

# For Sale | ±26 Acres Available Potential for Industrial Development

2200 S. Sylvania Ave,  
Sturtevant, WI 53177



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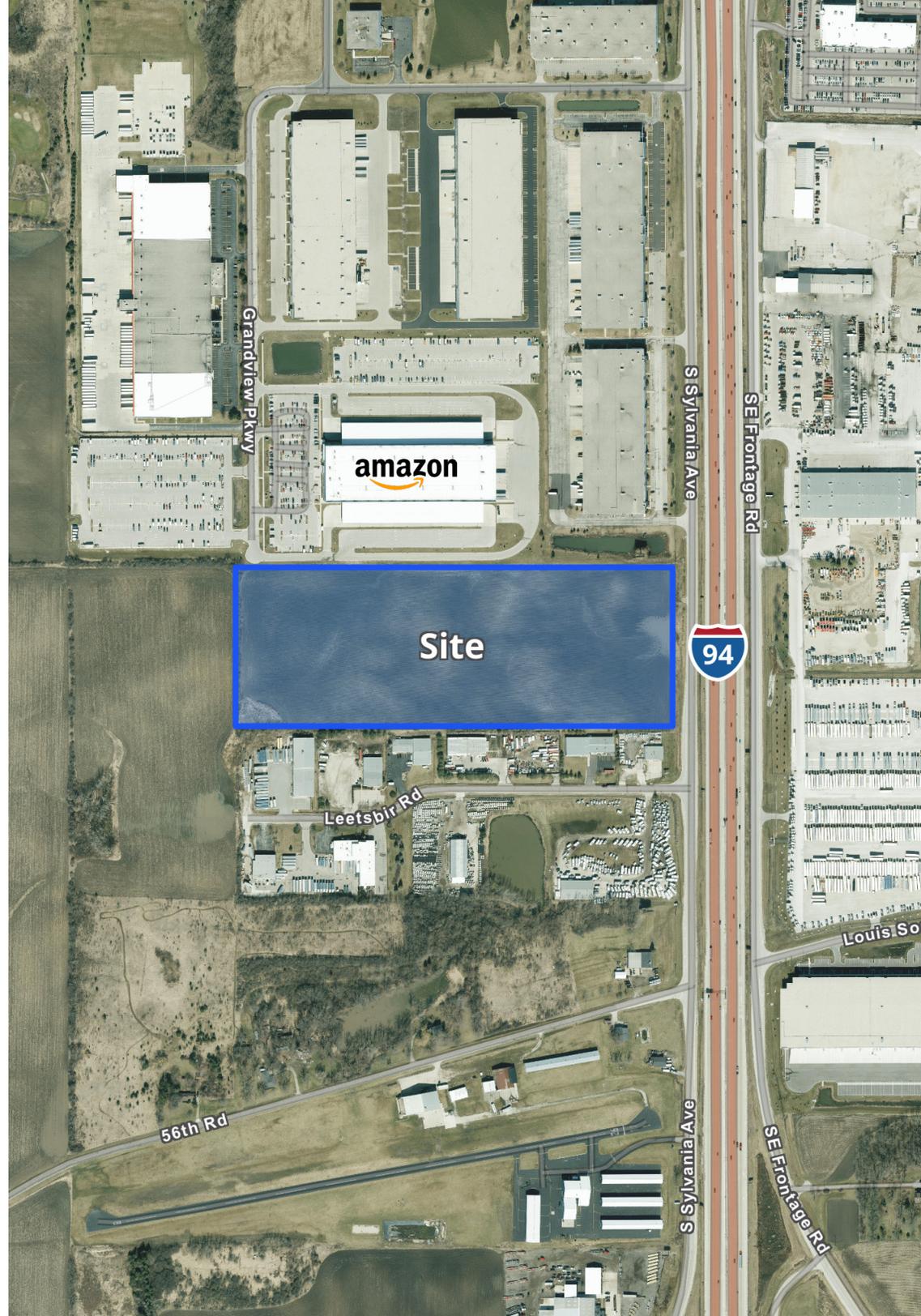


# Property Specs

Address	2200 S. Sylvania Ave	
City	Sturtevant (Technically within Yorkville)	
County	Racine	
Acres	±26	
Zoning	M-3 (Heavy Industrial)	
Traffic Counts	I-94	91,600
APN	194-03-21-24-002-000	
Taxes (2025)	\$387.74	
Sale Price	Subject to Offer	
Highlights	<ul style="list-style-type: none"><li>• Located along I-94 between HWY 20 &amp; HWY 11</li><li>• Within utility district</li><li>• Water &amp; Sewer border site</li><li>• Strong corporate neighbors - Amazon</li><li>• Most active industrial corridor in Wisconsin</li></ul>	

Yorkville - Water Resolution

Yorkville - Sewer Resolution



# Demographics

## 3 Miles

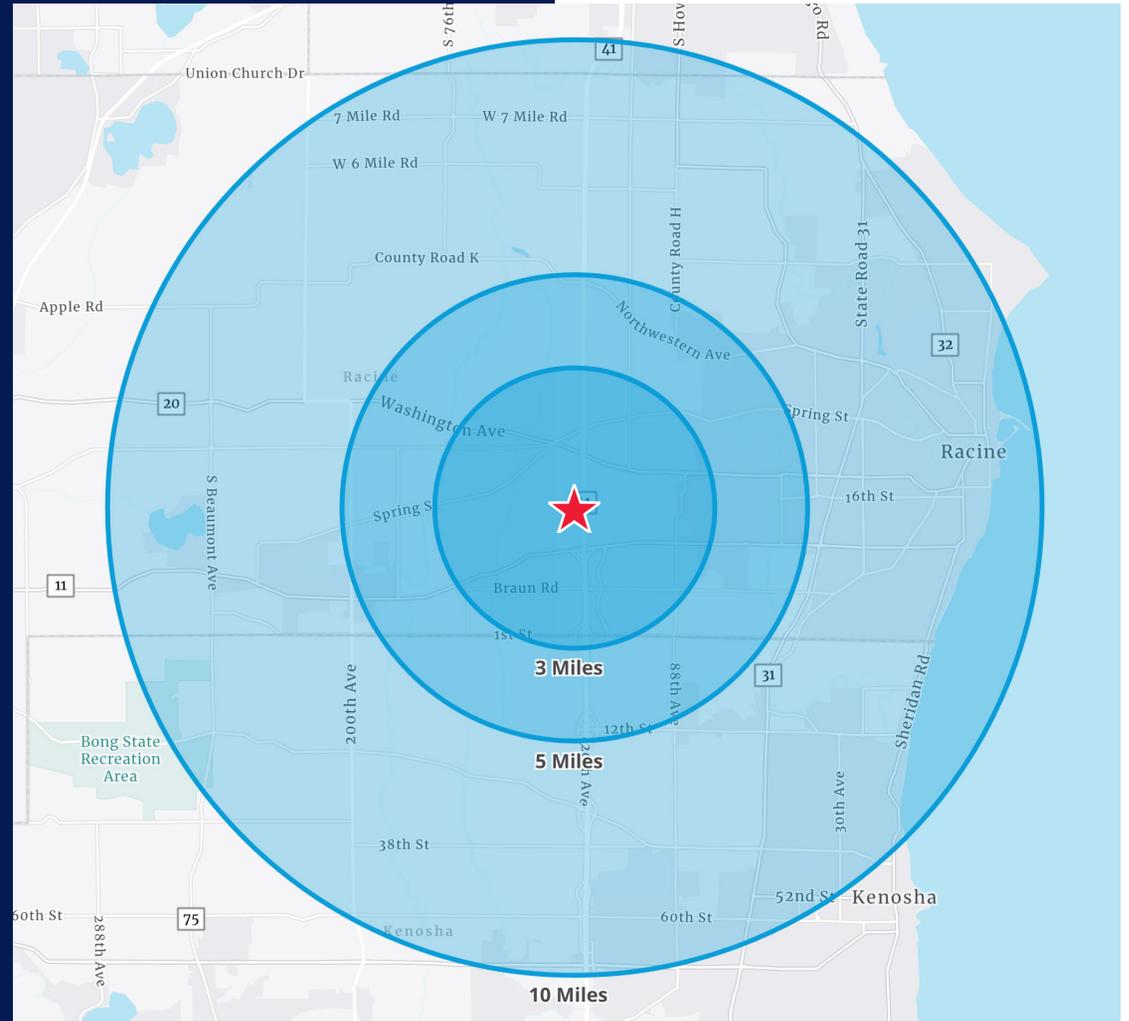
Population	5,034
Median Age	42.3
Avg. Income	\$83,946
Median Home Value	\$332,889

## 5 Miles

Population	25,283
Median Age	43.6
Avg. Income	\$90,033
Median Home Value	\$327,355

## 10 Miles

Population	204,256
Median Age	40.3
Avg. Income	\$72,860
Median Home Value	\$283,765



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FOR SALE

# Potential Industrial Development

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## CONTACT US

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