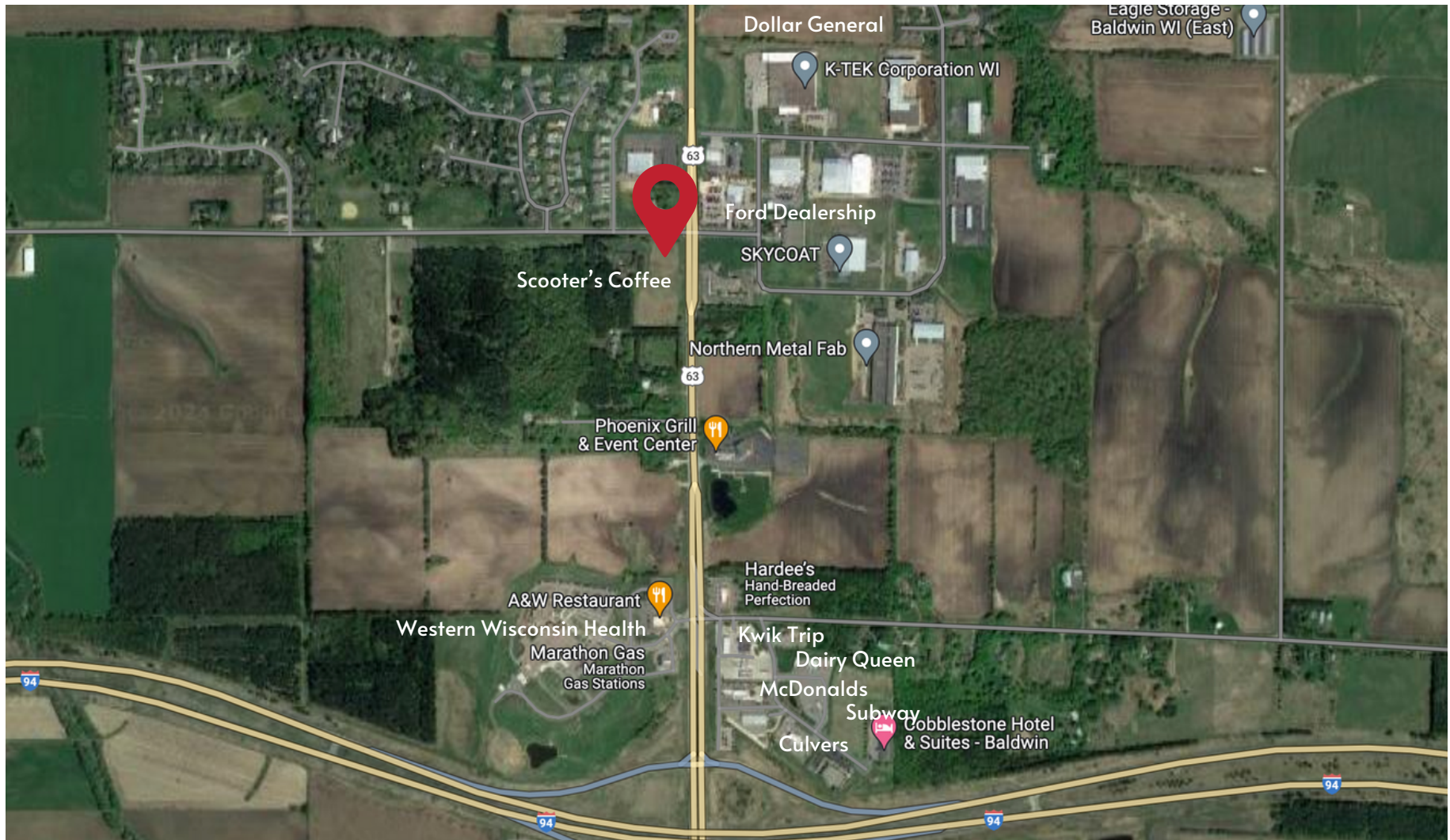


COMMERCIAL PARCELS FOR SALE

\$2,100,000



2081 60th Ave Baldwin WI

PID: 106.2034.60.000

C-I-H COMMERCIAL ZONING

1 - 7.64 Acres Available

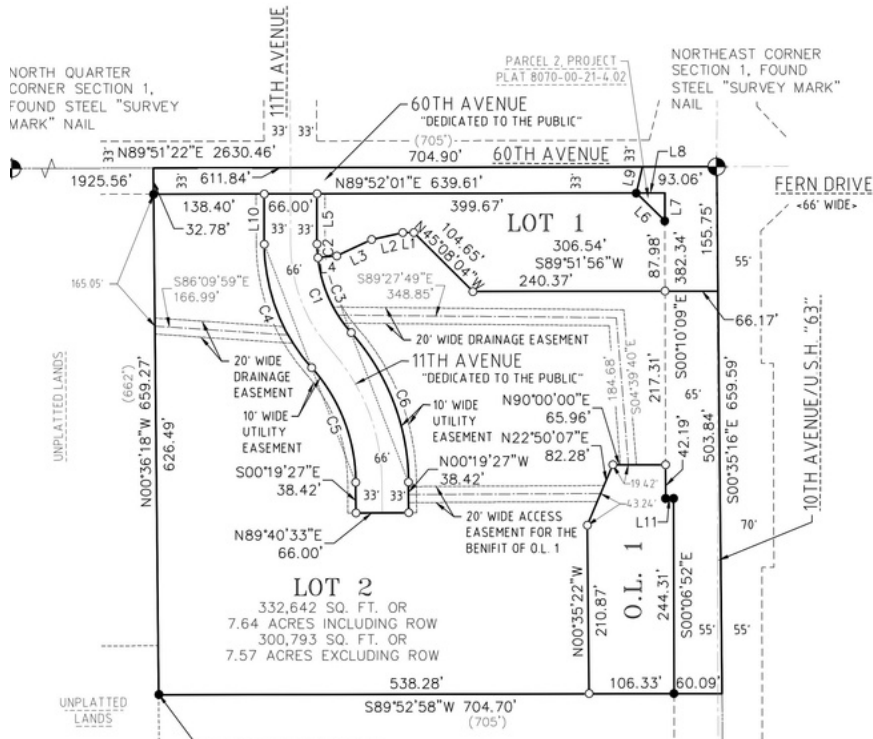


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2081 60th Ave Baldwin WI



Commercial Parcels Available (7.64 Acres Total)

Zoning: C-I-H Commercial

Sale Price: Negotiable

Hwy 63 Frontage: 503.84'

Available Acreage: 1 - 7.64 Acres

Great access to I-94

New Infrastructure, utilities, drainage, and ponding In place

Build-to-suite available

Allowing up to 85% Coverage on parcels

2081 60th Ave Baldwin WI

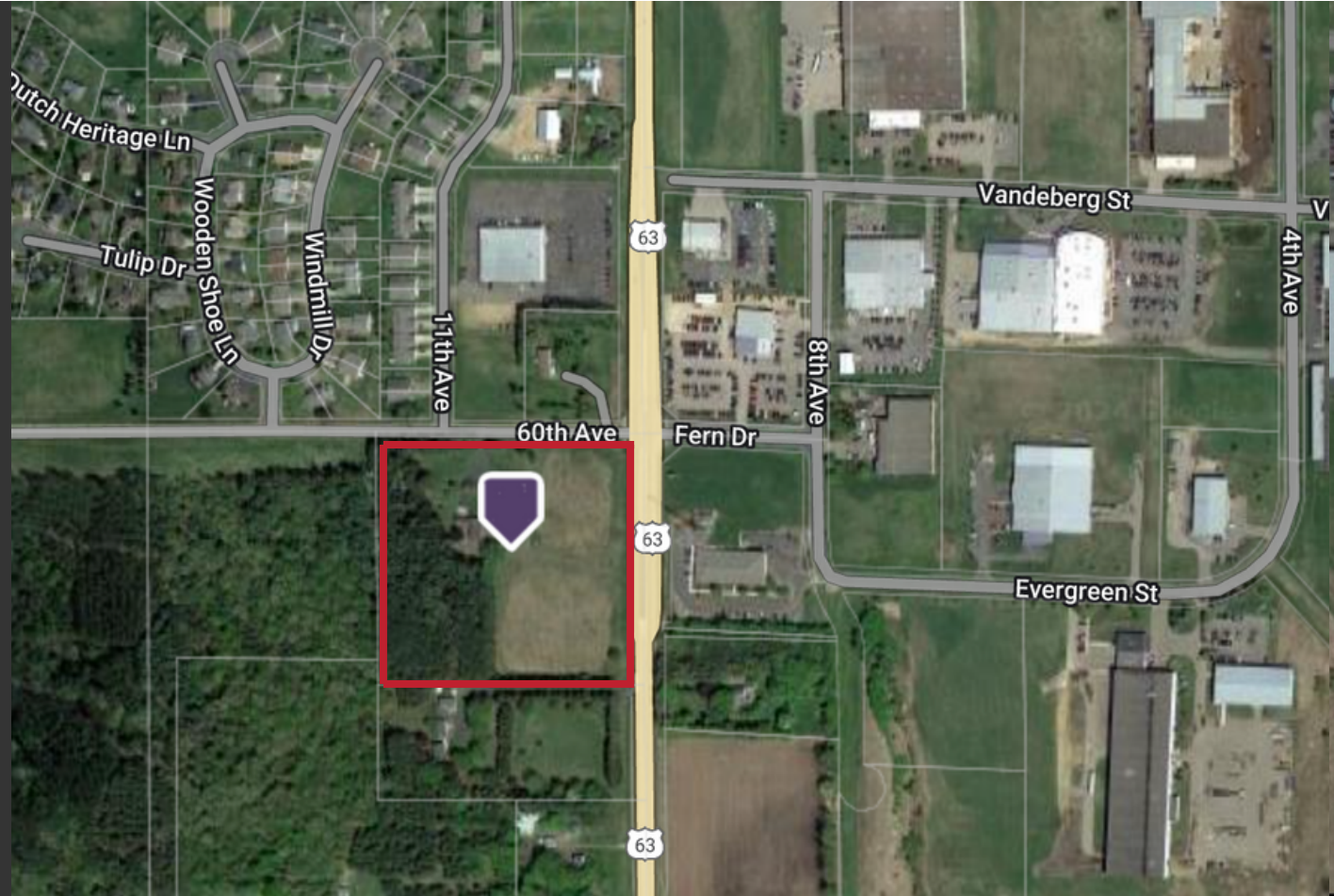
AREA OVERVIEW

Baldwin, WI

Population Density Map

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	11,134	160,021	421,858
Current Year Estimate	10,680	152,667	399,778
2010 Census	10,167	138,032	359,407
Growth Current Year-Five-Year	4.25%	4.82%	5.52%
Growth 2010-Current Year	5.05%	10.60%	11.23%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,919	49,957	137,594
Current Year Estimate	2,772	46,821	128,664
2010 Census	2,550	40,678	111,744
Growth Current Year-Five-Year	5.30%	6.70%	6.94%
Growth 2010-Current Year	8.71%	16.10%	15.14%



Zoning: C-I-H Commercial

Sale Price: Negotiable

Hwy 63 Frontage: 503.84'

Available Acreage: 1 - 7.64 Acres

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