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LAND FOR SALE

7505 Durand Avenue

MOUNT PLEASANT, WI 53177

Gordon Lamphere

C: 847.846.6902

E: gcl@vvco.com

Sale Price

\$1,495,000

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	C4
Lot Size	2.59 Acres
APN #	151-03-22-26-051-200
Lot Frontage	233 ft

LOCATION INFORMATION

Street Address	7505 Durand Avenue
City, State, Zip	Mount Pleasant, WI 53177
County	Racine

TAXES & VALUATION

2024 Taxes	\$7,294.25
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PROPERTY DESCRIPTION

Presenting a prime investment opportunity at 7505 Durand Avenue, Mount Pleasant, WI. This 2.59-acre parcel, zoned C4, offers strategic advantages for industrial or commercial development. Its C4 zoning classification provides versatility for a wide range of commercial and manufacturing uses, showcasing its potential for high-intensity development. The property's location in the thriving Mount Pleasant area ensures access to a robust and expanding labor pool, further enhancing its appeal to prospective industrial investors. With its desirable zoning and strategic positioning, this property presents a lucrative prospect for those seeking a high-impact investment in a dynamic business environment.

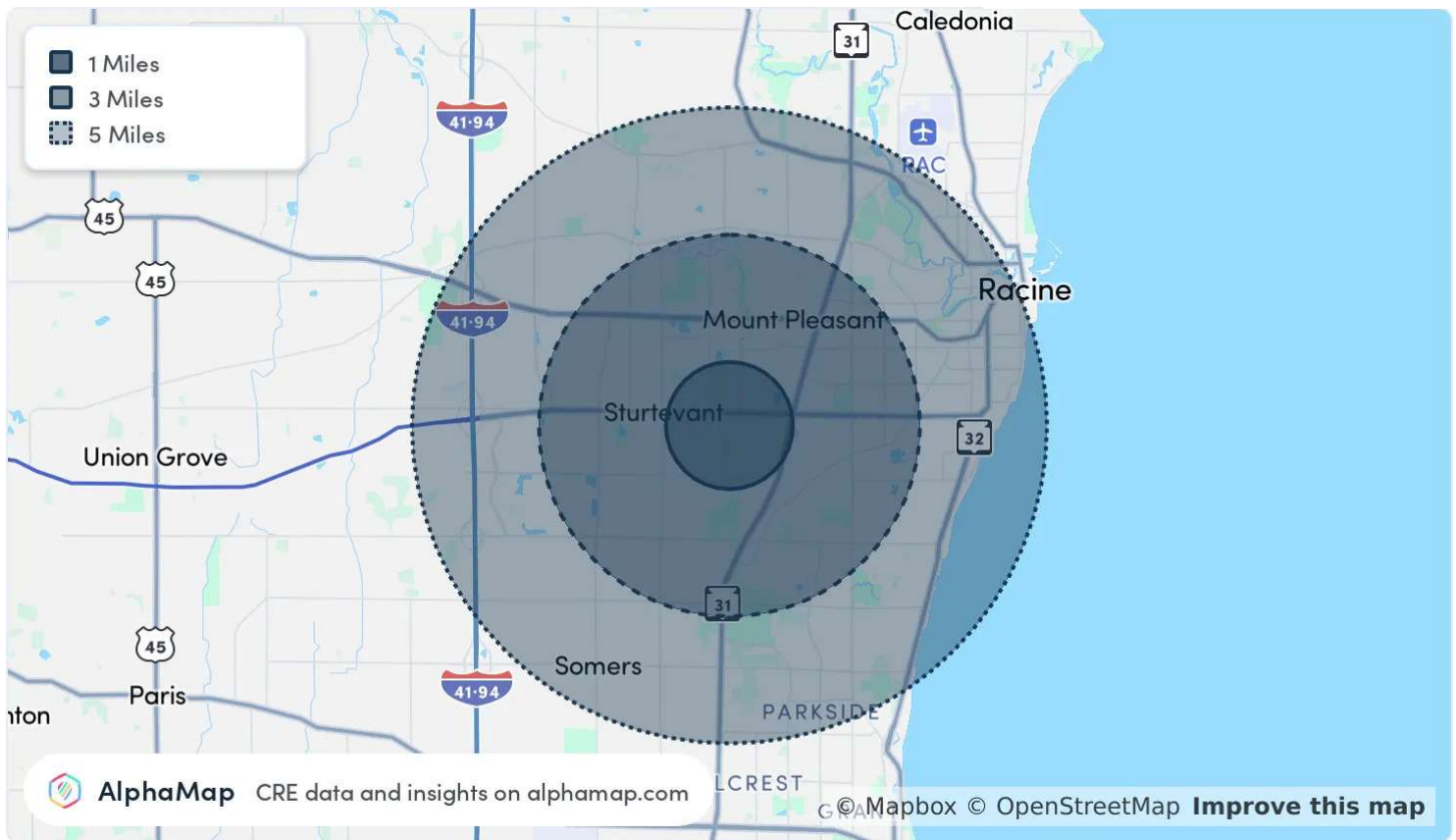
PROPERTY HIGHLIGHTS

- Zoned C4
- Strategic location
- High-visibility with existing curb cuts
- Excellent access to major transportation routes
- Versatile for commercial and manufacturing uses
- Robust and expanding labor pool
- Potential for high-intensity development
- Prime investment opportunity

OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	2.59 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	137	976
Total Population	90	378	2,543
Average HH Income	\$89,120	\$90,619	\$99,173



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,543	41,247	102,847
Average Age	40	42	41
Average Age (Male)	40	41	39
Average Age (Female)	41	44	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	976	16,989	41,986
Persons per HH	2.6	2.4	2.4
Average HH Income	\$99,173	\$86,007	\$85,959
Average House Value	\$346,434	\$257,329	\$260,170
Per Capita Income	\$38,143	\$35,836	\$35,816

Map and demographics data derived from AlphaMap

DISCLAIMER

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