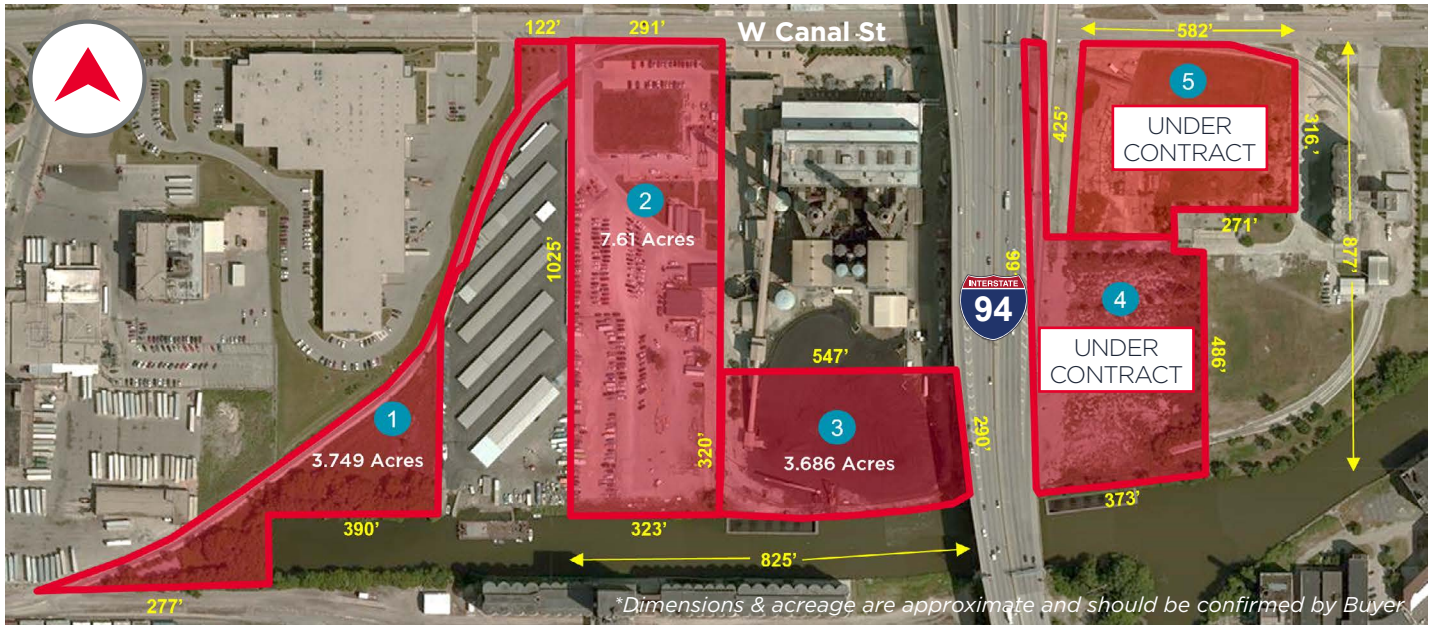


FOR SALE
 OPPORTUNITY ZONE
 INFILL DEVELOPMENT SITES
 MENOMONEE VALLEY, MILWAUKEE, WI 53233

PROPERTY OVERVIEW



Site Size:	15.045 Acres (Combined)
Parcel Tax Keys:	See Exhibit A
Zoning:	IH, PD, IL 2 (Valley Overlay District)
Water / Sewer:	MMSD
Utilities:	WE Energies, Steam Service Available
Set Backs:	No more than 10' from primary street
Green Space:	Initial building can be no less than 33% of the site
Storm Water:	Connect to regional or coordinate with neighbors
Rail:	Canadian Pacific
Public Transportation:	Bus Routes #17 & #80

Features

- East gateway to Menomonee Valley (www.thevalleymke.org)
- Designated Opportunity Zone
- Access to a workforce of 130,000 people within 5 minutes
- Located on the edge of Downtown Milwaukee at the Marquette Interchange
- Busines in the Valley: 10M annual visitors and \$1B in recent investment
- Additional 2 acres of parking can be negotiated under the freeway

Economics

Mill Rate:	\$26.16 (2020)
Price per Acre:	\$275,000/Acre
Price per SF:	\$6.31/SF

JEFF HOFFMAN
 PRINCIPAL
 414.203.3038
 jhoffman@boerke.com

BRIAN KLING
 PRINCIPAL
 847.698.8223
 Brian.Kling@colliers.com

MILWAUKEE OFFICE
 731 N Jackson Street
 Suite 700
 Milwaukee, WI 53202

MADISON OFFICE
 4602 S Biltmore Lane
 Suite 112
 Madison, WI 53718

Boerke.com

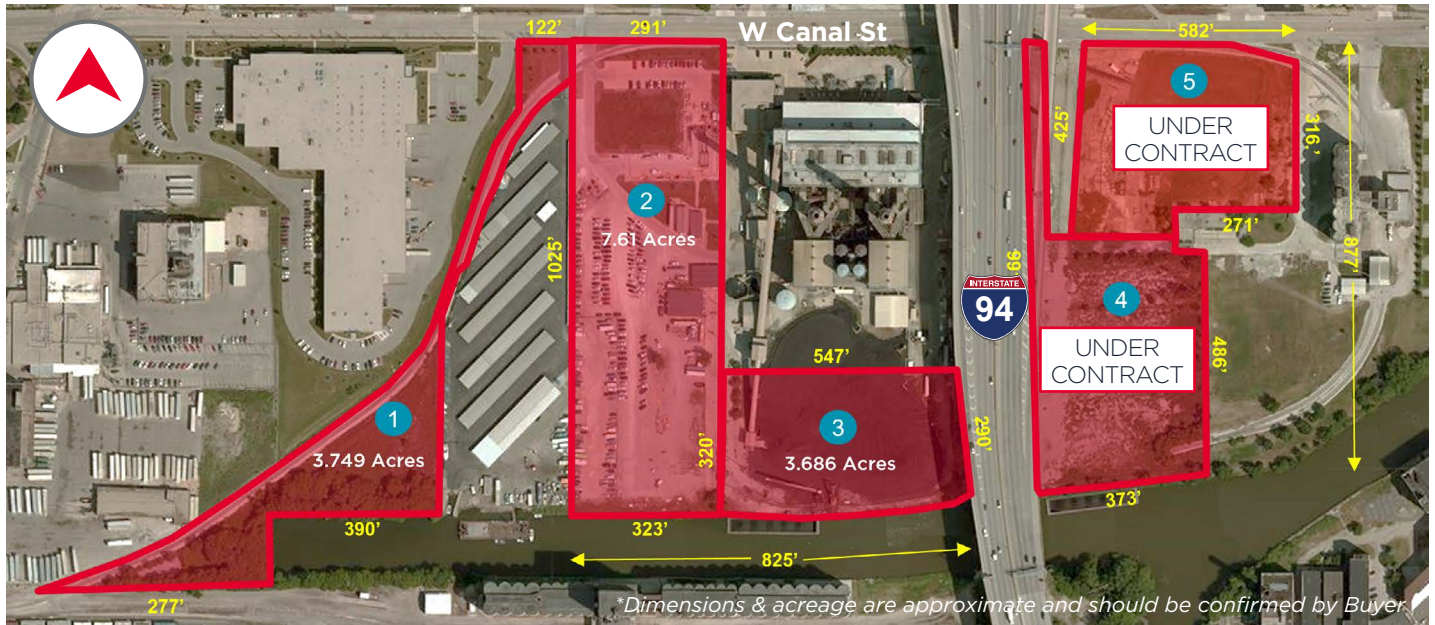
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
OPPORTUNITY ZONE
INFILL DEVELOPMENT SITES
MENOMONEE VALLEY, MILWAUKEE, WI 53233

EXHIBIT A

TAX KEYS



PARCEL TAX KEYS

PARCEL 1 - 4260132200

PARCEL 2 - 4270406110

PARCEL 3 - 4270403100 (New parcel to be created)

JEFF HOFFMAN

PRINCIPAL

414.203.3038

jhoffman@boerke.com

BRIAN KLING

PRINCIPAL

847.698.8223

Brian.Kling@colliers.com

MILWAUKEE OFFICE

731 N Jackson Street

Suite 700

Milwaukee, WI 53202

MADISON OFFICE

4602 S Biltmore Lane

Suite 112

Madison, WI 53718

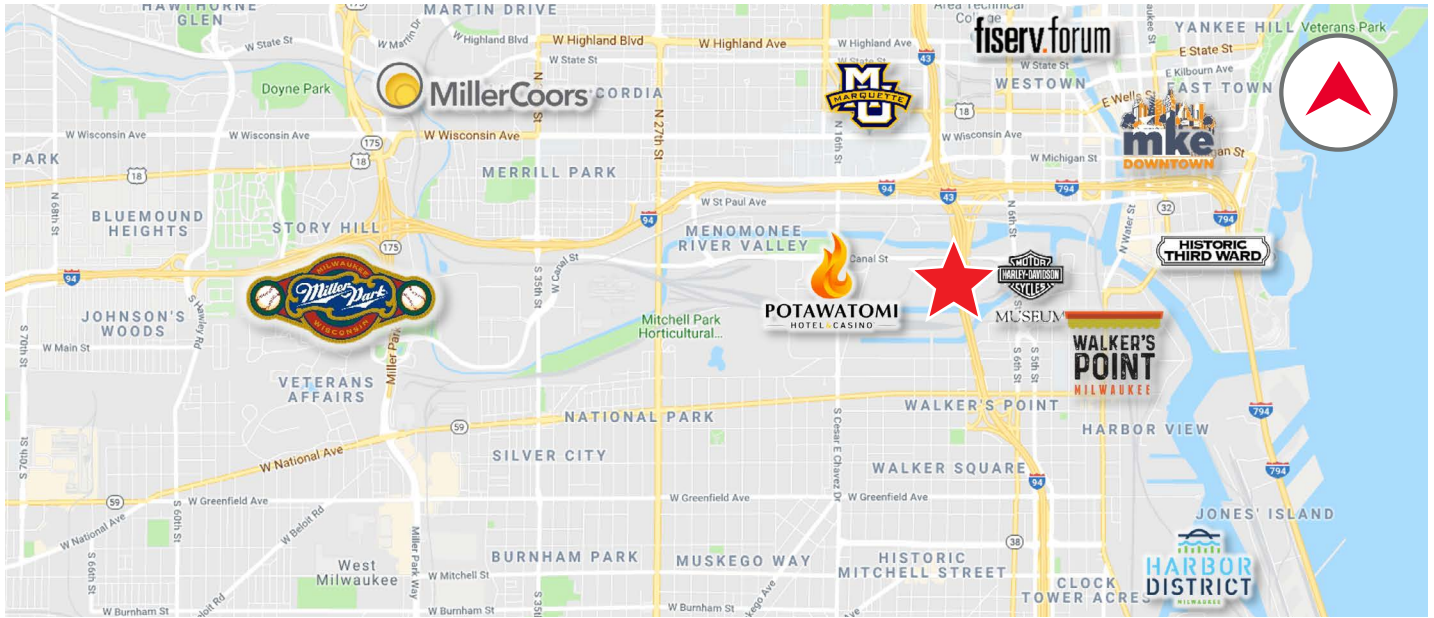
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
 OPPORTUNITY ZONE
 INFILL DEVELOPMENT SITES
 MENOMONEE VALLEY, MILWAUKEE, WI 53233

AREA MAP



JEFF HOFFMAN
 PRINCIPAL
 414.203.3038
 jhoffman@boerke.com

BRIAN KLING
 PRINCIPAL
 847.698.8223
 Brian.Kling@colliers.com

MILWAUKEE OFFICE
 731 N Jackson Street
 Suite 700
 Milwaukee, WI 53202

MADISON OFFICE
 4602 S Biltmore Lane
 Suite 112
 Madison, WI 53718

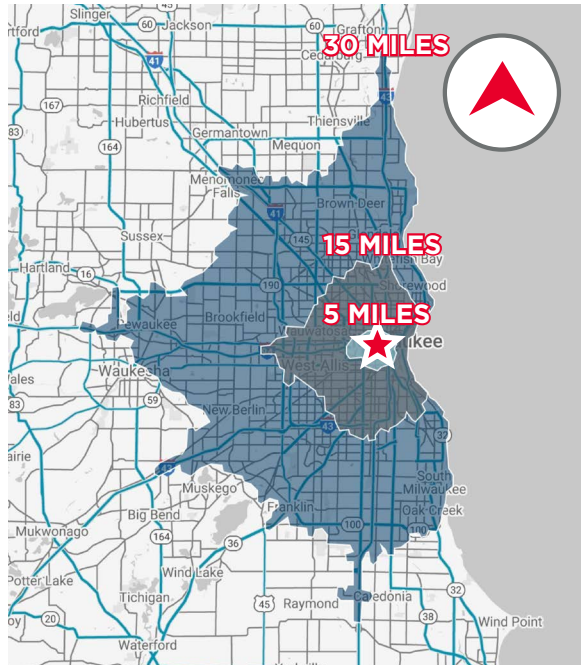
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
 OPPORTUNITY ZONE
 INFILL DEVELOPMENT SITES
 MENOMONEE VALLEY, MILWAUKEE, WI 53233

DRIVE TIME MAP



DRIVE TIMES TO KEY AREAS

I-94 AT CLYBOURN STREET (NEAREST ON-RAMP)	3 MINUTES / 1.1 MILES
I-43 VIA I-94 (NEAREST ON-RAMP)	4 MINUTES / 2.1 MILES
DOWNTOWN MILWAUKEE	6 MINUTES / 1.4 MILES
MITCHELL INTERNATIONAL AIRPORT	9 MINUTES / 8.5 MILES
WAUKESHA	24 MINUTES / 16.6 MILES
MADISON	1 HOUR 12 MINUTES / 78.0 MILES
OSHKOSH	1 HOURS 29 MINUTES / 86.4 MILES
APPLETON	1 HOUR 45 MINUTES / 104 MILES
GREEN BAY	1 HOUR 46 MINUTES / 117 MILES
DOWNTOWN CHICAGO	1 HOUR 39 MINUTES / 90.1 MILES
O'HARE INTERNATIONAL AIRPORT	1 HOUR 23 MINUTES / 78 MILES

POPULATION	5 MIN DRIVE TIME	15 MINUTE DRIVE TIME	30 MIN DRIVE TIME
Estimated Population (2021)	40,229	461,874	1.08M
TOTAL AGE DISTRIBUTION	5 MIN DRIVE TIME	15 MINUTE DRIVE TIME	30 MIN DRIVE TIME
Median Age (2021)	28.0	32.6	36.9
Age 19 Years or Less	11,354 (28.2%)	125,561 (27.2%)	277,087 (25.7%)
Age 20 to 64 Years	25,715 (63.9%)	280,413 (60.7%)	631,140 (58.4%)
EDUCATION ATTAINMENT	5 MIN DRIVE TIME	15 MINUTE DRIVE TIME	30 MIN DRIVE TIME
High School Graduate	6,048 (27.3%)	86,037 (28.8%)	198,865 (27.1%)
College Degree + (Bachelor Degree or Higher)	6,108 (27.5%)	86,815 (29.1%)	258,144 (35.2%)
OCCUPATION	5 MIN DRIVE TIME	15 MINUTE DRIVE TIME	30 MIN DRIVE TIME
White Collar Workers	9,328 (52.6%)	117,991 (54.0%)	313,879 (60.4%)
Blue Collar Workers	8,394 (47.4%)	100,684 (46.0%)	205,721 (39.6%)

JEFF HOFFMAN
 PRINCIPAL
 414.203.3038
 jhoffman@boerke.com

BRIAN KLING
 PRINCIPAL
 847.698.8223
 Brian.Kling@colliers.com

MILWAUKEE OFFICE
 731 N Jackson Street
 Suite 700
 Milwaukee, WI 53202

MADISON OFFICE
 4602 S Biltmore Lane
 Suite 112
 Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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:

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. A 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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 of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 or 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 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. At a later time, you may also provide the Firm or 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.