

**LAST SITE AVAILABLE (+/- 10.32 AC)
OUTDOOR STORAGE OPPORTUNITY**



**FULLY IMPROVED
INDUSTRIAL & BUSINESS PARK LAND SITES**

JACKSON NORTHWEST BUSINESS PARK

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VILLAGE OF JACKSON

The Village of Jackson is the fastest growing community in Washington County. The Jackson Northwest Business Park, situated 1/8 mile east and north of the intersection of State Highways 45 and 60, offers easy access to the metro area freeway system. The Village of Jackson has a 'pro-business' attitude and an easy approval process. The Park is fully improved with all services and utilities within its boundaries allowing for easy connections to municipal services and fiber optic. On-site storm water detention capacity was engineered for the entire park which allows land buyers to maximize buildable acreage.

The Park is home to nearly sixty companies that have located there in the last 22 years, comprising over 265 acres of developed industrial land. Combined with one of the lowest tax rates in the metropolitan area, Jackson is an attractive choice to locate a business. Nearly five hundred acres of residential housing land has been developed in the Jackson area in recent years. There are numerous restaurants and other services within a short drive from the Park.

Jackson is a few miles north of the Hwy. 41/45 split, where Cabela's and Ashley Furniture have new stores. Jackson and the surrounding immediate areas have seen tremendous growth and new development, resulting in increased appreciation and value for those constructing commercial and industrial facilities.



JACKSON NORTHWEST BUSINESS PARK





Park Size: 265 Acres (+/- 10.32 Acres Available)

Zoning: (PUD) Planned Unit Development

Topography: Generally Level, Master Graded

Outside Storage: Allowed with Proper Screening

Tax Rate: \$18.50/\$1,000 of Assessed Value (2022)

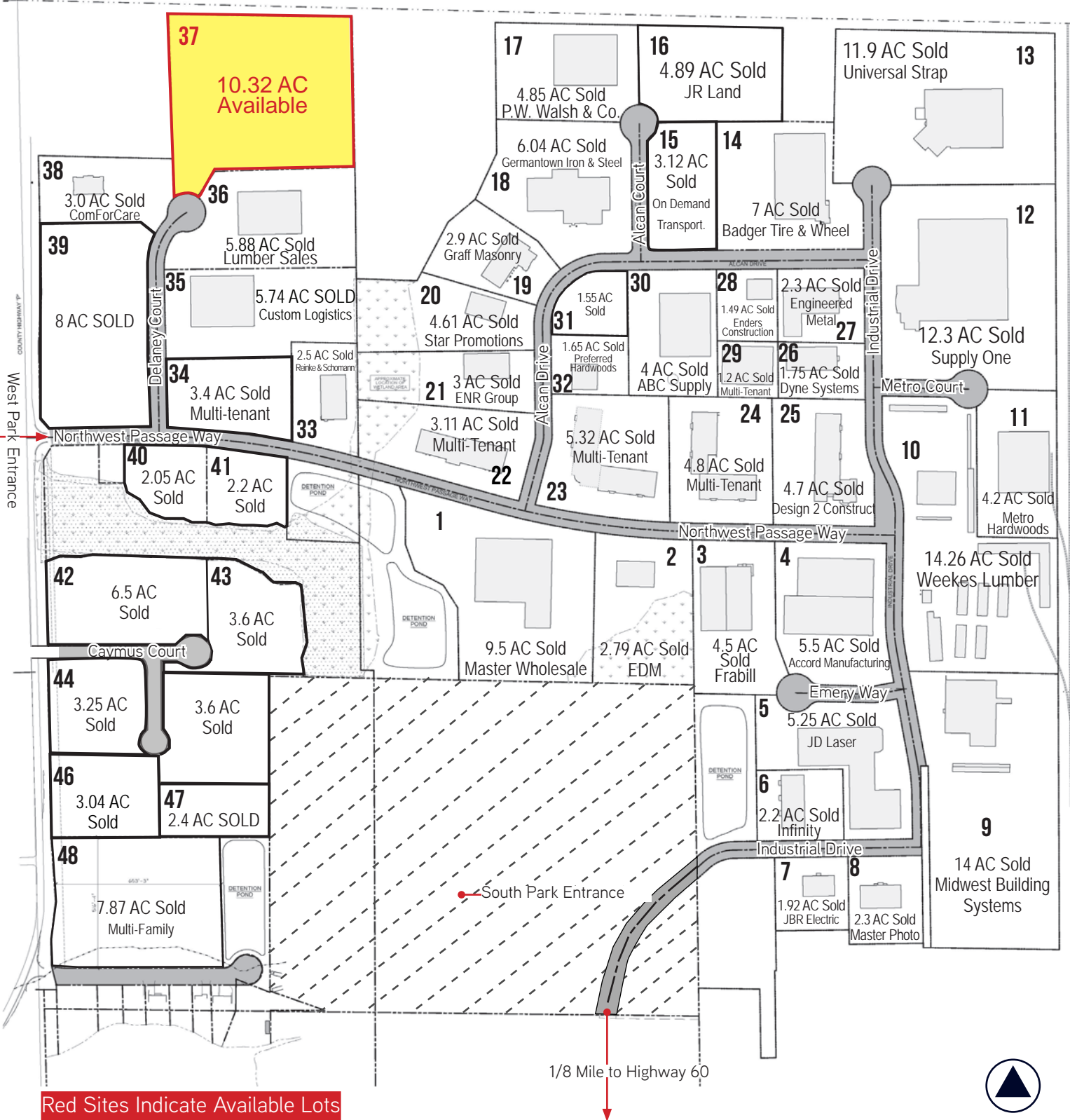
Utilities: Fully Improved with Village Water, Sewer, Storm Water Detention, Gas and Electric

Fiber Optics/Wifi: Fiber Optics & Wifi Connections Throughout the Park

JACKSON NW BUSINESS PARK

SITE PLAN

- Lot lines are for depiction purposes only
- Lot lines can be moved to accommodate specific users and acreage
- Map is not to scale



Red Sites Indicate Available Lots

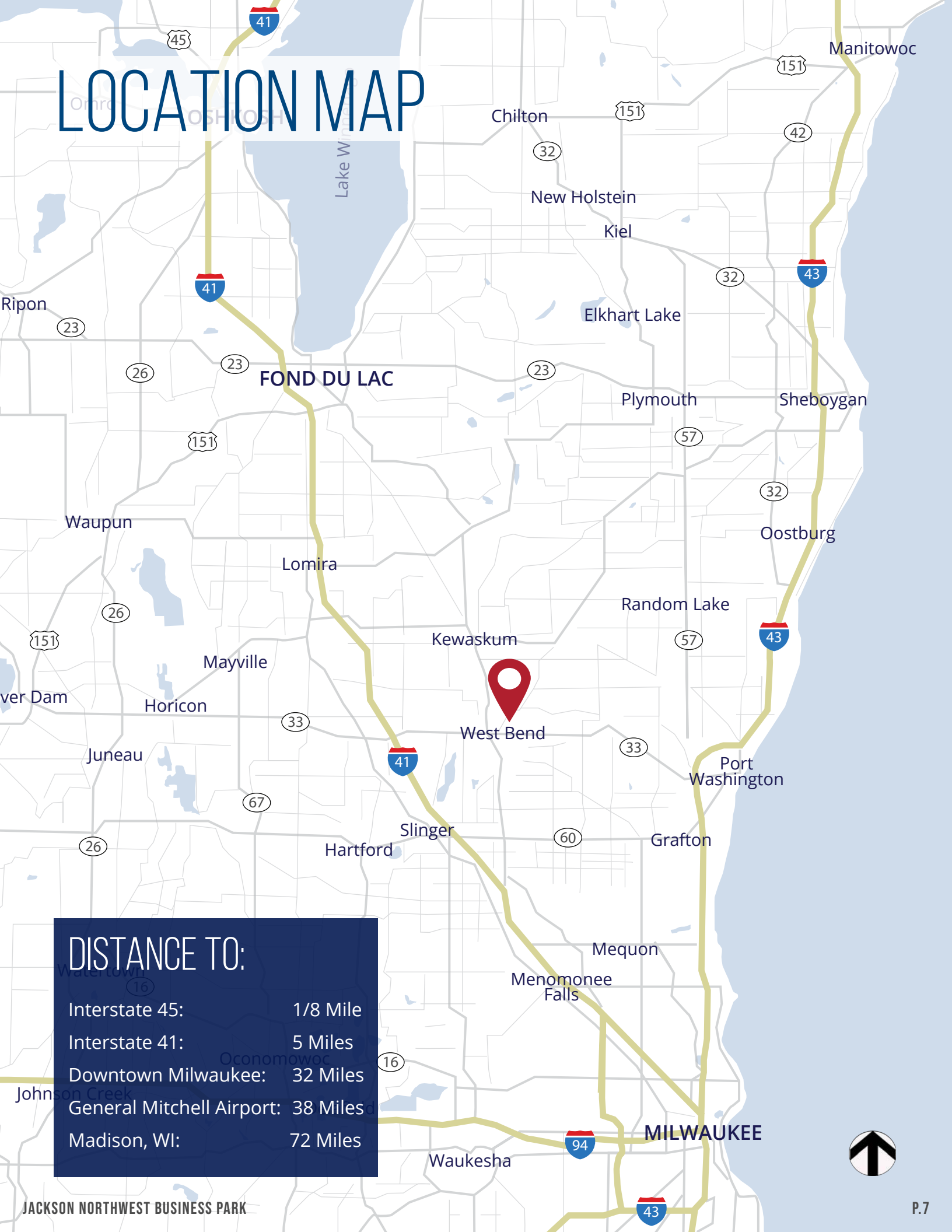
PRICING SCHEDULE

SITE	ACRES	PRICE PER ACRE
1	9.5	SOLD
2	2.79	SOLD
3	4.5	SOLD
4	5.5	SOLD
5	5.25	SOLD
6	2.2	SOLD
7	1.92	SOLD
8	2.3	SOLD
9	14	SOLD
10	14.26	SOLD
11	4.2	SOLD
12	12.3	SOLD
13	11.9	SOLD
14	7	SOLD
15	3.12	SOLD
16	4.89	SOLD
17	4.85	SOLD
18	6.04	SOLD
19	2.9	SOLD
20	4.61	SOLD
21	3	SOLD
22	3.11	SOLD
23	5.32	SOLD
24	4.8	SOLD

SITE	ACRES	PRICE PER ACRE
25	4.7	SOLD
26	1.75	SOLD
27	2.3	SOLD
28	1.49	SOLD
29	1.2	SOLD
30	4	SOLD
31	1.55	SOLD
32	1.65	SOLD
33	2.5	SOLD
34	3.4	SOLD
35	5.74	SOLD
36	5.88	SOLD
37	10.32	\$89,900
38	3	SOLD
39	8	SOLD
40	2.05	SOLD
41	2.2	SOLD
42	3.42	SOLD
43	5.4	SOLD
44	3.25	SOLD
45	3.6	SOLD
46	3.04	SOLD
47	3.24	SOLD
48	7.87	SOLD

Red Text Indicates Available Lots

LOCATION MAP



DISTANCE TO:

- Interstate 45: 1/8 Mile
- Interstate 41: 5 Miles
- Downtown Milwaukee: 32 Miles
- General Mitchell Airport: 38 Miles
- Madison, WI: 72 Miles



FULLY IMPROVED INDUSTRIAL & BUSINESS PARK LAND SITES JACKSON NORTHWEST BUSINESS PARK

1/8 MILE FROM HIGHWAY 60 & HIGHWAY 45 INTERCHANGE, JACKSON, WI

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State Of Wisconsin | 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 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/>

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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