

VACANT LAND FOR SALE



2600 WEST CORPORATE PRESERVE DRIVE OAK CREEK, WI 53154



PROPERTY INFORMATION

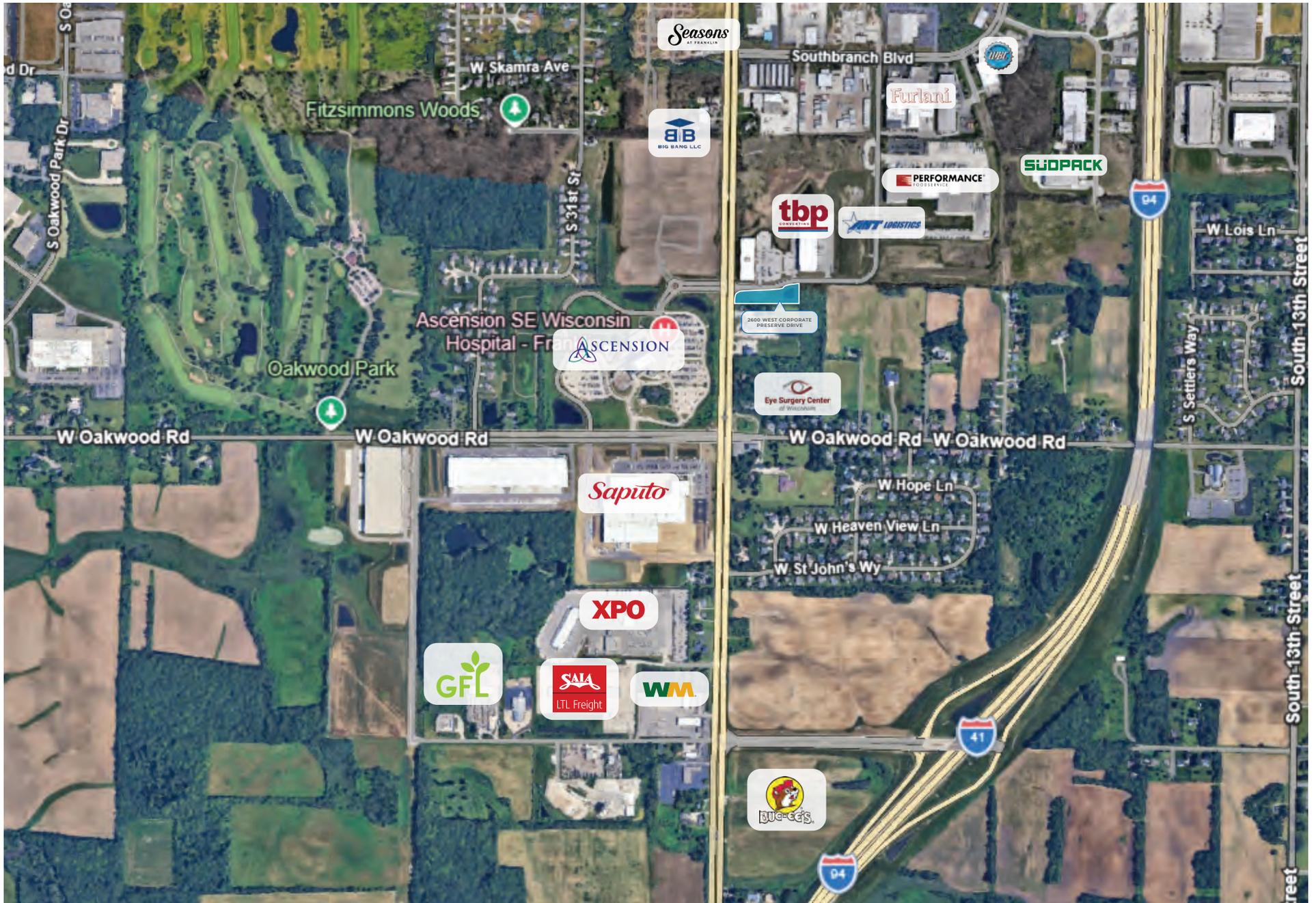
2600 WEST CORPORATE
PRESERVE DRIVE

LIST PRICE	\$189,900
PARCEL SIZE	1.93 Acres
PARCEL NUMBER	9279033000
ZONING	<p>The property is in a commercial manufacturing zone. Potential uses include:</p> <ul style="list-style-type: none">• Commercial Services• Retail• Entertainment• Restaurant• Hotel• Retirement Community/Assisted Living• Financial Institutions• Office and Medical <p>Additional information available upon request</p>
2025 REAL ESTATE TAXES	\$2,058.71
2025 TRAFFIC COUNTS	Distance 0.15 miles – South 27th Street = 14,000
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none">• Located along prime 27th Street/Ryan Road corridor• Located in the fast-growing City of Oak Creek• Quick access to I-94• Rapidly growing area

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

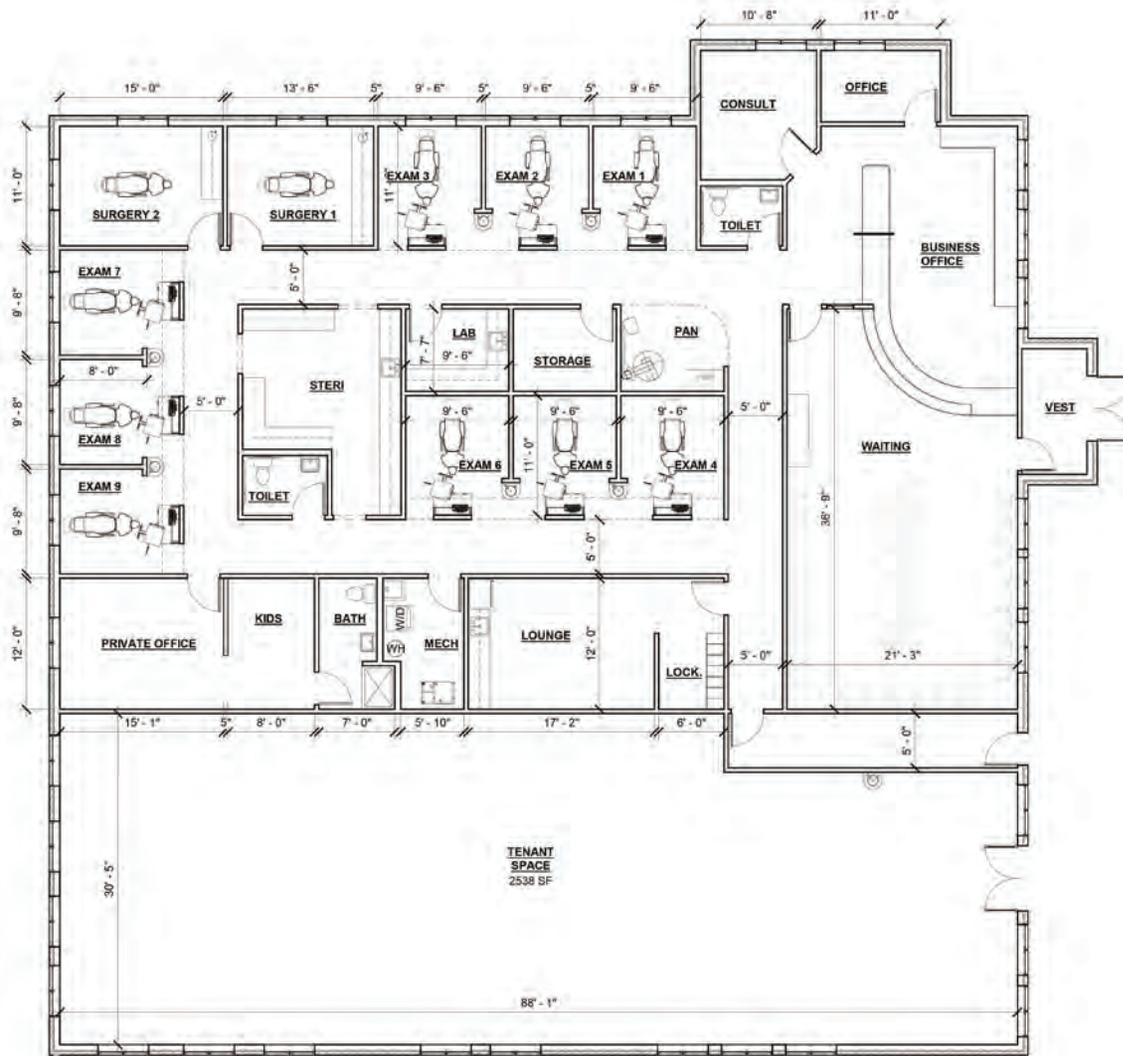
AERIAL MAP

2600 WEST CORPORATE PRESERVE DRIVE



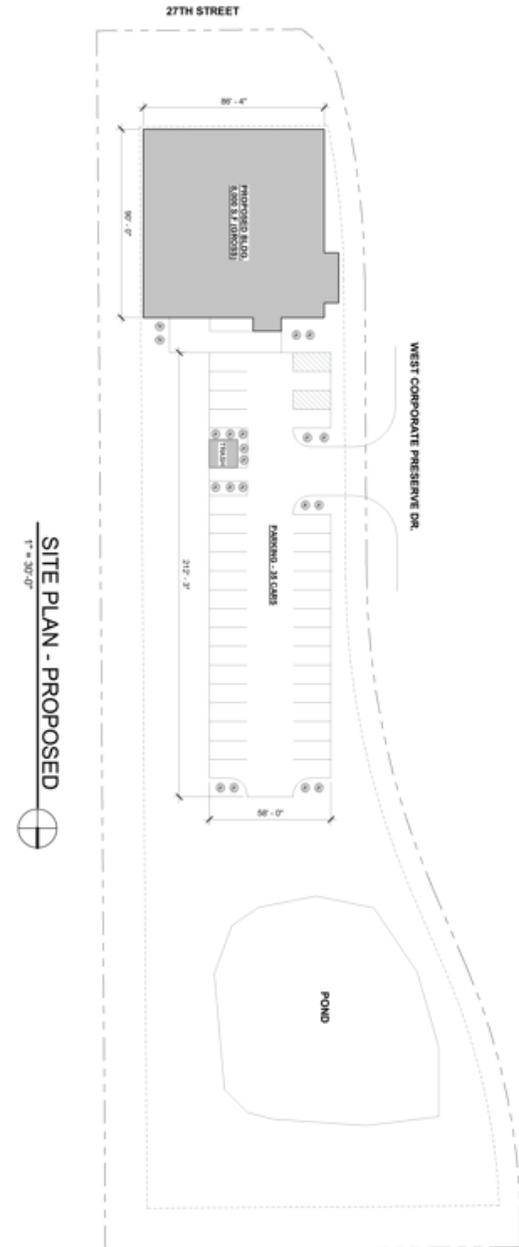
CONCEPTUAL SITE PLAN OF MEDICAL OFFICE BUILDING

2600 WEST CORPORATE PRESERVE DRIVE



FIRST FLOOR PLAN

1/8" = 1'-0"



SITE PLAN - PROPOSED



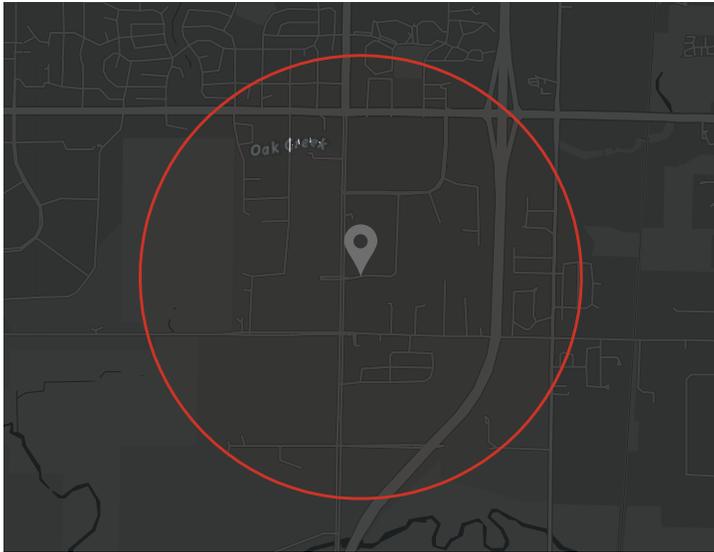
RETAIL MAP

2600 WEST CORPORATE PRESERVE DRIVE



DEMOGRAPHICS - 1 MILE

2600 WEST CORPORATE PRESERVE DRIVE



KEY FACTS

43.0

Median Age

1,732

Population

594

Households

\$112,043

Median Disposable Income

INCOME



\$150,488

Median Household Income



\$61,406

Per Capita Income



\$778,099

Median Net Worth

EMPLOYMENT



64.9% White Collar



20.9% Blue Collar



14.1% Services

2.7%

Unemployment Rate

EDUCATION

2%

No High School Diploma

29%

High School Graduate

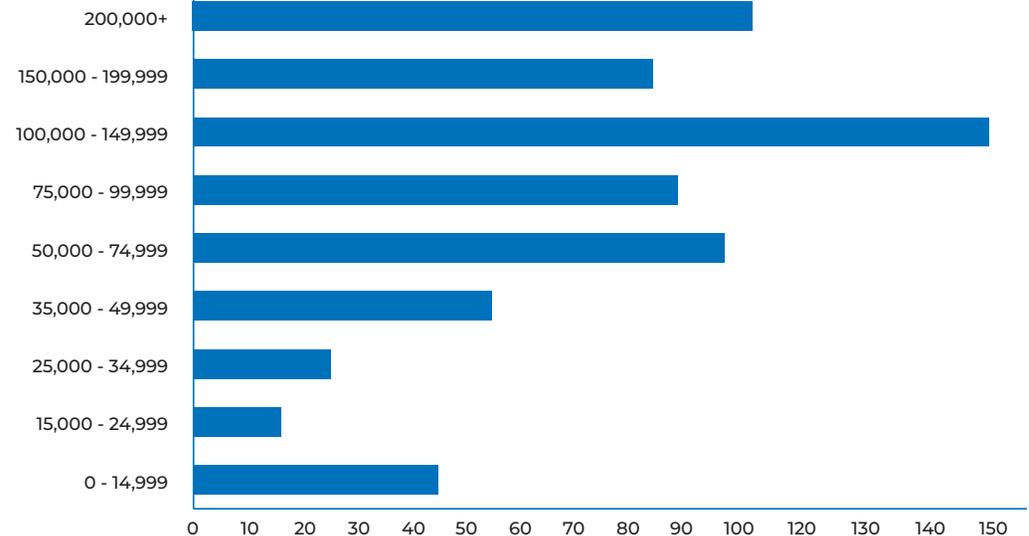
26%

Some College

42%

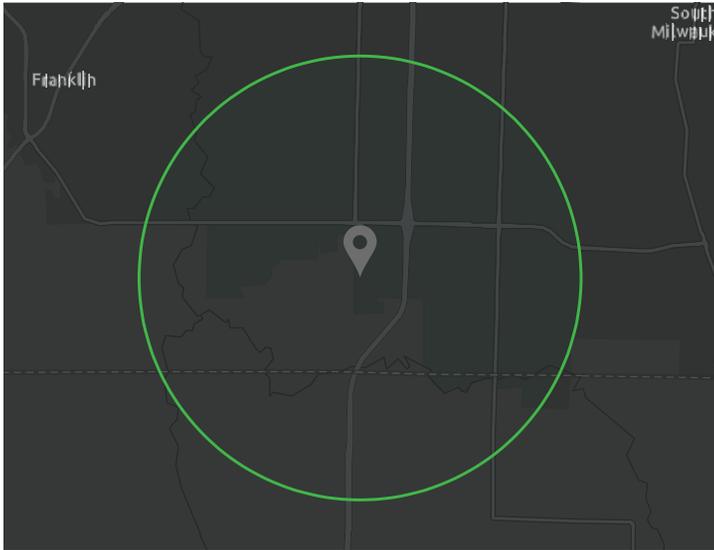
Bachelor's/ Grad/Prof Degree

HOUSEHOLD INCOME



DEMOGRAPHICS - 3 MILE

2600 WEST CORPORATE PRESERVE DRIVE



KEY FACTS

40.5
Median Age

28,406
Population

11,812
Households

\$85,552
Median Disposable Income

INCOME



\$104,667
Median Household Income



\$53,836
Per Capita Income



\$317,423
Median Net Worth

EMPLOYMENT



70.8% White Collar



18.2% Blue Collar



10.9% Services

1.5%

Unemployment Rate

EDUCATION

4%

No High School Diploma



22%
High School Graduate

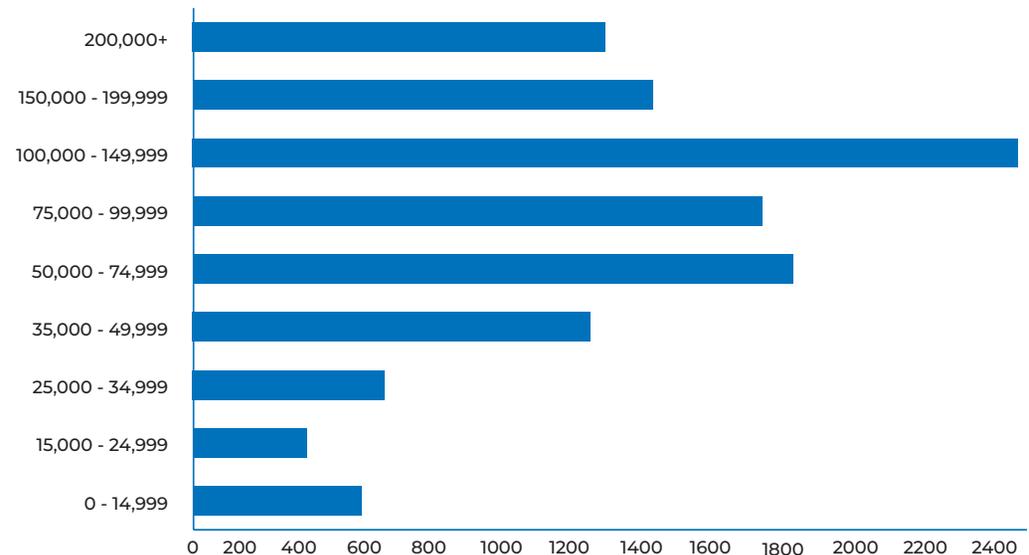


29%
Some College



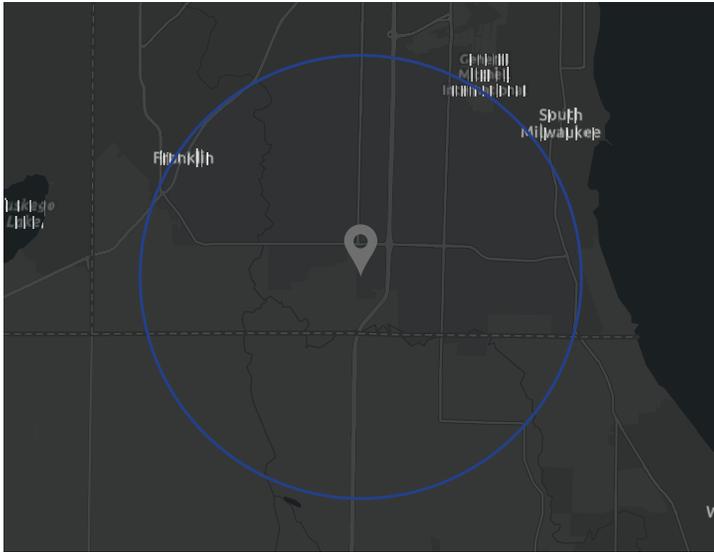
45%
Bachelor's/Grad/Prof Degree

HOUSEHOLD INCOME



DEMOGRAPHICS - 5 MILE

2600 WEST CORPORATE PRESERVE DRIVE



KEY FACTS

42.2
Median Age

74,943
Population

30,961
Households

\$81,920
Median Disposable Income

INCOME



\$101,211
Median Household Income



\$51,823
Per Capita Income



\$347,572
Median Net Worth

EMPLOYMENT



67.8% White Collar



20.5% Blue Collar



11.8% Services

1.9%

Unemployment Rate

EDUCATION

5%

No High School Diploma

26%

High School Graduate

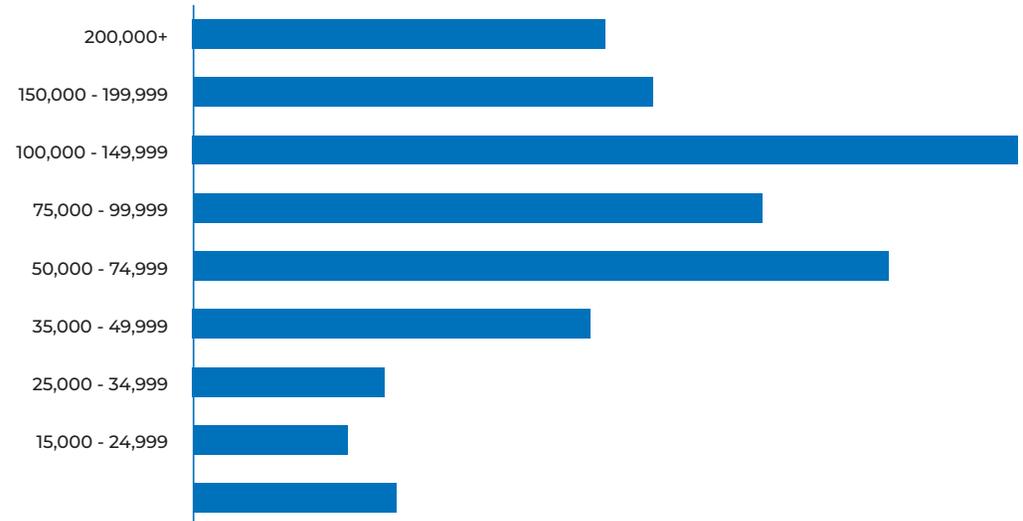
27%

Some College

42%

Bachelor's/ Grad/Prof Degree

HOUSEHOLD INCOME



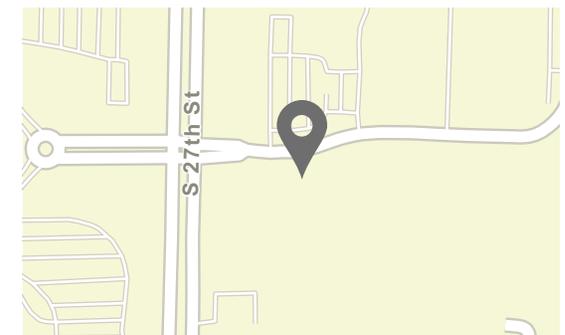
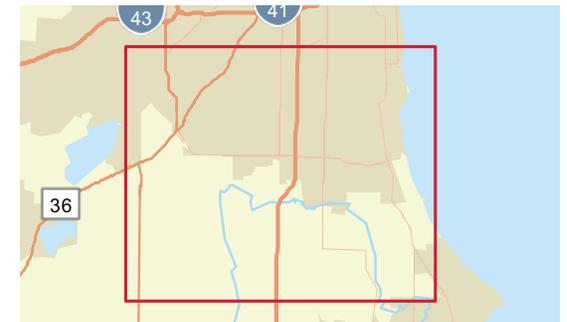
TRAFFIC COUNT MAP

2600 WEST CORPORATE PRESERVE DRIVE

1, 3, 5 MILE RADIUS

Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



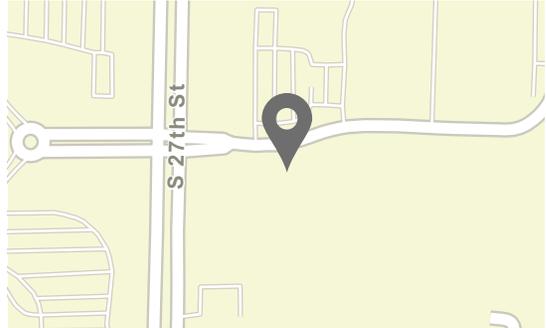
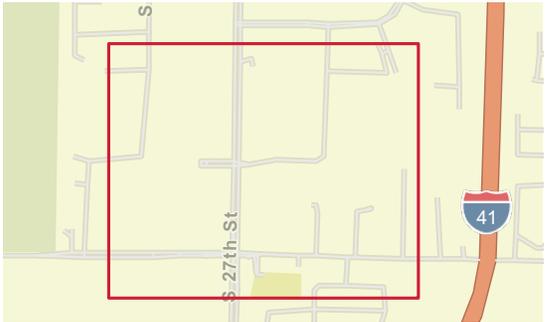
TRAFFIC COUNT MAP

2600 WEST CORPORATE PRESERVE DRIVE

CLOSE-UP

Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



NON-RESIDENTIAL CUSTOMERS



STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

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 your 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 (see lines 42-51).
- 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 (see lines 23-41).
- 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 lines 42-51).
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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. 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): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.



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All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.