

FOR SALE
± 47,480 SF



BOERKE



REDEVELOPMENT OPPORTUNITY

1722 W. SIXTH STREET | RACINE, WI 53404

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PROPERTY OVERVIEW



PROPERTY FEATURES

- Nestled in the crook of the Root River, this former school on W. Sixth Street is located close to schools and community services, making it a favorable option for adaptive re-use.
- Located within the West Racine Neighborhood Revitalization Plan area, further strengthened by the [RootWorks Area-Wide Plan](#), the site benefits from direct access via 6th Street to Racine's emerging Downtown redevelopment zone.
- The property is located in an area with a population of approximately 12,400 residents, a median age of 28.6 years, an estimated unemployment rate of 3-4%, and a homeownership rate of 46%.

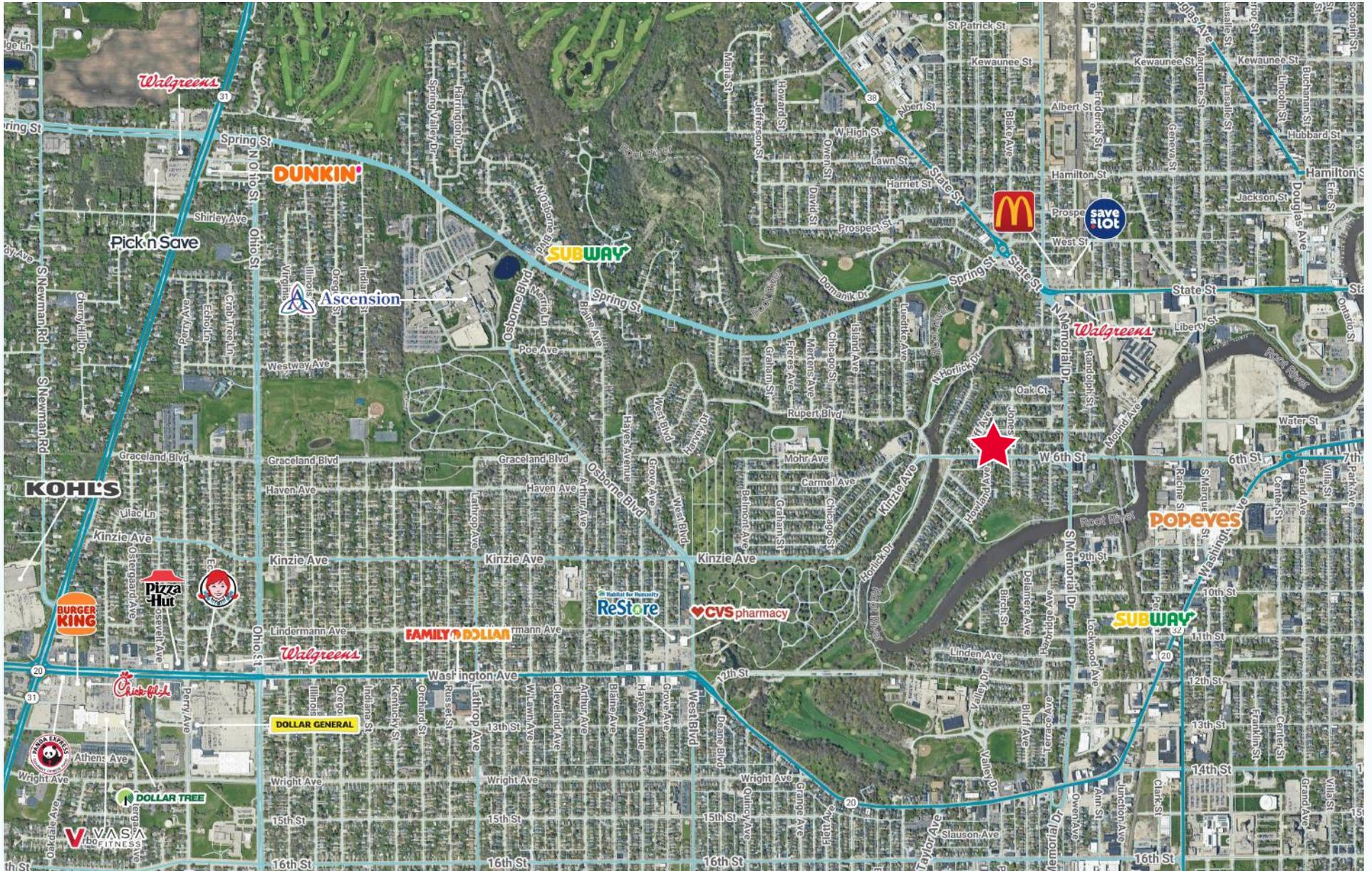
Total Building SF	± 47,480 SF
Available SF	± 47,480 SF
Year Built	1899 / 1962 (addition)
Stories	2/3
Parcel #	276-00-00-06- 839-000
Lot Size	2.389 AC
Zoning	R-3 Single Family Residence
Parking	Ample

Sale Price	\$975,000
Taxes (2024)	Tax Exempt

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AERIAL MAP



FLOOR PLAN

FIRST FLOOR



ROOM	AREA
Classrooms	9,030 SF
Corridors	4,560 SF
Stairs	910 SF
Offices	1,870 SF
Gymnasium	3,110 SF
Library	1,800 SF
Student Tlt Rooms	1,640 SF
Classroom Tlt Rooms	170 SF
Single Tlt Room	80 SF
Kitchen	270 SF

GENERAL NOTE: AREAS SHADED RECEIVE NEW FLOORING AND CEILINGS

FLOOR PLAN

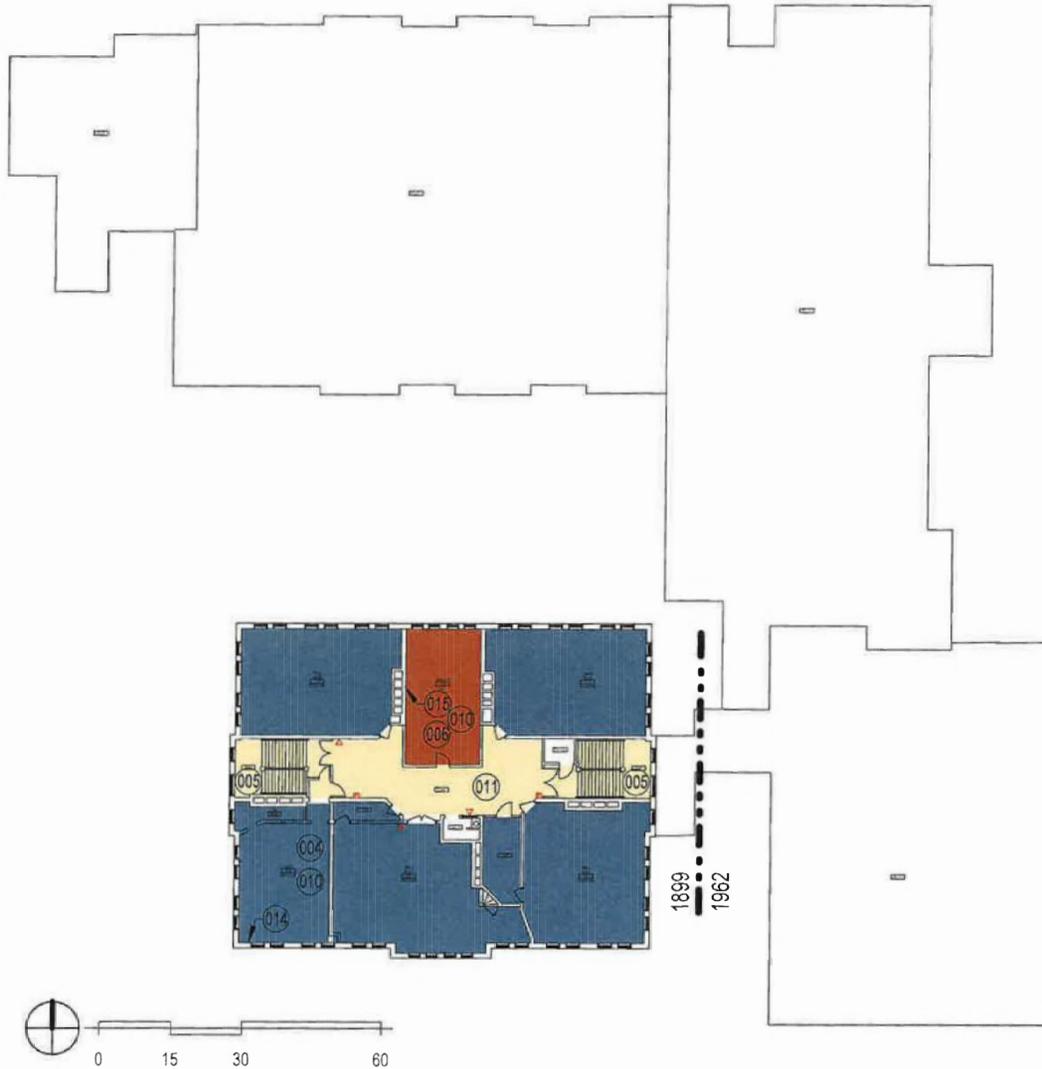
SECOND FLOOR



ROOM	AREA
Classrooms	12,400 SF
Corridors	2,950 SF
Stairs	1,260 SF
Offices	1,030 SF
Student Tilt Rooms	720 SF
Classroom Tilt Rooms	230 SF

GENERAL NOTE: AREAS SHADED RECEIVE NEW FLOORING AND CEILINGS

FLOOR PLAN



SCALE: 1" = 30'

THIRD FLOOR

ROOM	AREA
Classrooms	3,880 SF
Corridors	620 SF
Stairs	490 SF
Offices	460 SF

GENERAL NOTE: AREAS SHADED RECEIVE NEW FLOORING AND CEILINGS

ALL FLOORS

Original 1899 Building

Classrooms	9,010 SF
Corridors	2,540 SF
Stairs	1,230 SF
Offices	1,920 SF
Student Tilt Rooms	540 SF

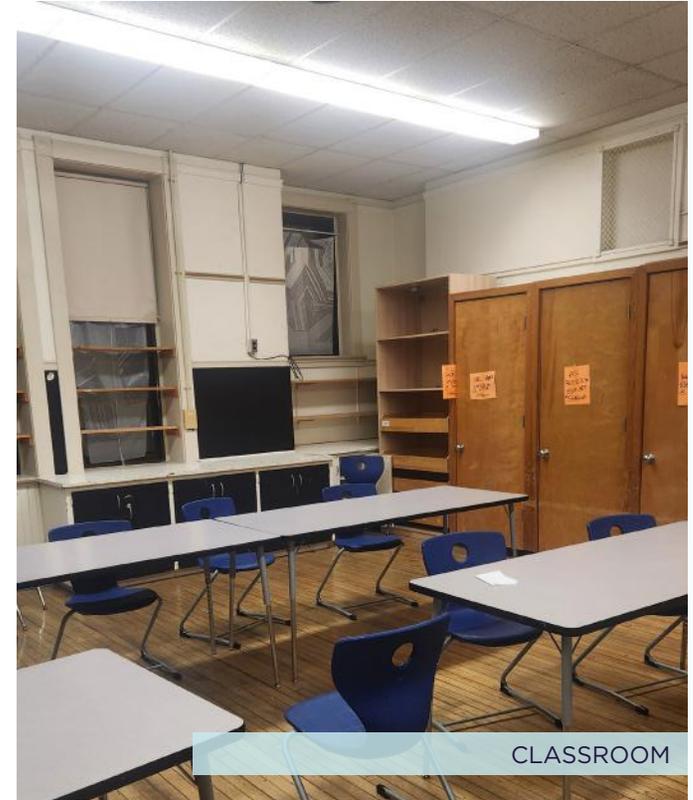
1962 Addition

Classrooms	16,300 SF
Corridors	5,580 SF
Stairs	1,430 SF
Offices	1,440 SF
Gymnasium	3,110 SF
Library	1,800 SF
Student Tilt Rooms	1,810 SF
Classroom Tilt Rooms	390 SF
Single Tilt Room	80 SF
Kitchen	270 SF

PROPERTY PHOTOS



MECHANICALS



CLASSROOM



CLASSROOM



GYMNASIUM

DEMOGRAPHICS

POPULATION

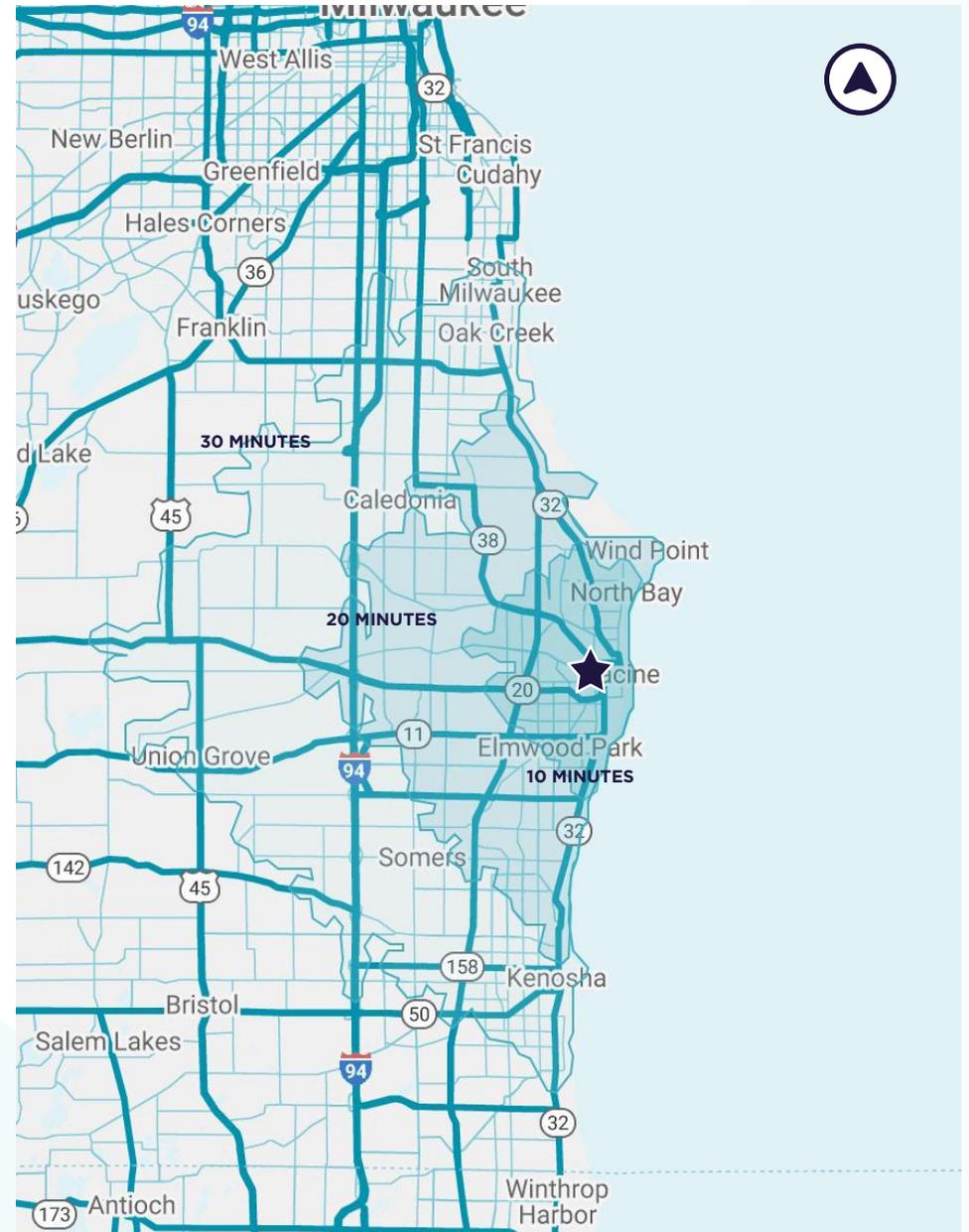
	10 MINUTES	20 MINUTES	30 MINUTES
Estimated Population (2025)	97,426	161,212	287,254
Median Age (2025)	36.2	38.1	38.5
Any College (Some College or Higher)	37,615 58.6%	66,902 61.6%	120,849 61.6%
College Degree + (Bachelor Degree or Higher)	16,458 25.7%	31,783 29.2%	58,191 29.6%

HOUSEHOLDS

	10 MINUTES	20 MINUTES	30 MINUTES
Estimated Households (2025)	40,249	65,754	116,835
Estimated Average Household Income (2025)	\$83,815	\$95,041	\$98,319

DAYTIME DEMOGRAPHICS

	10 MINUTES	20 MINUTES	30 MINUTES
Total Businesses (2025)	2,596	4,144	7,705
Total Employees (2025)	39,708	57,309	104,521



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub agent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.

CONTACT

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- 1899 -



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