

**FOR SALE**

**4493 STATE HIGHWAY 60  
POLK, WI 53086**

**ShoreWEST**  
REALTORS®

shorewest.com EHO

## Specifications

**List Price: \$1,000,000**

**Parcel: T9 0676**

**Zoning: RES**

**Land Acres: 1.9**

## Contact

**Daniel Weber**

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**Prime 1.9-Acre Commercial Lot at High-Traffic Intersection – Hwy 60 & Hwy 164, Polk, WI**

Strategically located at the bustling intersection of State Hwy 60 and State Hwy 164, within .5 miles of Interstate 41 this 1.9 acre parcel offers exceptional visibility and exposure to high daily traffic volumes. This is the last undeveloped lot at this intersection, presenting a rare opportunity for commercial development in a rapidly growing area.

Situated in the Town of Polk, the property benefits from flexible development options. The Town of Polk is open to rezoning the site for Business or Commercial use, and the Village of Slinger is willing to annex the property and provide commercial zoning as well.

Slinger is experiencing significant residential and commercial growth, making this a prime location for retailers, service providers, QSRs, or investment developers looking to capitalize on the area's momentum.

**Key Features:**

- 1.9 Acres – Level and ready for development
- Exceptional Visibility – Corner lot with frontage on Hwy 60 & Hwy 164
- High Traffic Counts – Major commuter and local routes
- Last available undeveloped corner at the intersection
- Flexible Zoning Options – Polk and Slinger both open to commercial development
- Surging Growth Corridor – Strong residential and commercial expansion in Slinger

**Daily Traffic Count**

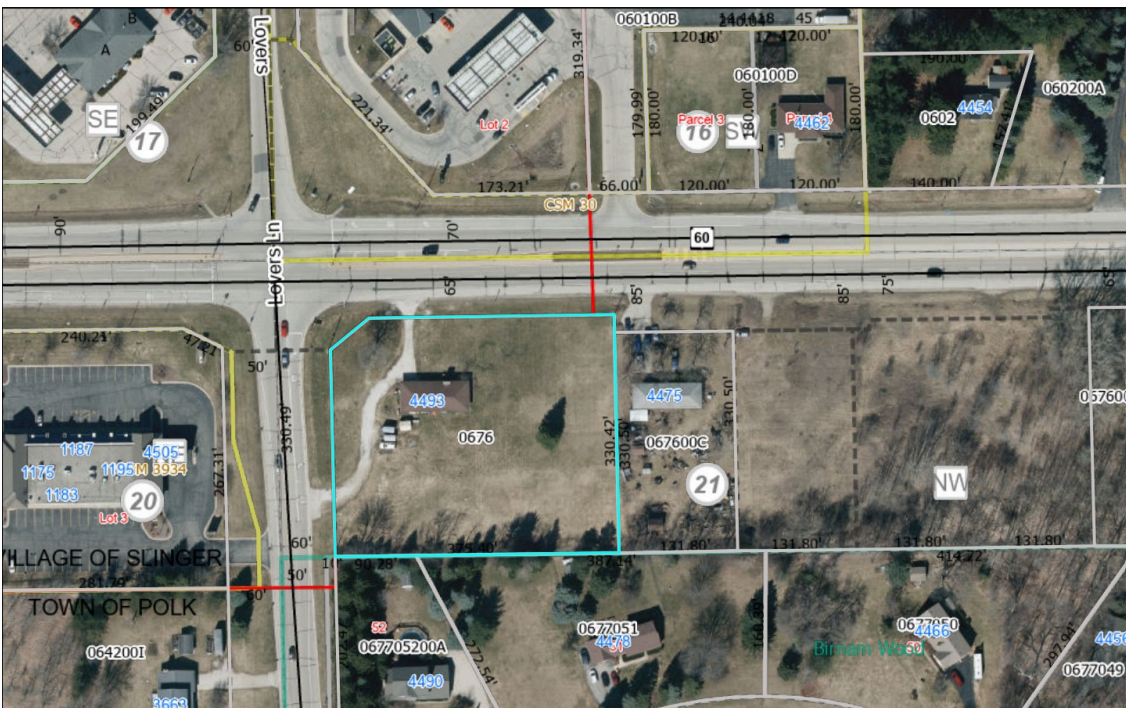
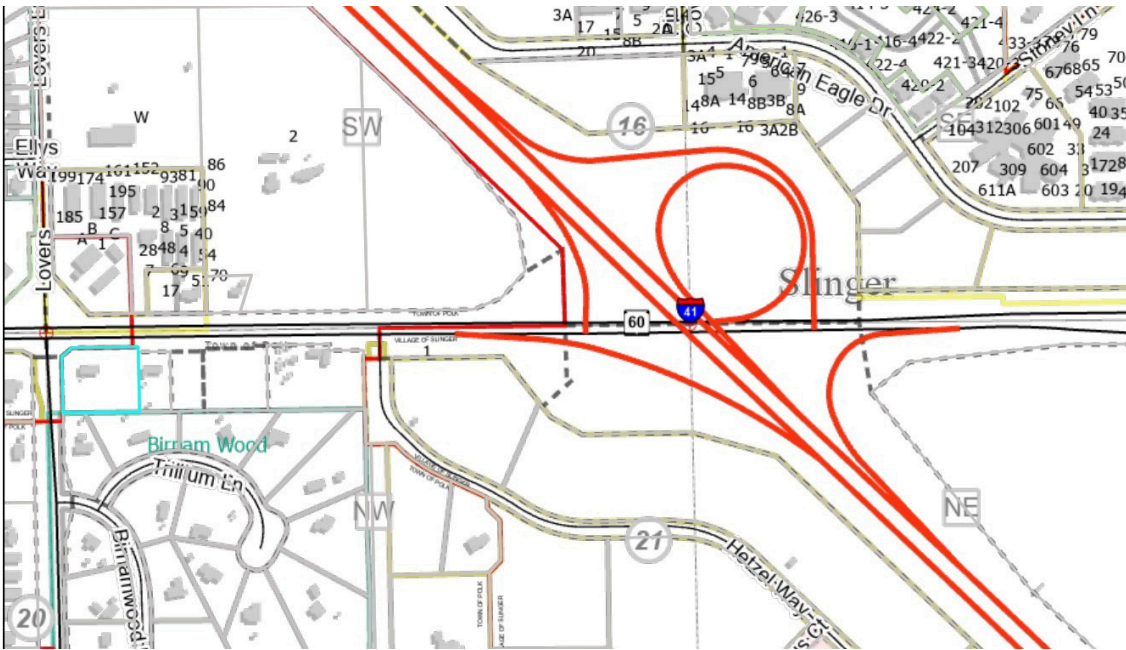
Street	Traffic Vol.	Last Measured
Interstate 41	42,300	2023
State HWY 60	26,390	2025
HWY 164	7,500	2025

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