



Description

Prime divisible parcels ready for commercial development in the heart of Washington County, Wisconsin. Jackson is on an active growth trajectory. Be a part of this new, vibrant community center fronting a major new residential development, the Oaks of Jackson with 100+ residences.

- 5.7 acres divisible by minimum of 1 acre
- Located in TID #7 (flexible incentive structures available)
- Located across from new Municipal Complex
- Shared access road & signage
- No requirement for onsite stormwater management
- Conveniently located 1.8 miles from the US-45 interchange
- 8,700 cars per day drive by this location

Economic Development Contact

Economic Development Washington County

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Executive Director

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Location

- **Property Name:** Village Square
- **Property Type:** Site
- **Property SubType:** Vacant Land; Retail; Office; Specialty
- **Property Address:** SW Corner of Hwy 60 and Ridgeway Rd
- **Property City:** Jackson
- **Property County:** Washington County
- **Property State:** WI
- **Property Zip code:** 53037
- **Latitude:** 43.323658
- **Longitude:** -88.156002

General

- **Featured:** Featured

Sale / Lease

- **For Lease:** Yes
- **For Sale:** Yes
- **Lease Type:** Build to Suit
- **Price Per (acre):** \$NaN
- **Pricing Information:** Village Owned Land - Flexible Deal Structuring Opportunities
- **Negotiable:** Yes

Site

- **Available (acres):** 4.56
- **Total (acres):** 5.76
- **Parcel:** Lots 2 & 3 of CSM 7284 are available (see attachments for CSM)

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Site Zoning:** B-1 Zoning: Community Business District
- **Incentive Opportunities:** Village owned property in a Tax Increment Financing District (flexible incentive structures for targeted uses)

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** We Energies
- **Electric On-Site:** Yes
- **Electric Distance Details:** Service located at property boundaries

Sewer

- **Sewer Service Available:** Yes
- **Sewer Provider:** Village of Jackson
- **Sewer On-Site:** Yes
- **Sewer Distance to Provider:** Sewer located at property line along Hwy 60 (north) and Spruce St. (south)

Water

- **Water Service Available:** Yes
- **Water Provider:** Village of Jackson
- **Water On-Site:** Yes
- **Distance to Water (ft):** Service located at property lines along Hwy 60, Ridgeway, and Spruce

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** We Energies
- **Natural Gas On-Site:** Yes

Airport

- **Nearest International Airport:** General Mitchell Intl
- **Distance to Nearest International Airport:** 34 Miles

Interstate / Highway

- **Nearest Interstate Exit:** US-45 Interchange (Limited Access 4-Lane Divided Highway) Connects to I-41 (3 miles to South)
- **Distance to Nearest Interstate Exit:** 2.0 Miles
- **Interstate #1:** I-41
- **Distance to Interstate #1:** 5 Miles
- **Interstate #2:** I-43
- **Distance to Interstate #2 :** 12 Miles
- **Nearest US Highway:** US-45
- **Distance to Nearest US Highway:** 2 Miles
- **US Highway #1:** State Hwy 60

Attachments

- [Certified Survey Map.pdf](#)
- [Commercial Development Plan.pdf](#)
- [Demographic Income Comparison 5-10-15 min Drive.pdf](#)
- [Demographic Profile 10 Minute Drive Time.pdf](#)
- [Drive Times 5-10-15 minutes.pdf](#)
- [Pets and Products Market Potential.pdf](#)
- [Restaurant Market Potential.pdf](#)
- [Retail Market Comparison.pdf](#)
- [Retail Market Potential.pdf](#)
- [Traffic Counts Map.pdf](#)
- [Village Square News Release.pdf](#)
- [Village Square Marketing Flyer.pdf](#)

Property Detail Link: [View Details](#)

Property Detail QR Code



