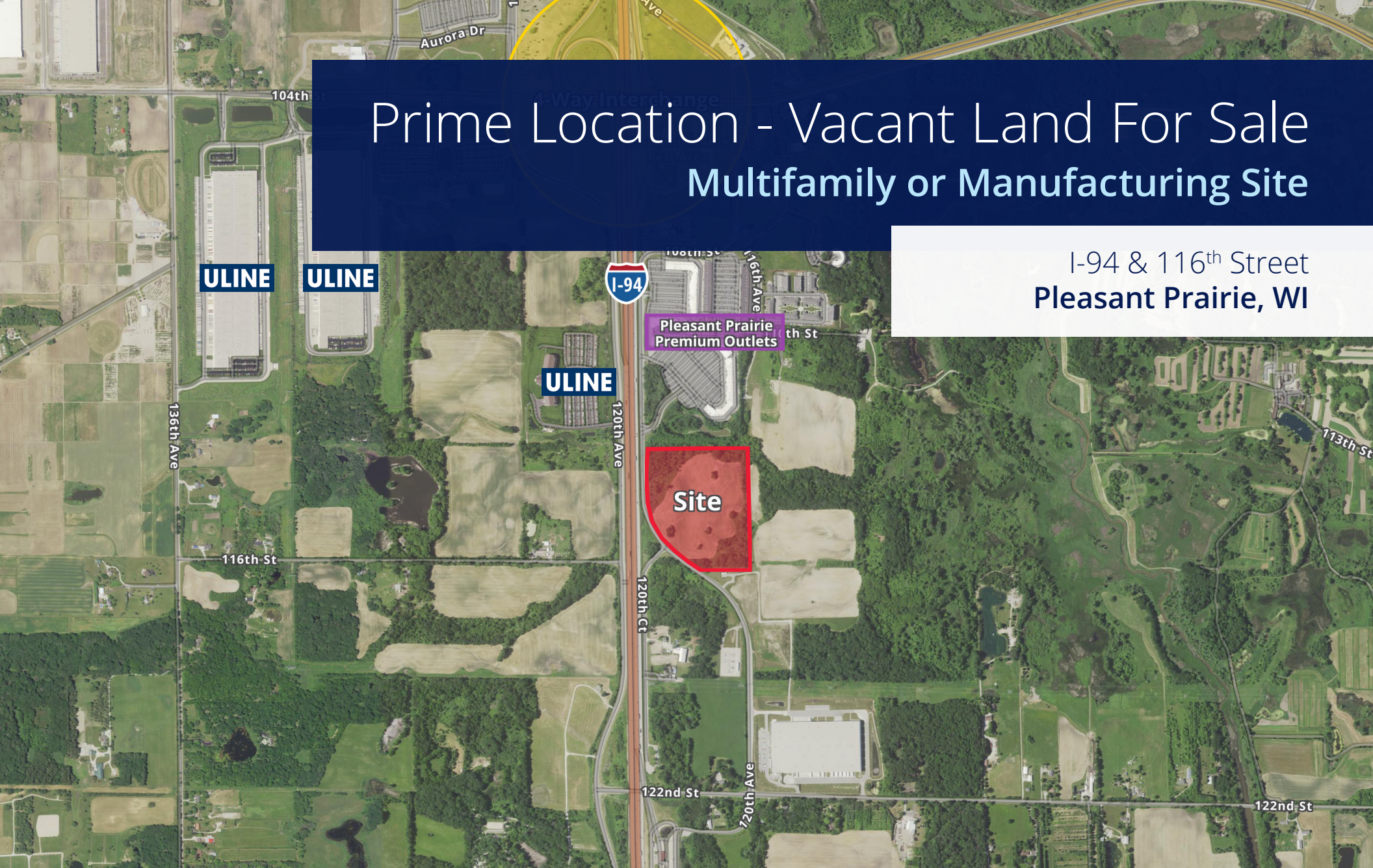


# Prime Location - Vacant Land For Sale

## Multifamily or Manufacturing Site

I-94 & 116<sup>th</sup> Street  
Pleasant Prairie, WI



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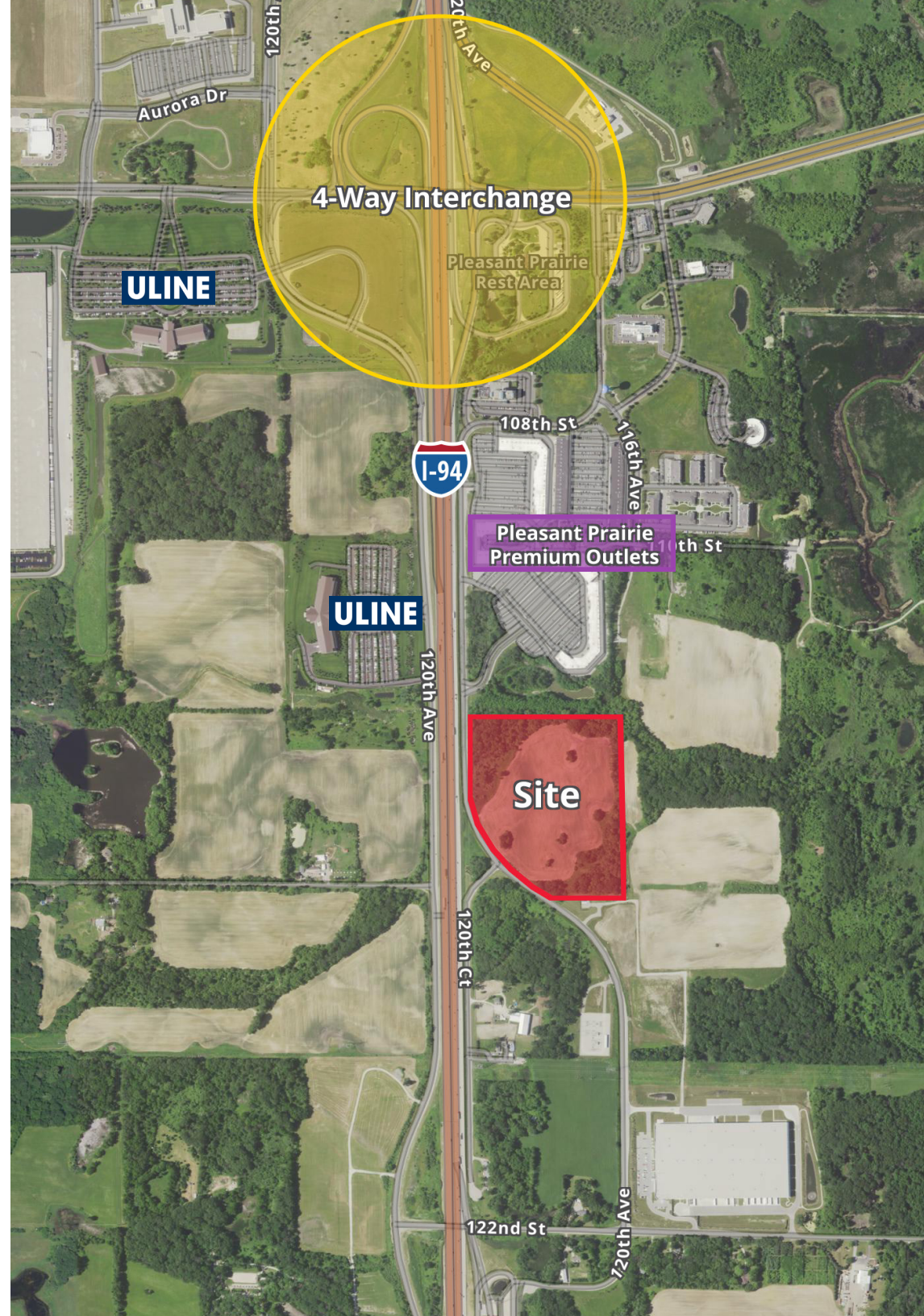
# Property Specs

County	Kenosha	
Acres	32 (approximately 20 acres buildable)	
Zoning	AG	
Traffic Counts	I-94 / US 41	93,400
APN	92-4-122-303-0300	
Taxes (2024)	\$354.00	
Sale Price	\$4,900,000	
Highlights	<ul style="list-style-type: none"><li>• Multifamily or Manufacturing Site</li><li>• Located within new TID #11</li><li>• Expressway visibility</li><li>• Easy access to full 4-way interchange at I-94 and STH 165</li><li>• 30-minute drive to General Mitchell International Airport</li><li>• 35-minute drive to Downtown Milwaukee</li><li>• 40-minute drive to O'Hare International Airport</li><li>• 1-hour drive to Downtown Chicago</li><li>• Chicago/Milwaukee labor pool</li><li>• 0.5-miles from the IL/WI border</li><li>• Divisible</li></ul>	

Tax Increment District #11

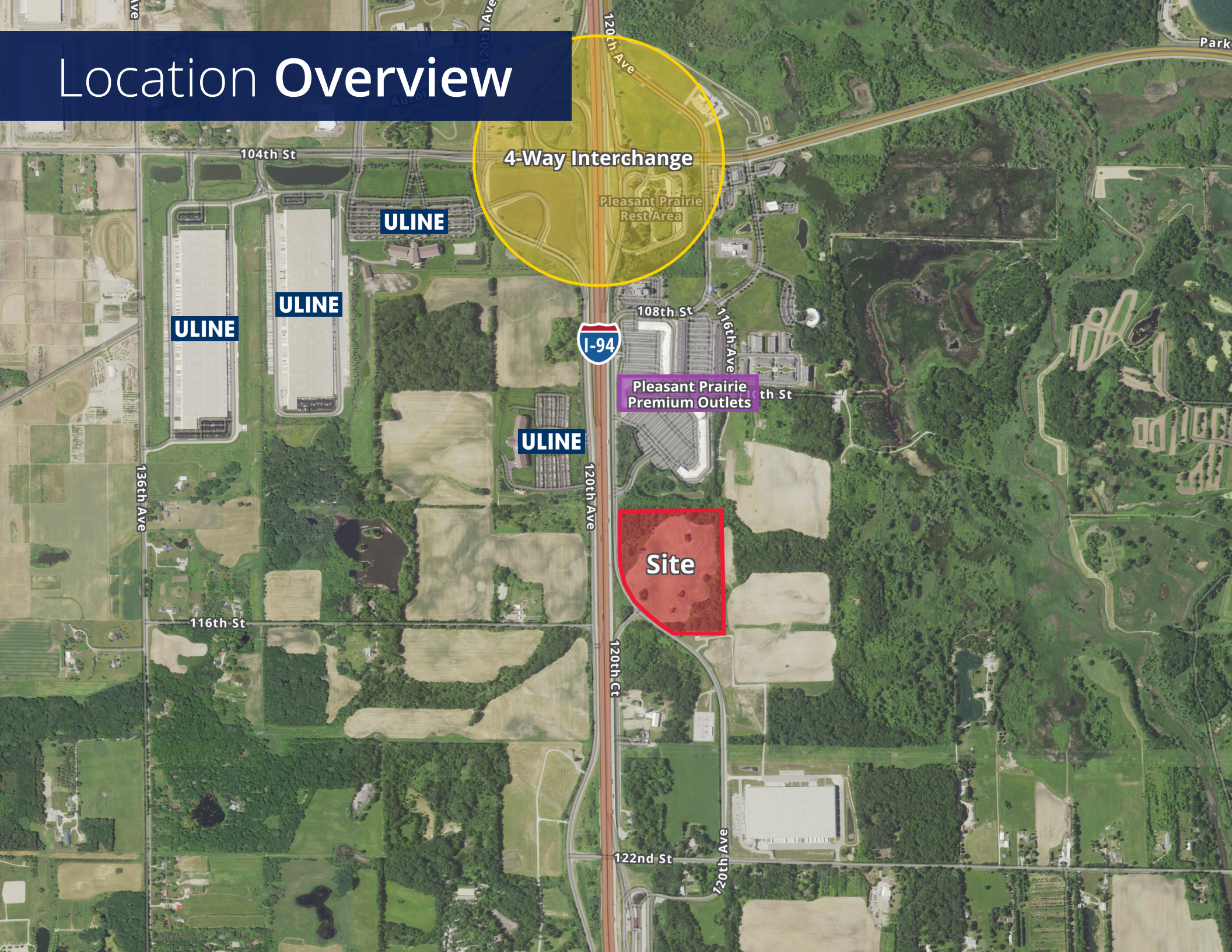
Water & Sewer Systems Map

Choose Wisconsin Brochure





# Location Overview





# 3 Miles

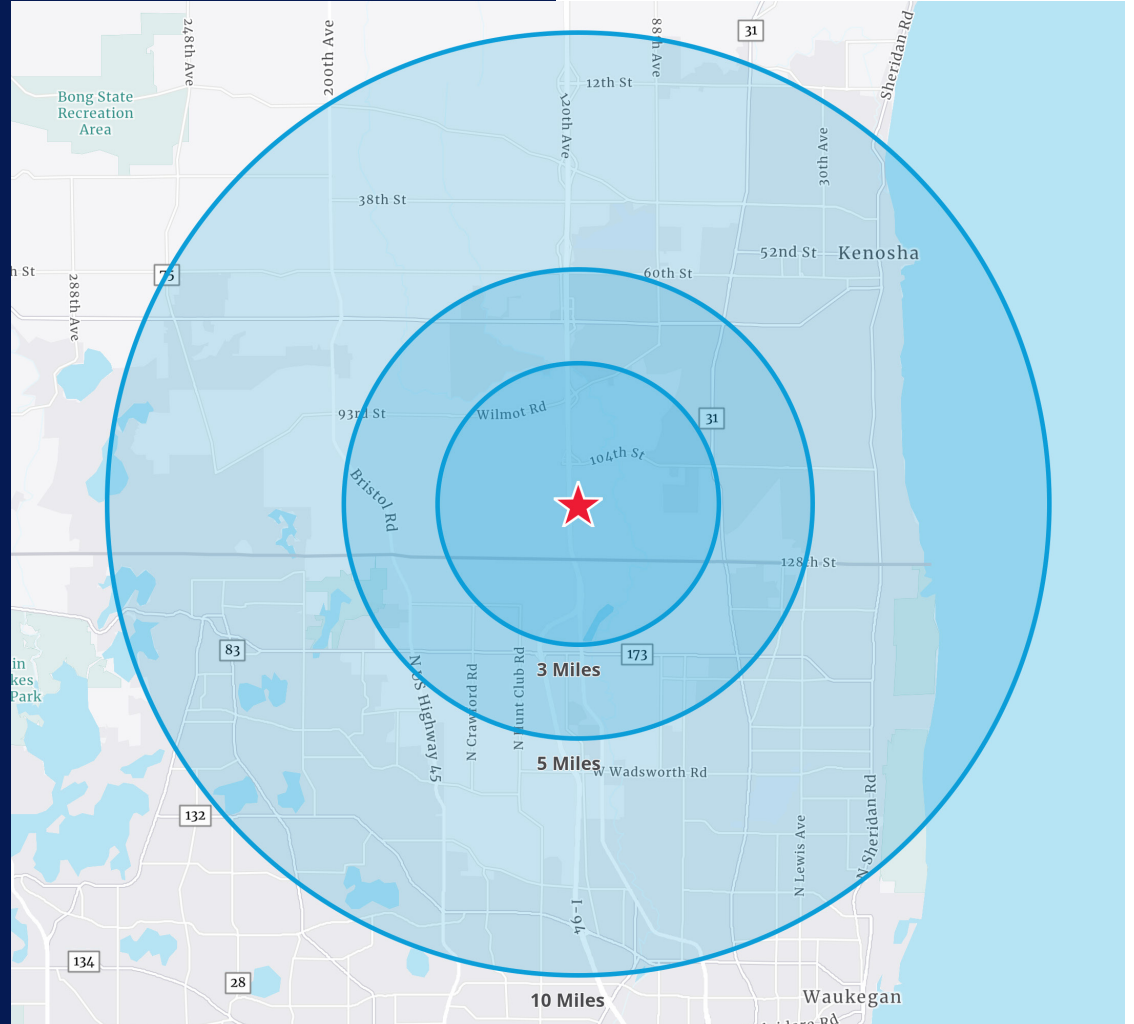
Population	2,683
Median Age	41.1
Avg. Income	\$106,656
Median Home Value	\$425,000

# 5 Miles

Population	32,155
Median Age	40.6
Avg. Income	\$114,084
Median Home Value	\$362,628

# 10 Miles

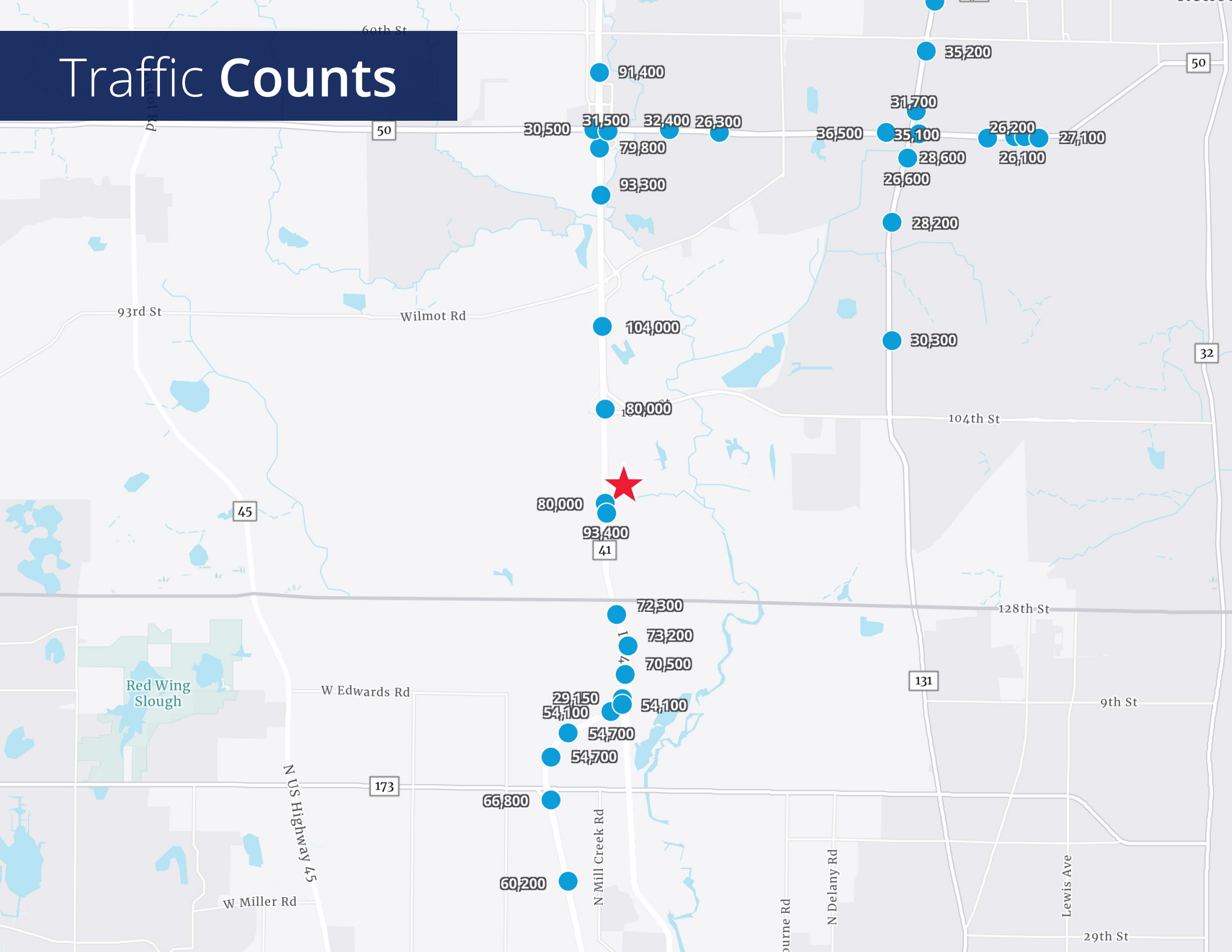
Population	282,012
Median Age	39.5
Avg. Income	\$89,975
Median Home Value	\$285,466



[Click for Details](#)



# Traffic Counts





**Drive Time Map**

**Legend**

- ★ I-94 & 116TH Street, Pleasant Prairie, WI
- 5/10/20 Mile Radius

**Drive Times**

- 20 Minutes
- 40 Minutes
- 60 Minutes

The map displays the following labeled locations and features:

- Cities/Towns:** Waukesha, Milwaukee, Racine, Kenosha, Bristol, Pleasant Prairie, Fox Lake, Waukegan, Lake Forest, Deerfield, Mount Prospect, Winnetka, Chicago, Geneva, DeKalb, Huntley, Crystal Lake, Mchenry, Rockford, Beloit, Janesville, Elkhorn, Burlington, Lake Geneva.
- Airports:** General Mitchell International Airport, O'Hare Intl Airport.
- Highways:** I-94, I-43, I-90, I-88, US-18, US-14, US-12, US-41, IL-294, IL-290, IL-355.
- Geographic Features:** Lake Michigan, Wisconsin-Illinois border.
- Drive Time Zones:** Concentric circles representing 5, 10, and 20 miles from the starting point. Shaded areas represent 20-minute (dark blue), 40-minute (medium blue), and 60-minute (light blue) drive times.



10

### 5/10/20 Mile Radius

11

20 Minutes



40 Minutes



60 Minutes



# Corporate Neighbors



Wilmot Rd

HARIBO

94

136th Ave

Aurora Health Care

NEXUS  
PHARMACEUTICALS

104th St

122nd Ave

ULINE

PLEASANT PRAIRIE  
PREMIUM OUTLETS

SITE

116th St

94

120th Ave

122nd St

Lake Andrea

95th St

RUST-OLEUM

Snap-on

PEPSI

3M Johnson

104th St

Pfizer

88th Ave

YAMAHA

109th St

niagara

VW

ULINE

116th St

Ocean Spray

ULINE

80th Ave

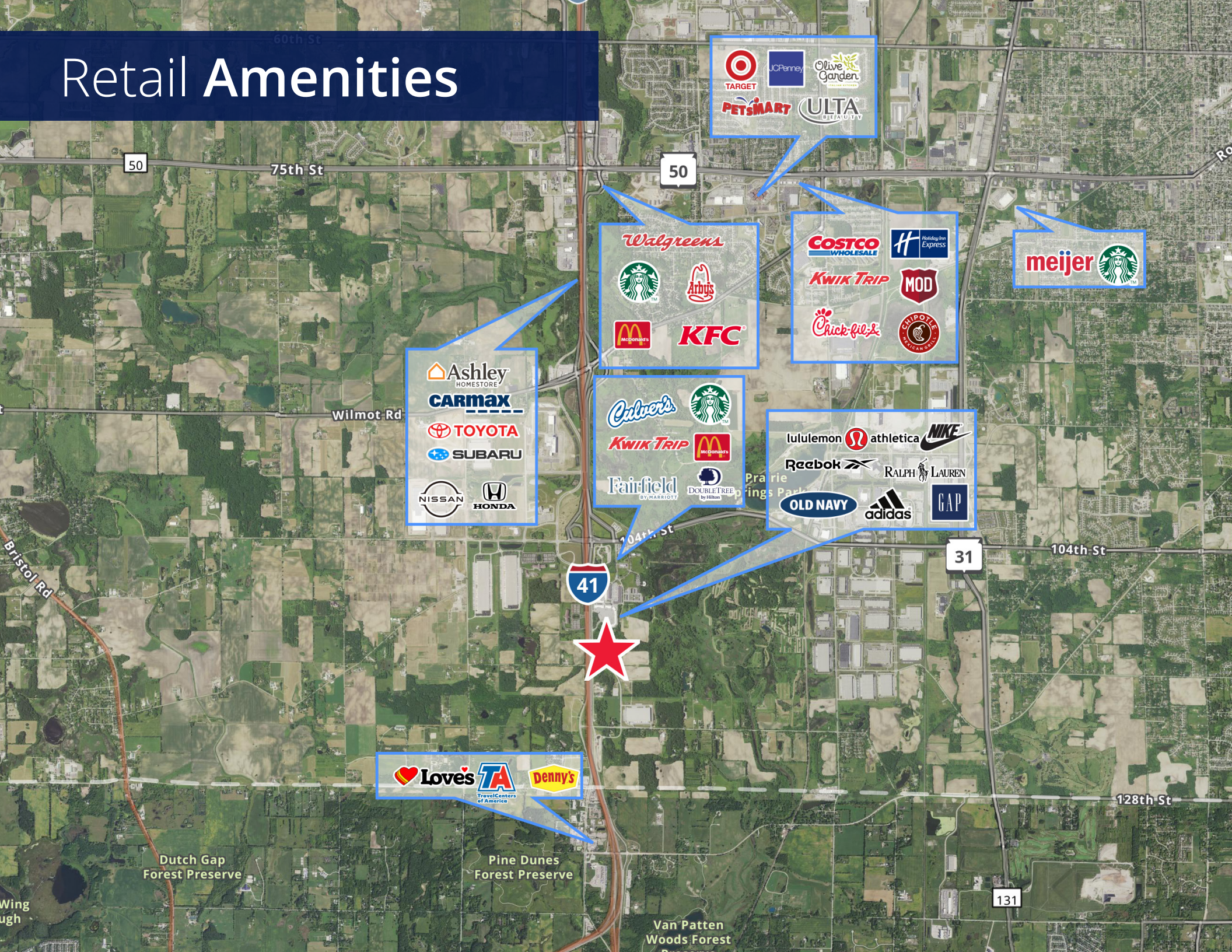
Green Bay Rd

meijer





# Retail Amenities





**FOR SALE**

# Prime Location - Vacant Land For Sale

I-94 & 116<sup>th</sup> Street  
**Pleasant Prairie, WI**

**CONTACT US**

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## Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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 broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

### ***Confidentiality Notice to Customers***

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

### ***Consent to Telephone Solicitation***

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

### ***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/>

### ***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 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.