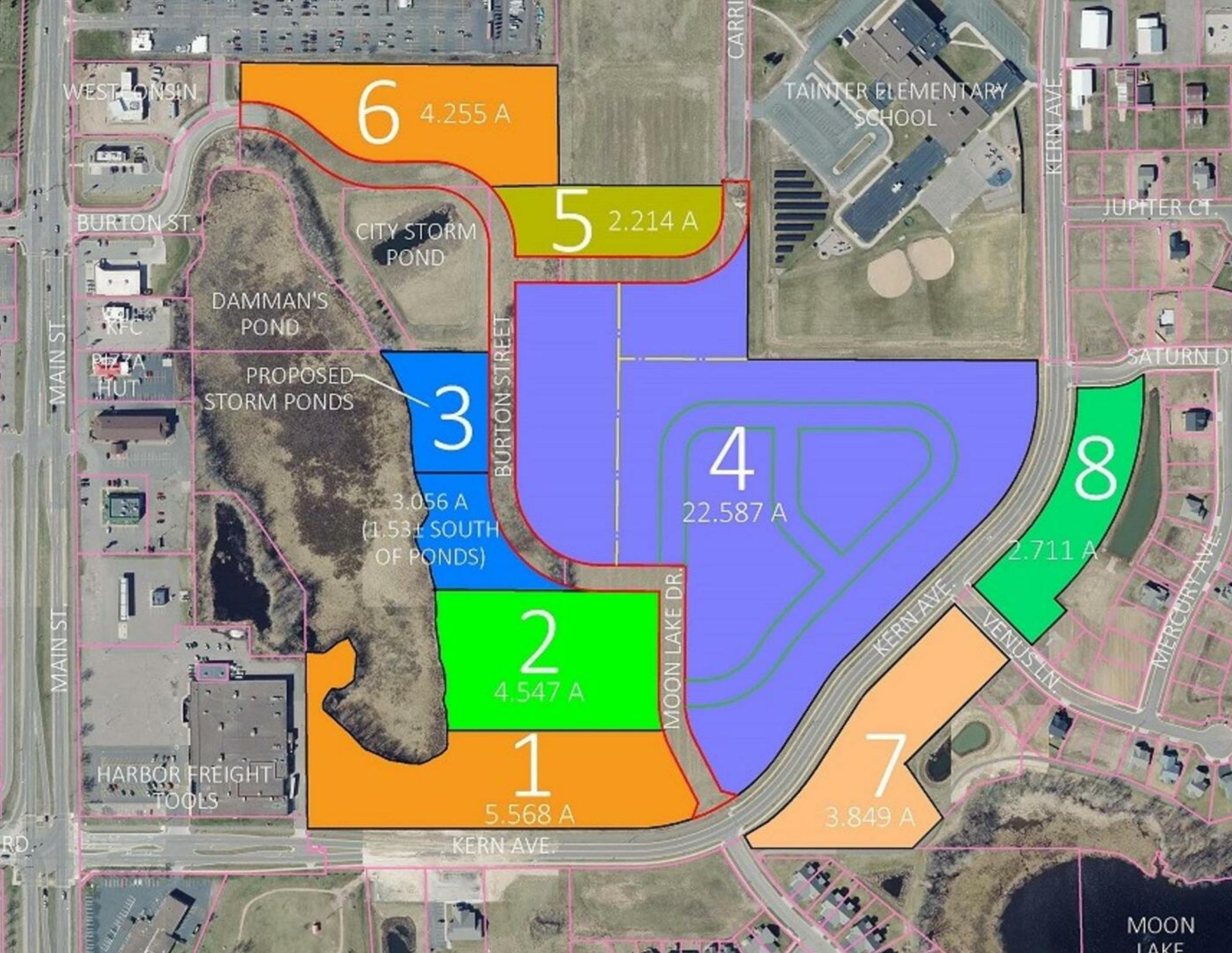


BURTON FARM DEVELOPMENT

200 Burton Street
Rice Lake, WI 54868





WEST CONSIN

6 4.255 A

TANTIER ELEMENTARY SCHOOL

BURTON ST.

CITY STORM POND

5 2.214 A

JUPITER CT.

MAIN ST.

DAMMAN'S POND

BURTON STREET

PROPOSED STORM PONDS

3

4

SATURN DR.

8

3.056 A
(1.531 SOUTH OF PONDS)

22.587 A

2.711 A

MAIN ST.

2

4.547 A

MOON LAKE DR.

KERN AVE.

VENUS LN

MERCURY AVE

HARBOR FREIGHT TOOLS

1

5.568 A

KERN AVE.

7

3.849 A

MOON LAKE

INVESTMENT SUMMARY

DEVELOPERS DREAM !! Great opportunity for both residential and commercial developers. Sellers have brought their development through zoning and street dedication and are selling it at this stage in bulk to a developer. One apartment developer has indicated they will start construction following road and infrastructure completion on parcel 2 (see plat map). The entire development has been carefully designed to offers strip center, twin home, apartment, and single home sites in a community that is under built and anxious for this development to launch. Everything has been done up to the installation of the infrastructure. The entire site is within the Cities TID 7 area offering a huge partnership with the City that could offer a 70-80% recovery of developer contribution. The site is ideally located in a high demand area.



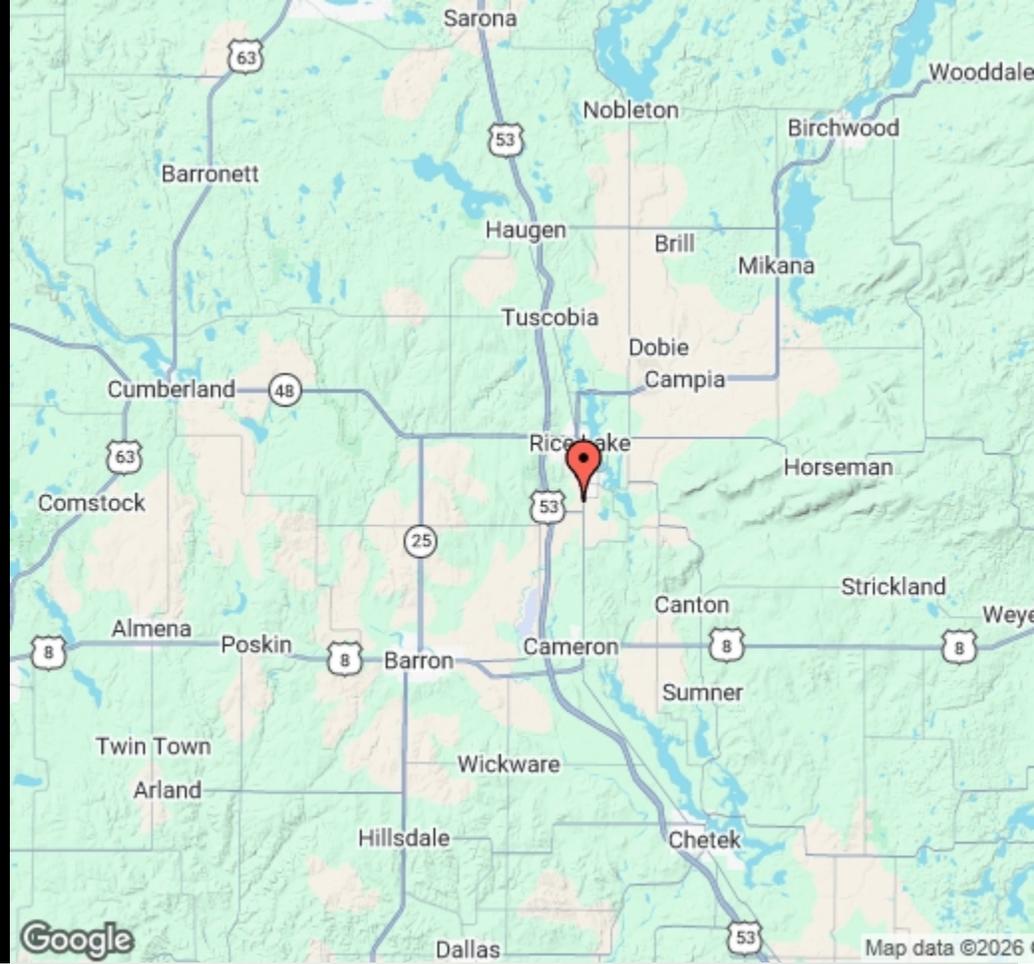
PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	48.79
Parcel ID	276-1785-39-000+
Zoning Type	Residential & Comm
County	Barron
Property Type	Development Site
Parcels	8



INVESTMENT HIGHLIGHTS

- Total acreage net of streets is 48.786 acres. Site has been zoned for both multi-unit and commercial construction. Engineering, zoning and street dedication has been completed with the City.
- 48.786 AC site designed to accommodate commercial, residential and multi-unit construction
- Entire site is within the Cities TID 7 allowing for cooperation between the developer and the City
- 10 Mile population is 26,703
- Daytime population is 18,891



CITY OF RICE LAKE

INCORPORATED

3/31/1887

AREA

CITY	9.7 SQ MI
LAND	8.6 SQ MI
WATER	1.1 SQ MI
ELEVATION	1135 FT

POPULATION

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	11,183	15,899	26,703
Average HH Income	\$79,298	\$81,312	\$81,601
Median HH Income	\$55,717	\$57,670	\$58,345
Daytime Population	10,112	11,903	18,891

ABOUT RICE LAKE

Rice Lake is a city in Barron County in northwestern Wisconsin, United States, on the shore of the lake with the same name. The city is a commercial and tourist center for the surrounding rural areas. As of the 2020 census, the city had a total population of 9,040.



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to FEATHER REAL ESTATE GROUP. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. FEATHER REAL ESTATE GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, FEATHER REAL ESTATE GROUP has not verified, and will not verify, any of the information contained herein, nor has FEATHER REAL ESTATE GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE FEATHER REAL ESTATE GROUP ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



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