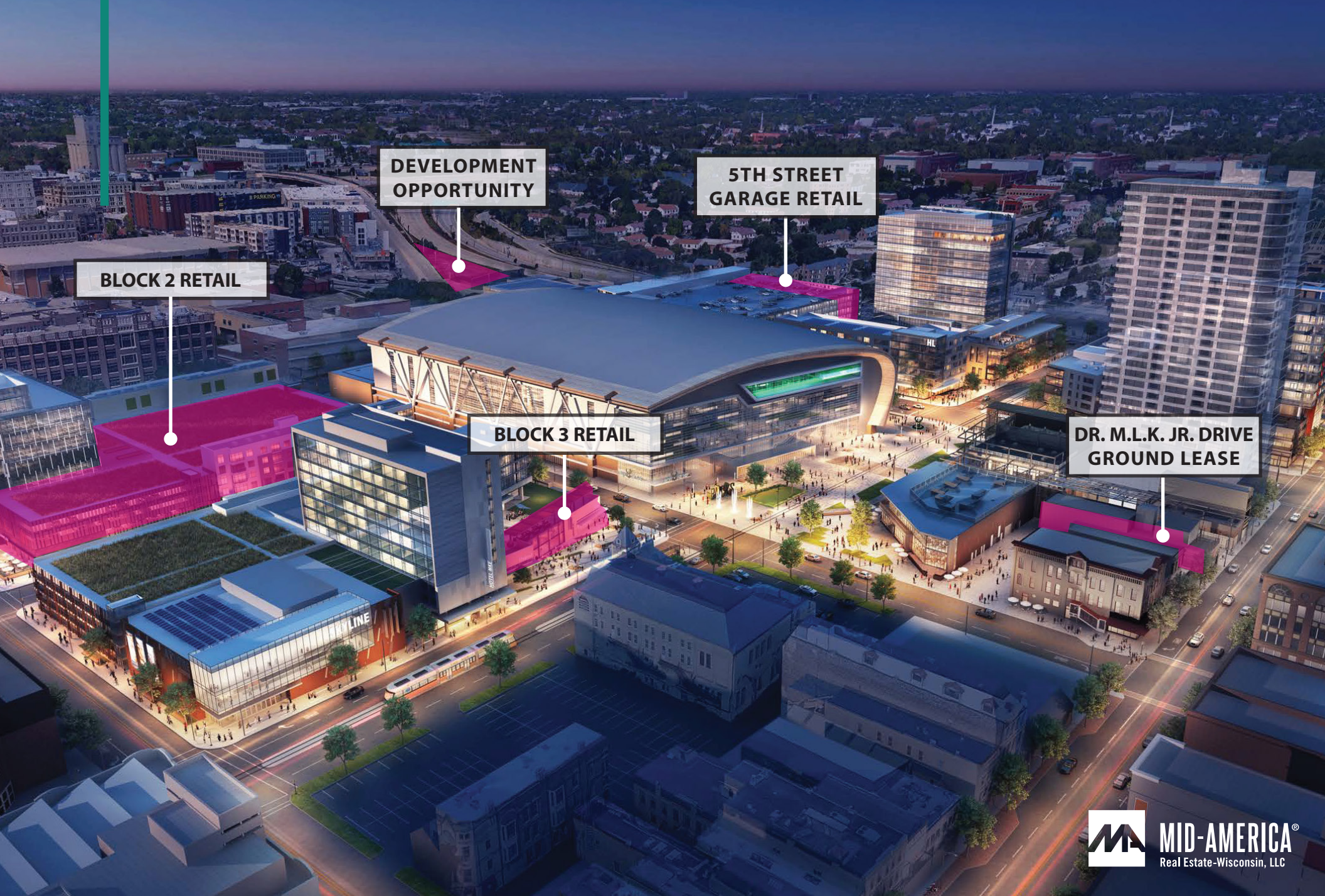


DEER DISTRICT | MILWAUKEE, WI



BLOCK 2 RETAIL

DEVELOPMENT OPPORTUNITY

5TH STREET GARAGE RETAIL

BLOCK 3 RETAIL

DR. M.L.K. JR. DRIVE GROUND LEASE



MID-AMERICA[®]
Real Estate-Wisconsin, LLC

DISTRICT HIGHLIGHTS

| Benefit from year-round district-wide programming

714,000 SF state-of-the-art sports & entertainment facility

Capacity of **17,500** persons

Home of **Milwaukee Bucks & Marquette Men's Basketball**

More than 150 events per year

30 acre development surrounding Fiserv Forum

207 room The Trade Hotel opened March 2023, featuring three new restaurants

Averages **4.3 million** people per year

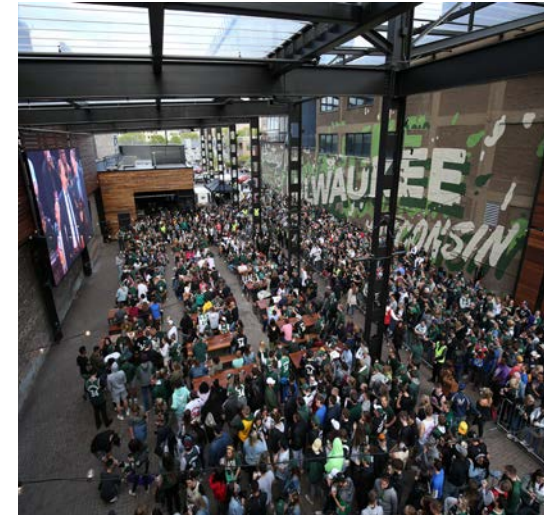
Anchor Tenant



Residential Tenant



Entertainment Block
Co-Tenants

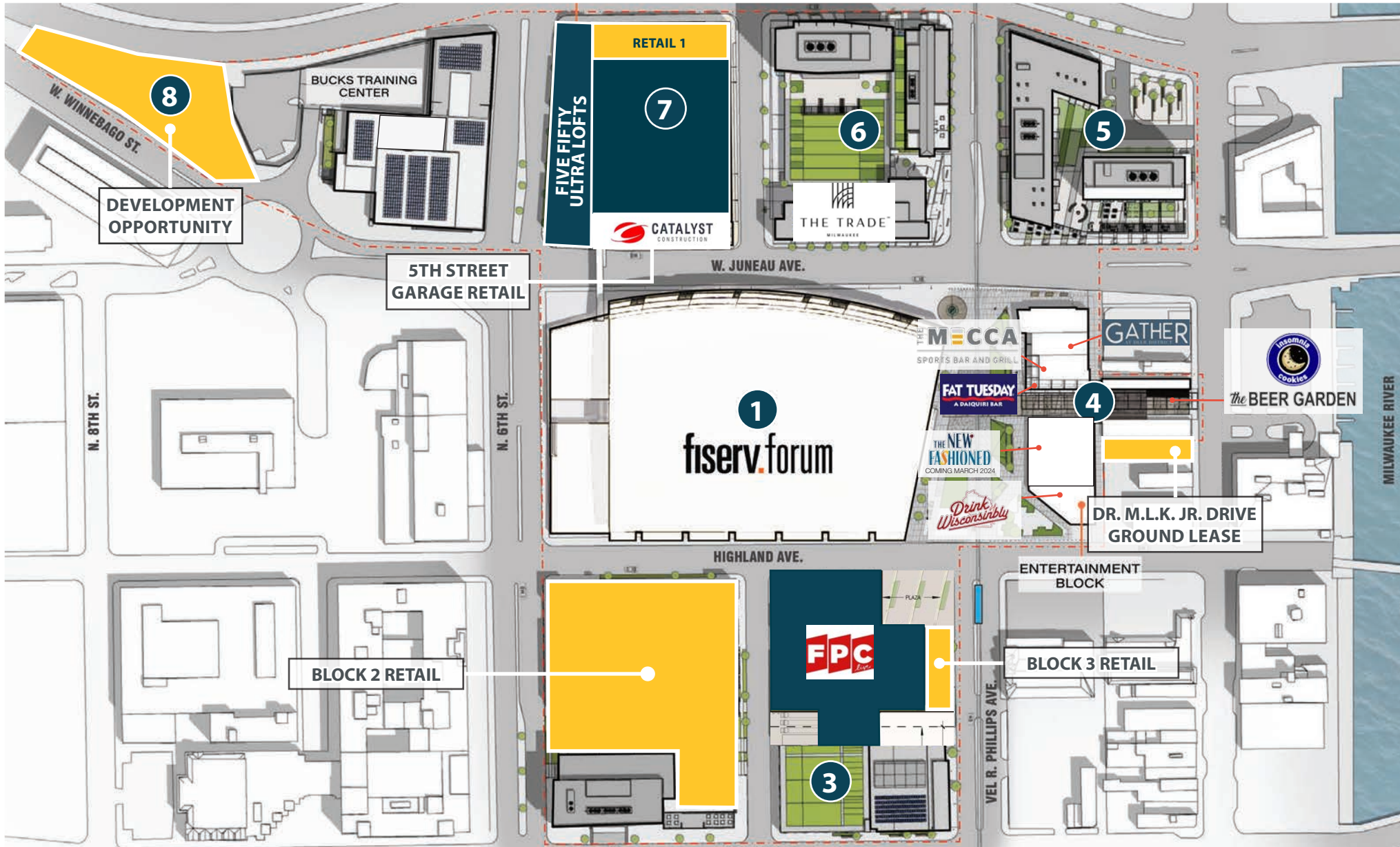


HOTEL RENDERING

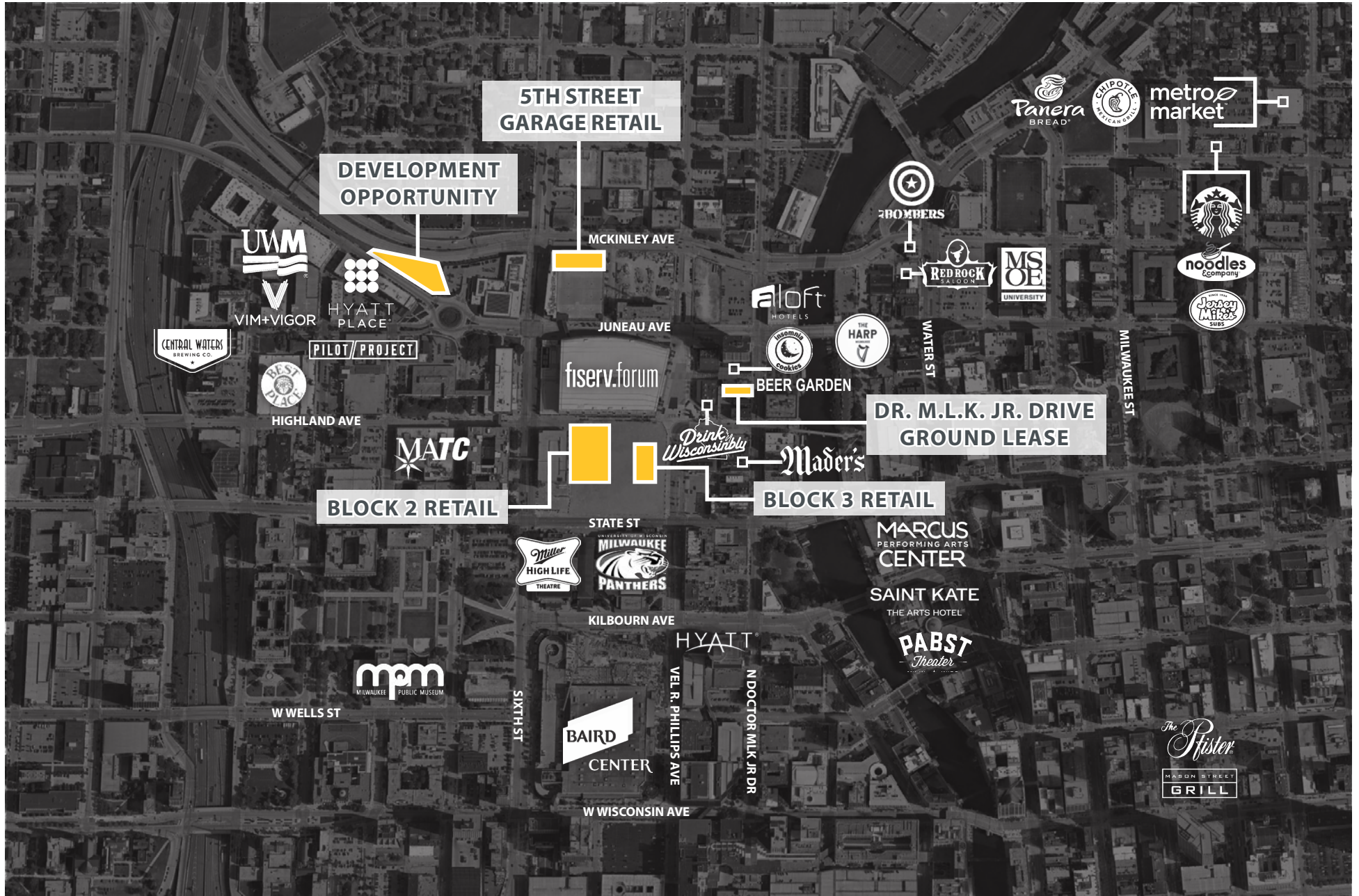


DISTRICT MASTER PLAN

| Take advantage of outstanding access to pre- and post-game foot traffic



DOWNTOWN MILWAUKEE



THE CITY

| Downtown Fast Facts

83,490 workers

26K+ residents

659 restaurants and retailers

| Tourism

6M+ visitors annually

150% growth in convention attendance

| Development

\$5B surge in construction project

| Demographics

Median downtown income is **29%** higher (than citywide)

38% of residents between the ages of 25 and 34

| Housing

35% growth in housing units since 2010

21% price increase for single-family homes since 2015

97
WalkScore

Deer District is a
“walkers paradise”



5TH STREET GARAGE

| Availability

Retail 1 - up to 8,000 SF (demisable)

| Property Details

Full access off of 5th Street

High profile signage opportunity on LED reader board

122 ground level **parking spaces w/ direct access to retail**



DR. M.L.K. JR. DRIVE GROUND LEASE

| Availability

0.157 Acres

Available for Ground Lease

| Property Details

High profile opportunity on Dr. Martin Luther King Jr. Drive

Ability to construct multi-story building w/ rooftop patio

| Traffic Counts

6,400 VPD on Dr. Martin Luther King Jr. Drive

7,400 VPD on W. Juneau Avenue

| Walk Score

97 - Highly Walkable



DEVELOPMENT OPPORTUNITY

| Address

740 W. Winnebago Street
Milwaukee, WI 53203

| Availability

0.58 Acre Parcel

Available for Ground Lease or Sale

| Property Details

High-profile visibility from McKinley Avenue

Easy access to I-43 & off of W. Winnebago Street

Adjacent to Froedtert & Milwaukee Bucks Sports Science Center

Zoned PD - **Planned Development Overlay District**

Part of BID #21, TID #48 & #84

| Traffic Counts

30,100 VPD on McKinley Avenue

68,900 VPD on N. 6th Street

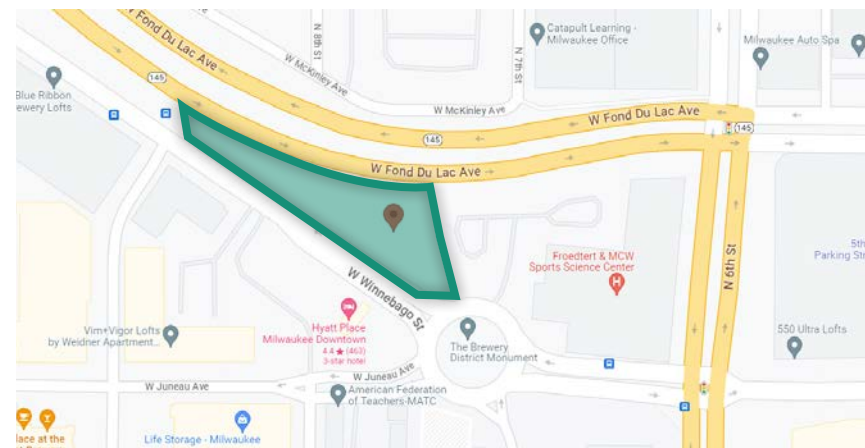
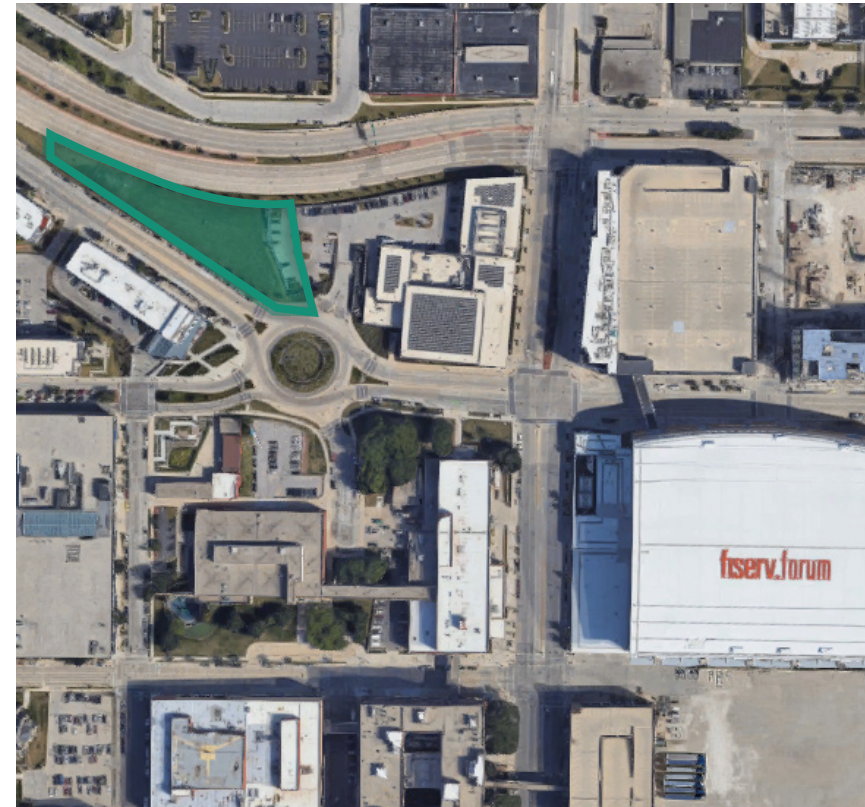
| Taxes

Tax Key: 361-223-1000

Taxes (2023): \$12,794

| Selling Price

\$1.1 Million



FPC LIVE/BLOCK 3 RETAIL

| Address

1009 Vel R. Phillips Ave, Milwaukee, WI 53203

| Availability

Ground Level Retail - 12,500 SF

Can expand to second level for ±20,000 SF

| Property Details

Part of highly anticipated FPC Live Music Venue with a capacity of 4,500 people

Adjacent to Fiserv Forum, Home of the Milwaukee Bucks

Anticipated to **open in 2025**

High profile signage



BLOCK 2 RETAIL OPPORTUNITY

| Availability

± 1.5 Acre Parcel

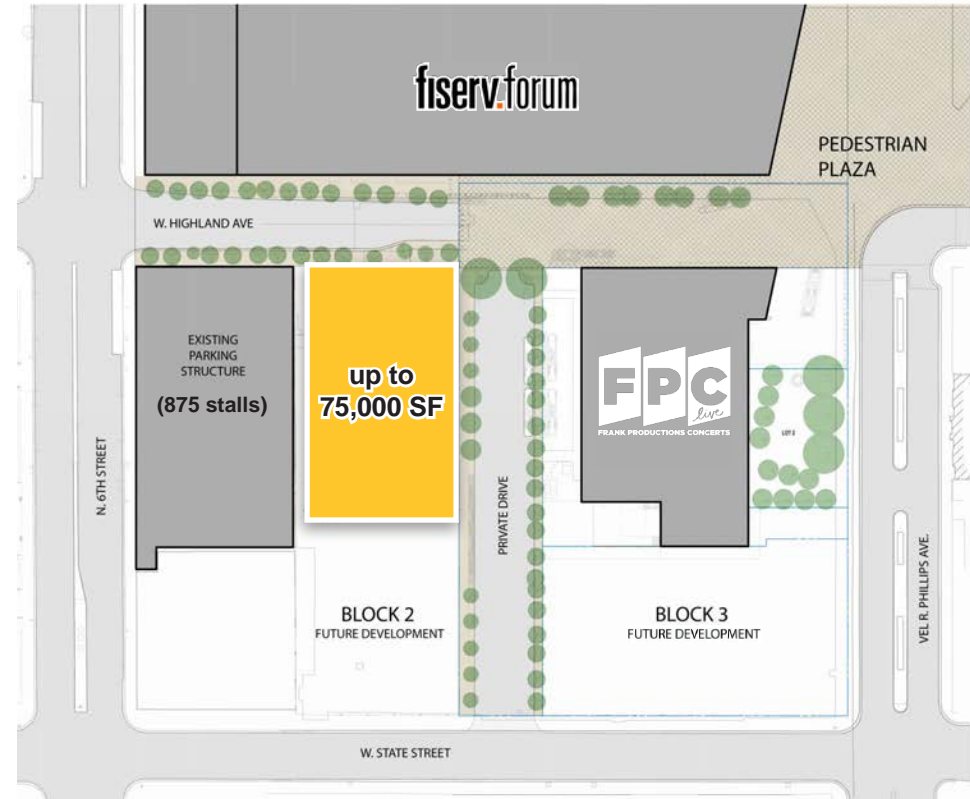
up to 75,000 SF footprint

| Property Details

Immediately **adjacent to highly anticipated 4,500 person capacity FPC Live Music Venue** (set to deliver in 2025) & **Fiserv Form** - Home of the Milwaukee Bucks

Rare large-format opportunity in the heart of Deer District

Neighbors Highland Street Parking Garage which boasts over 800 parking stalls



CONTACT US

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BROKER 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:

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 subagent 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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").
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.

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.)

CONFIDENTIAL 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.