



Colliers

For Sale  
**2730 S Sylvania  
Avenue**

Yorkville, WI 53177

Contact us:

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**6.98 Acres  
Available**

58th Road

INTERSTATE  
**94**

# Property Details

*6.98 acres of development land located less than three miles from future Microsoft site*

## Property Profile

Address 2730 S Sylvania Ave Yorkville, WI 53177

Parcel Size 6.98 Acres

Zoning M-1 & M-3

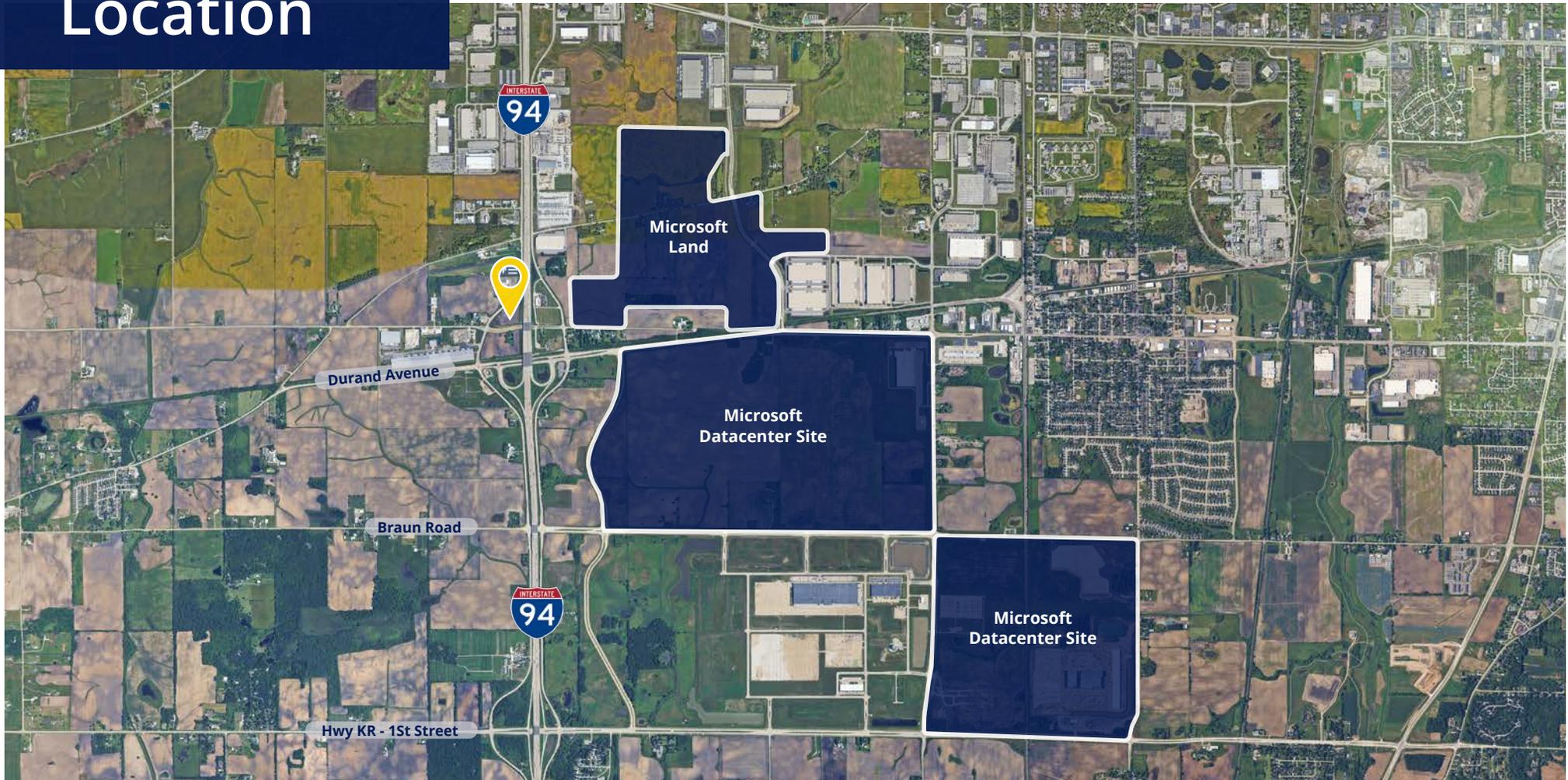
Tax Key 018-03-21-24-021-001

Asking Price \$1,919,500 (\$275,000/AC)



- Great location on I-94
- Excellent highway visibility
- 0.8 miles to highway entrance
- 14.6 miles to Illinois border
- 25 miles to downtown Milwaukee
- Less than 3 miles from future Microsoft site

# Property Location



Microsoft is significantly expanding its data center project in Mount Pleasant, increasing its investment from \$1 billion to \$3.3 billion. The facility is being built on the 2,500-acre site that was originally intended for Foxconn manufacturing hub. As part of the expansion, Microsoft plans to establish the nation's first manufacturing-focused AI co-innovation lab and launch an AI skilling initiative aimed at training over 100,000 Wisconsin residents. The project is expected to create 2,300 union construction jobs by 2025.

# Road Improvements

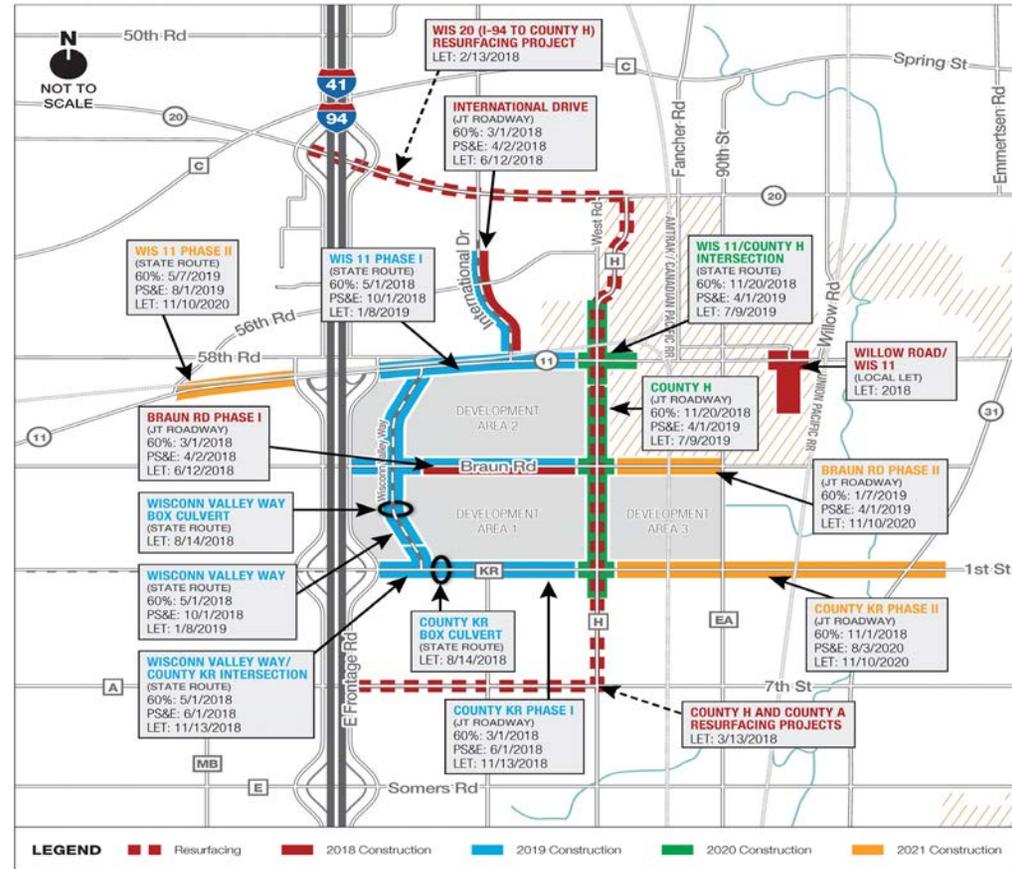
## DEVELOPMENT ROADS LET PACKAGES

MAY 2018

### About this Map

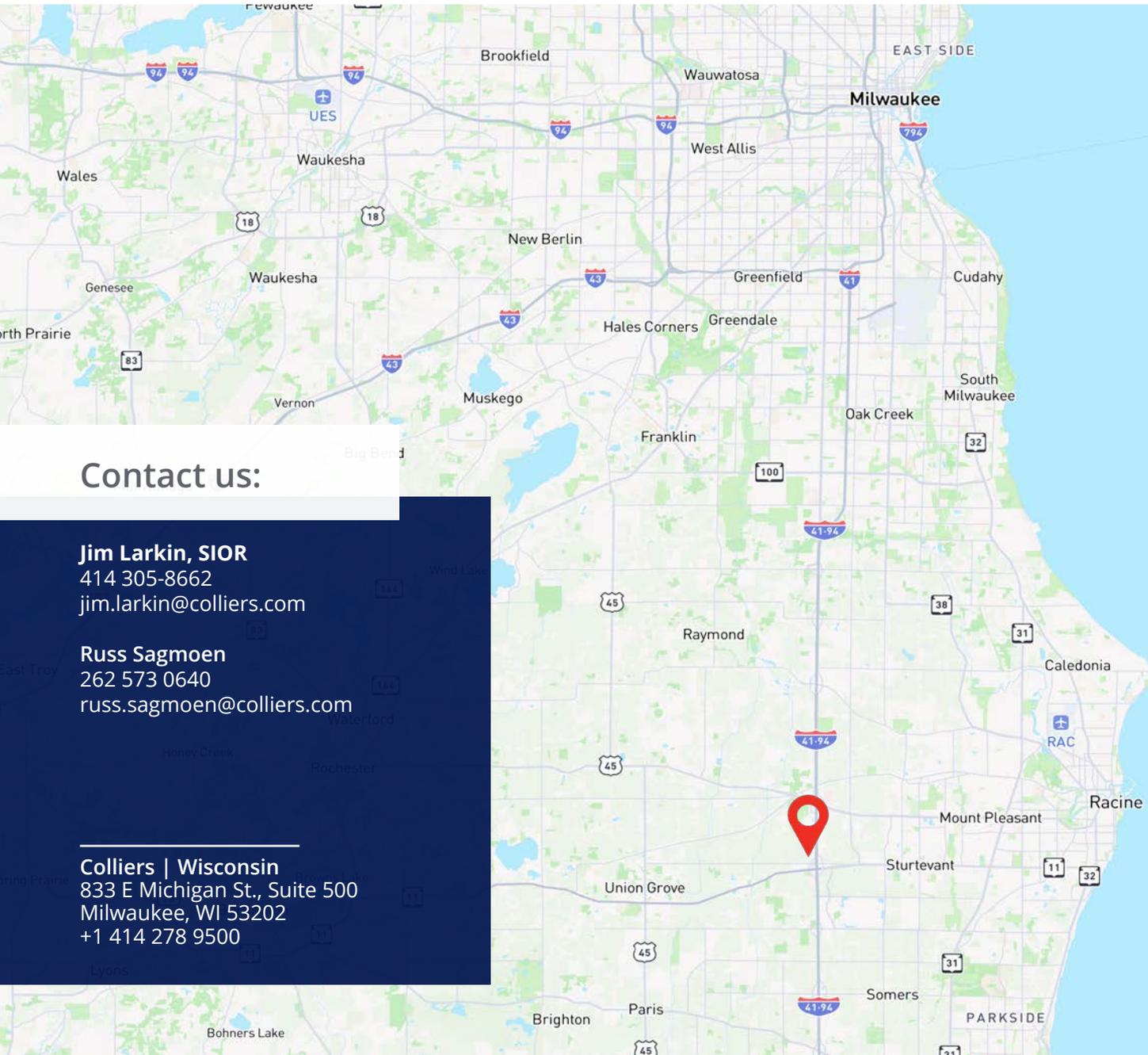
- Road improvements to accommodate development.
- Estimated contract packages and years of construction.
- Roadway staging is preliminary and subject to change.

**JT = Jurisdictional transfer**  
Roadway jurisdiction temporarily transferred to WisDOT until reconstruction is complete.



## WI HIGHWAY 11 INTERCHANGE PROJECT

The entrance/exit ramps will be constructed with a partial cloverleaf configuration, similar to the existing configuration. The east frontage road will be realigned east of its current configuration north of Old Hwy 11 and the west frontage road will be realigned west of its current configuration north of 58th Road. 58th Road between the frontage roads will also be improved as part of this project.



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## Drive Times from 2730 Sylvania Avenue



I-41 Access:  
1 Minute (0.5 miles)



I-94 Access:  
1 Minute (0.5 miles)



Microsoft Site:  
26 Minutes (26.7 miles)



Downtown Milwaukee:  
27 Minutes (26.5 miles)

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

## **Broker 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. The 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 with 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 to 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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.

## **Sex Offender Registry**

Notice: 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://offender.doc.state.wi.us/public/>