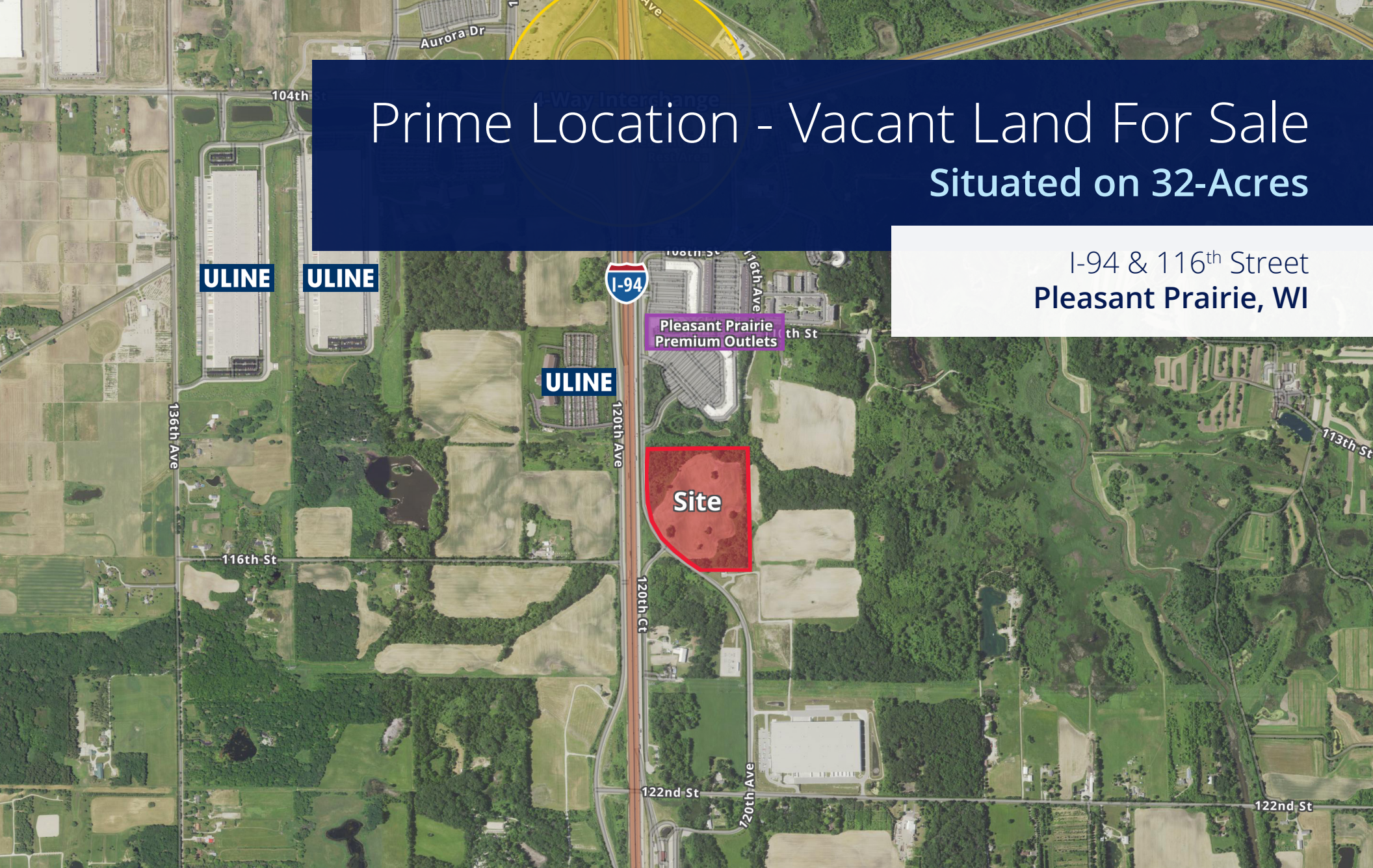


Prime Location - Vacant Land For Sale Situated on 32-Acres

I-94 & 116th Street
Pleasant Prairie, WI



Anne Dempsey

Executive Vice President
+1 847 989 8359
anne.dempsey@colliers.com

Kate Dempsey

Associate
+1 847 989 4404
kate.dempsey@colliers.com

Colliers

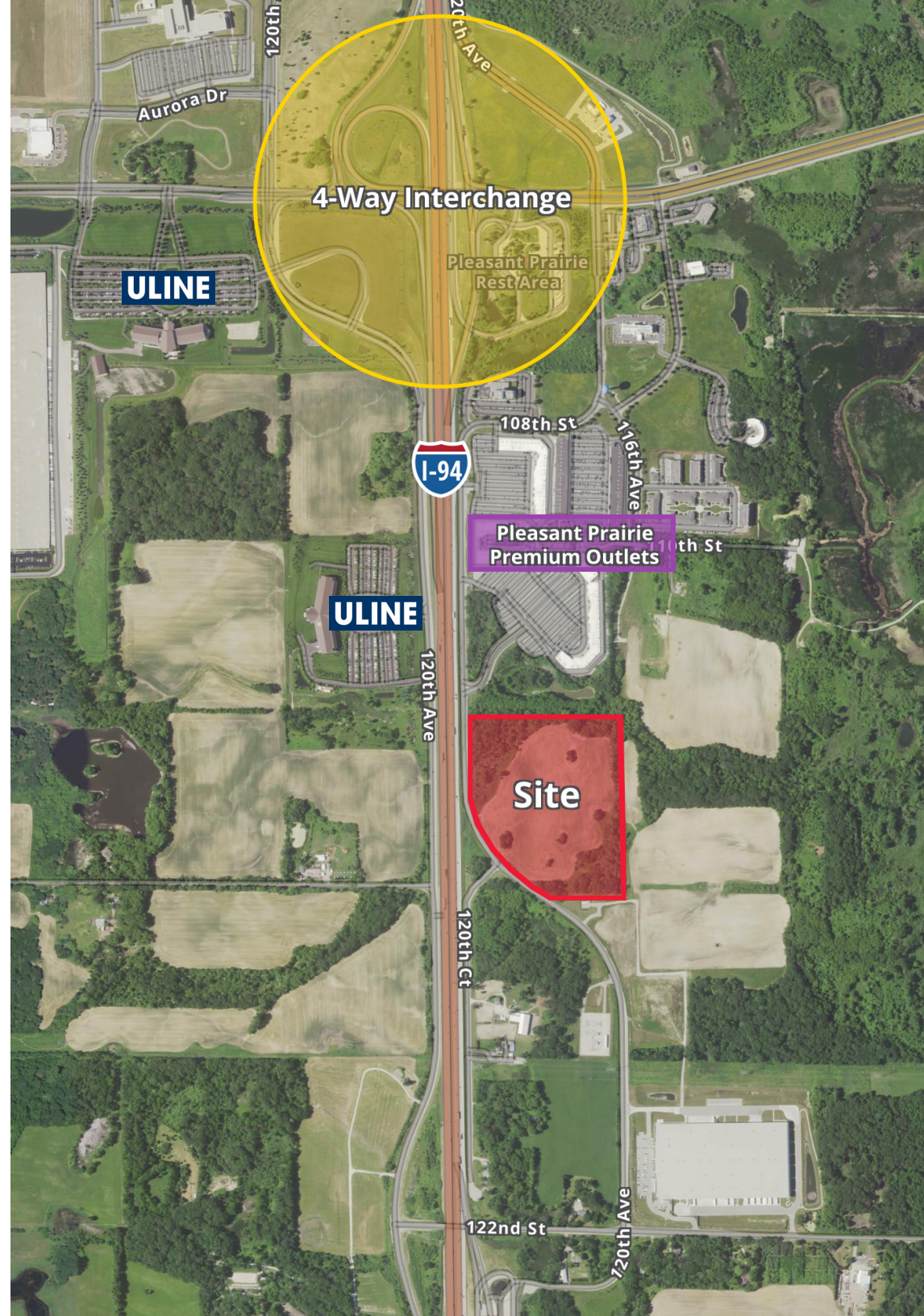
Property Specs

County	Kenosha	
Acres	32	
Zoning	AG	
Traffic Counts	I-94 / US 41	93,400
APN	92-4-122-303-0300	
Taxes (2023)	\$389.38	
Price PSF	\$5.00	
Sale Price	\$6,969,600.00	
Highlights	<ul style="list-style-type: none">• Located within new TID #11• Expressway visibility• Easy access to full 4-way interchange at I-94 and STH 165• 30-minute drive to General Mitchell International Airport• 35-minute drive to Downtown Milwaukee• 40-minute drive to O'Hare International Airport• 1-hour drive to Downtown Chicago• Chicago/Milwaukee labor pool• 0.5-miles from the IL/WI border• Divisible	

Tax Increment District #11

Water & Sewer Systems Map

Choose Wisconsin Brochure



Location Overview



4-Way Interchange

ULINE

Pleasant Prairie Rest Area

ULINE

ULINE



Pleasant Prairie Premium Outlets

ULINE

Site

136th Ave

104th St

108th St

116th Ave

116th St

120th Ave

120th Ct

122nd St

120th Ave

Park

Demographics

3 Miles

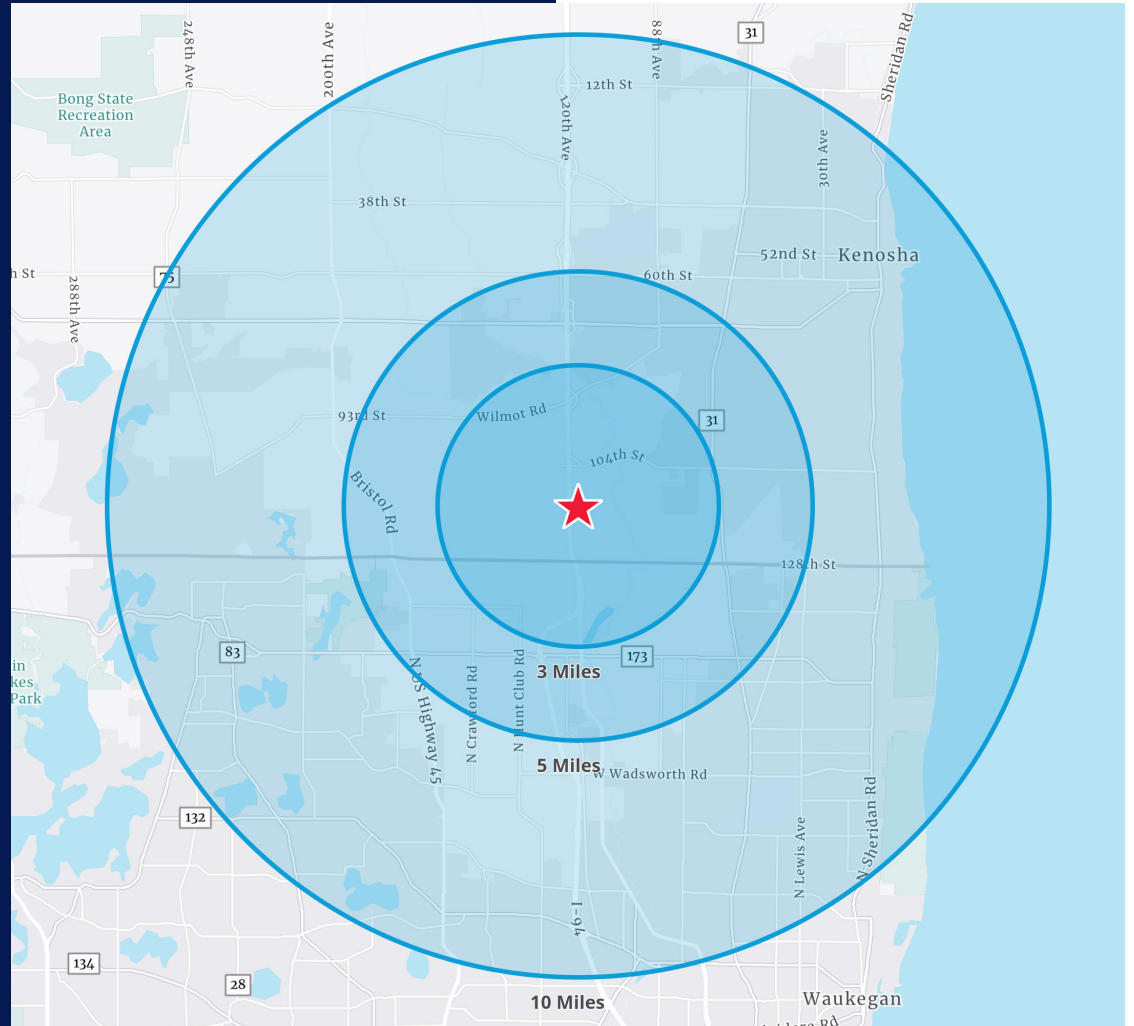
Population	2,073
Median Age	44
Avg. Income	\$92,286
Median Home Value	\$377,542

5 Miles

Population	32,860
Median Age	38.2
Avg. Income	\$99,805
Median Home Value	\$311,097

10 Miles

Population	284,912
Median Age	37.8
Avg. Income	\$78,014
Median Home Value	\$243,587



[Click for Details](#)

Drive Time Map

Legend

 I-94 & 116TH Street,
Pleasant Prairie, WI

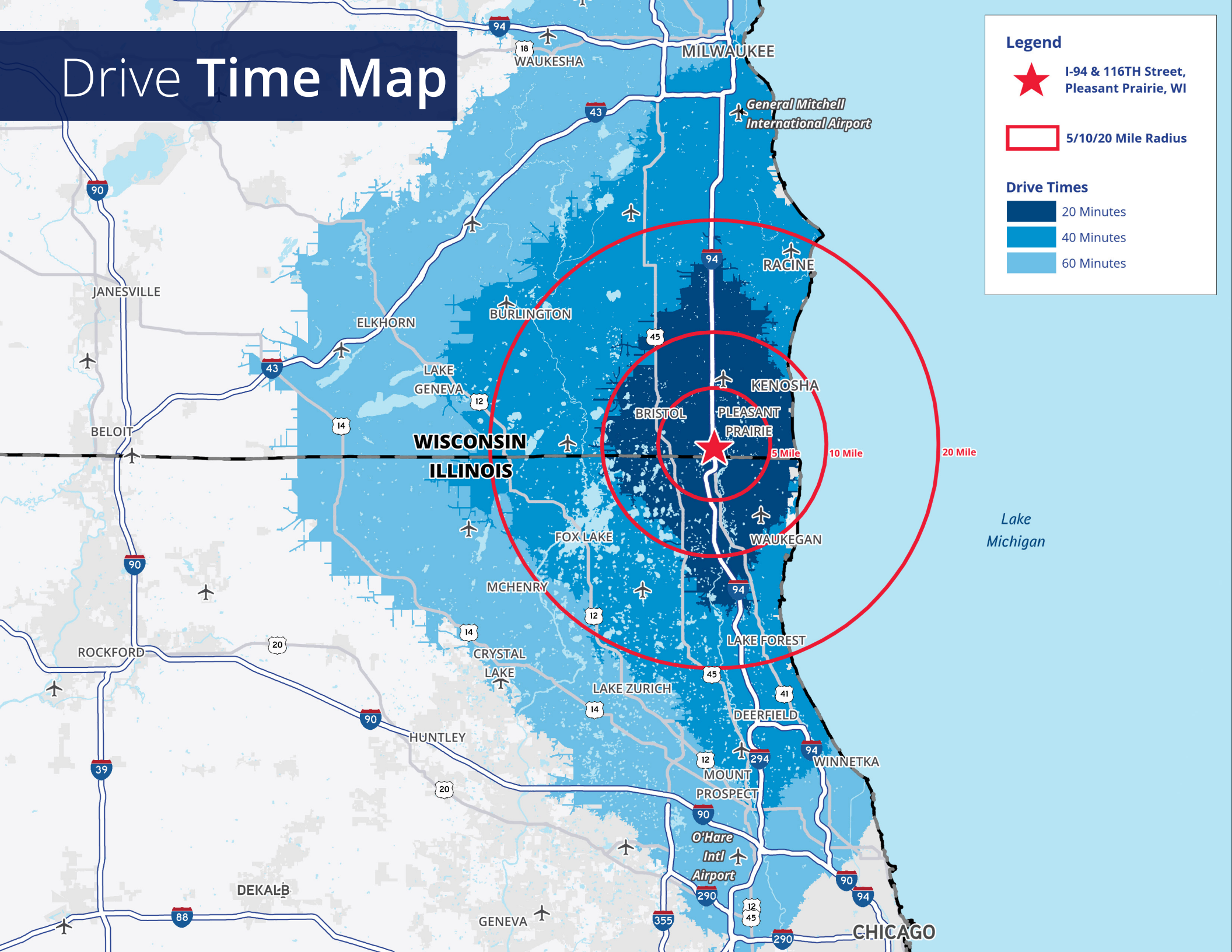
 5/10/20 Mile Radius

Drive Times

 20 Minutes

 40 Minutes

 60 Minutes



Corporate Neighbors



HARIBO

Aurora Health Care

NEXUS PHARMACEUTICALS

ULINE

PLEASANT PRAIRIE PREMIUM OUTLETS

SITE

Lake Andrea

Snap-on PEPSI

RUST-OLEUM

Johnson

meijer

Pfizer

YAMAHA

109th St

niagara

VW

ULINE

116th St

Ocean Spray

ULINE

94

94

Wilmot Rd

136th Ave

122nd Ave

104th St

116th St

120th Ave

122nd St

95th St

104th St

88th Ave

80th Ave

Green Bay Rd



Retail Amenities



TARGET JCPenney Olive Garden
PETS MART ULTA BEAUTY

Walgreens
Starbucks Arby's
McDonald's KFC

COSTCO WHOLESALE Holiday Inn Express
KWIK TRIP MOD
Chick-fil-A CHIP OTOLE

meijer Starbucks

Ashley HOMESTORE
CARMAX
TOYOTA SUBARU
NISSAN HONDA

Costco Starbucks
KWIK TRIP McDonald's
Fairfield BY MARRIOTT DOUBLE TREE by Hilton

lululemon athletica NIKE
Reebok RALPH LAUREN
OLD NAVY adidas GAP

Loves TA Denny's
TravelCenters of America

Dutch Gap Forest Preserve

Pine Dunes Forest Preserve

Van Patten Woods Forest

FOR SALE

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CONTACT US

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Executive Vice President
+1 847 989 8359
anne.dempsey@colliers.com

Kate Dempsey

Associate
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kate.dempsey@colliers.com



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Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.