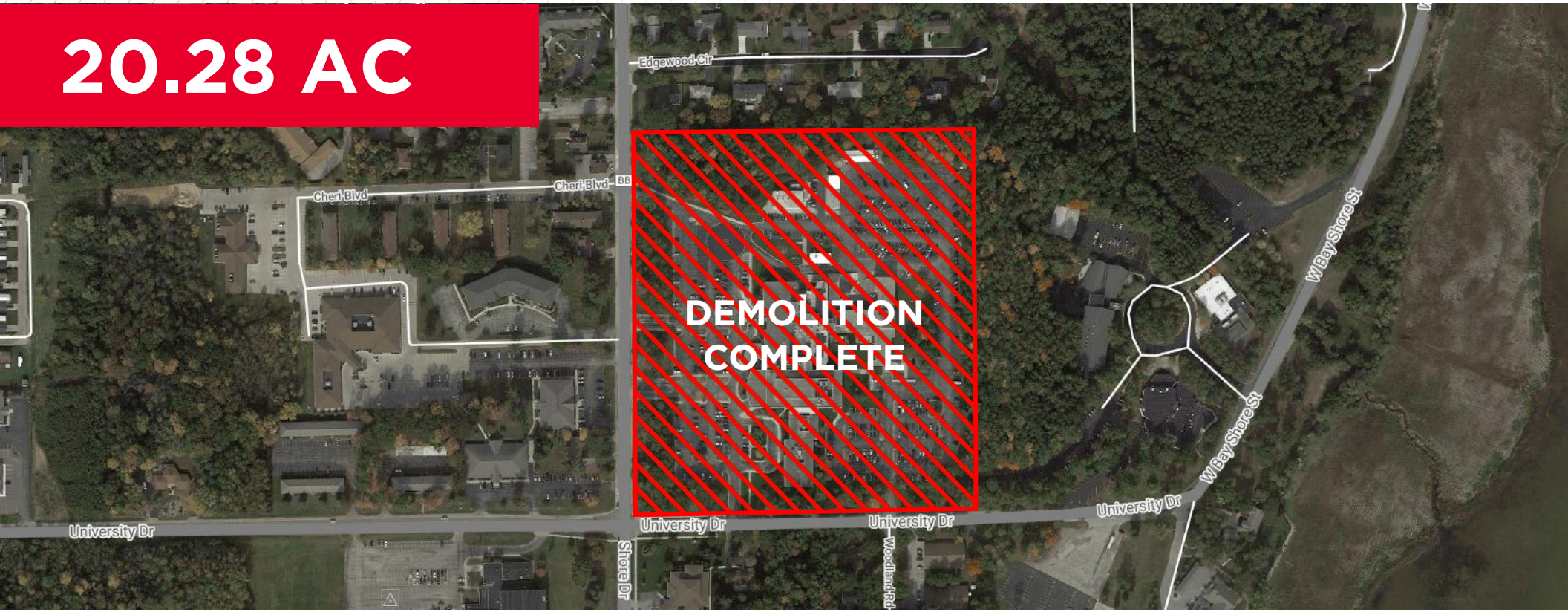
FOR SALE

CUSHMAN & WAKEFIELD | BOERKE

20.28 AC



REDEVELOPMENT OPPORTUNITY

3100 SHORE DRIVE, MARINETTE, WI 54143

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.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

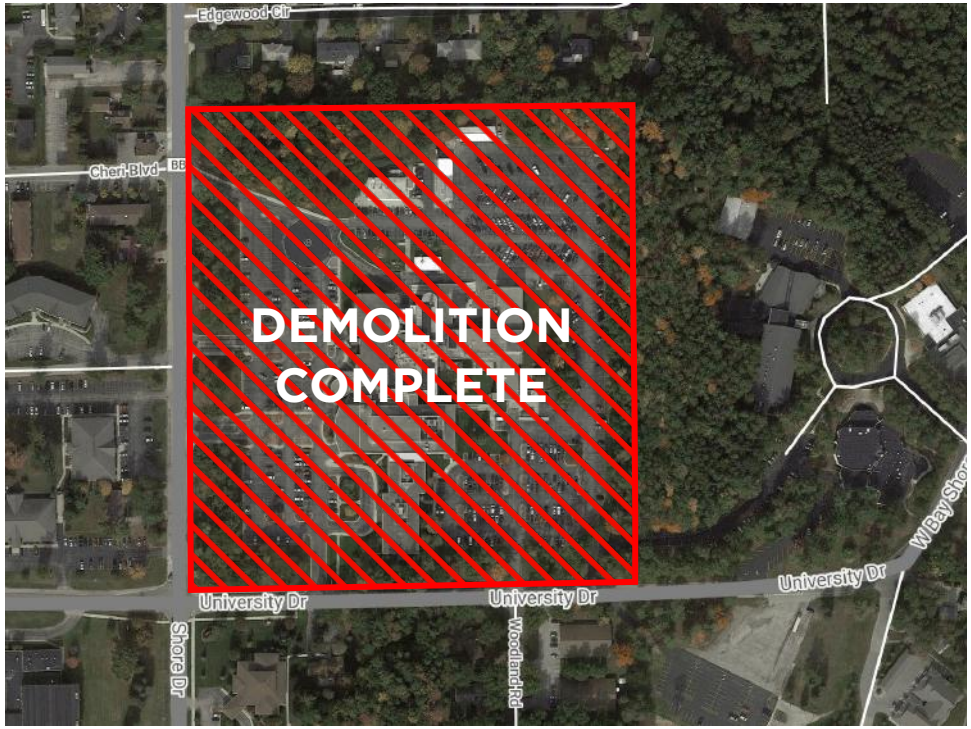
Cushman & Wakefield Copyright 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special 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
3100 SHORE DRIVE, MARINETTE, WI 54143

CUSHMAN & WAKEFIELD | BOERKE

PROPERTY OVERVIEW

Parcel Number:	251-01159.004
Site Size:	± 20.28 Acres
Zoning:	I-1 Institutional
Topography:	Level
Comprehensive Land Use:	Mixed-Use
Water/Sewer:	On-site
Utilities:	On-site
Traffic Counts:	Shore Drive: 4,100 VPD University Drive: 4,300 VPD
Prior Use:	Bay Area Medical Center Campus



Features

- Property is located steps from Lake Michigan
- Multiple access points along Shore Drive and University Drive
- Within close proximity to shopping, parks, Marinette High School, UW Green Bay-Marinette Campus, Northeast Wisconsin Technical College, and the new Aurora Bay Area Medical Center
- Close proximity to Fincantieri Marinette Marine, who was recently awarded a significant Navy shipbuilding contract

Economics

2022 Taxes:	$75,854.41
Sale Price:	$1,500,000

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.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

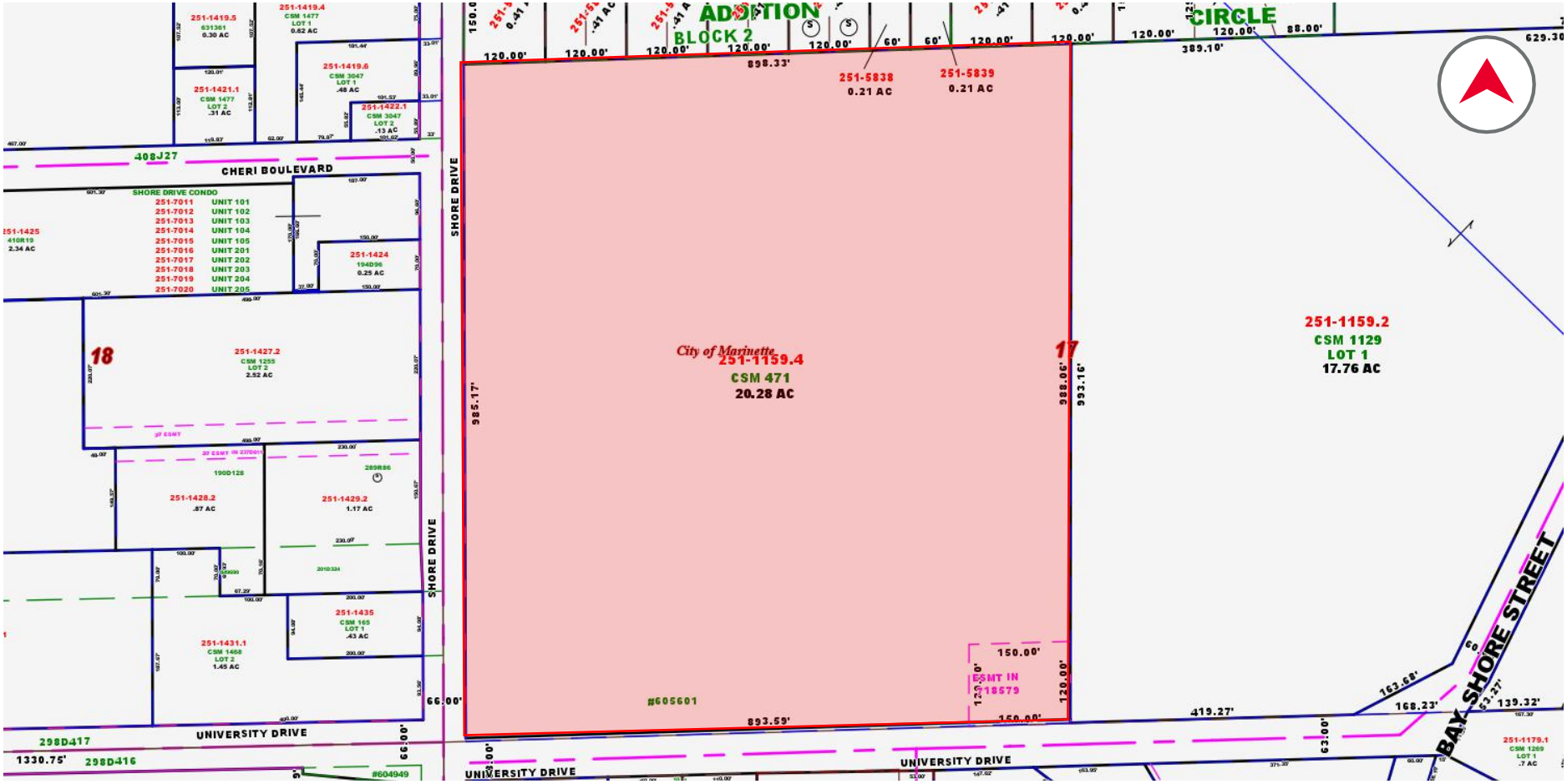
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2023. 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
3100 SHORE DRIVE, MARINETTE, WI 54143

CUSHMAN & WAKEFIELD | BOERKE

PLAT MAP



MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.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

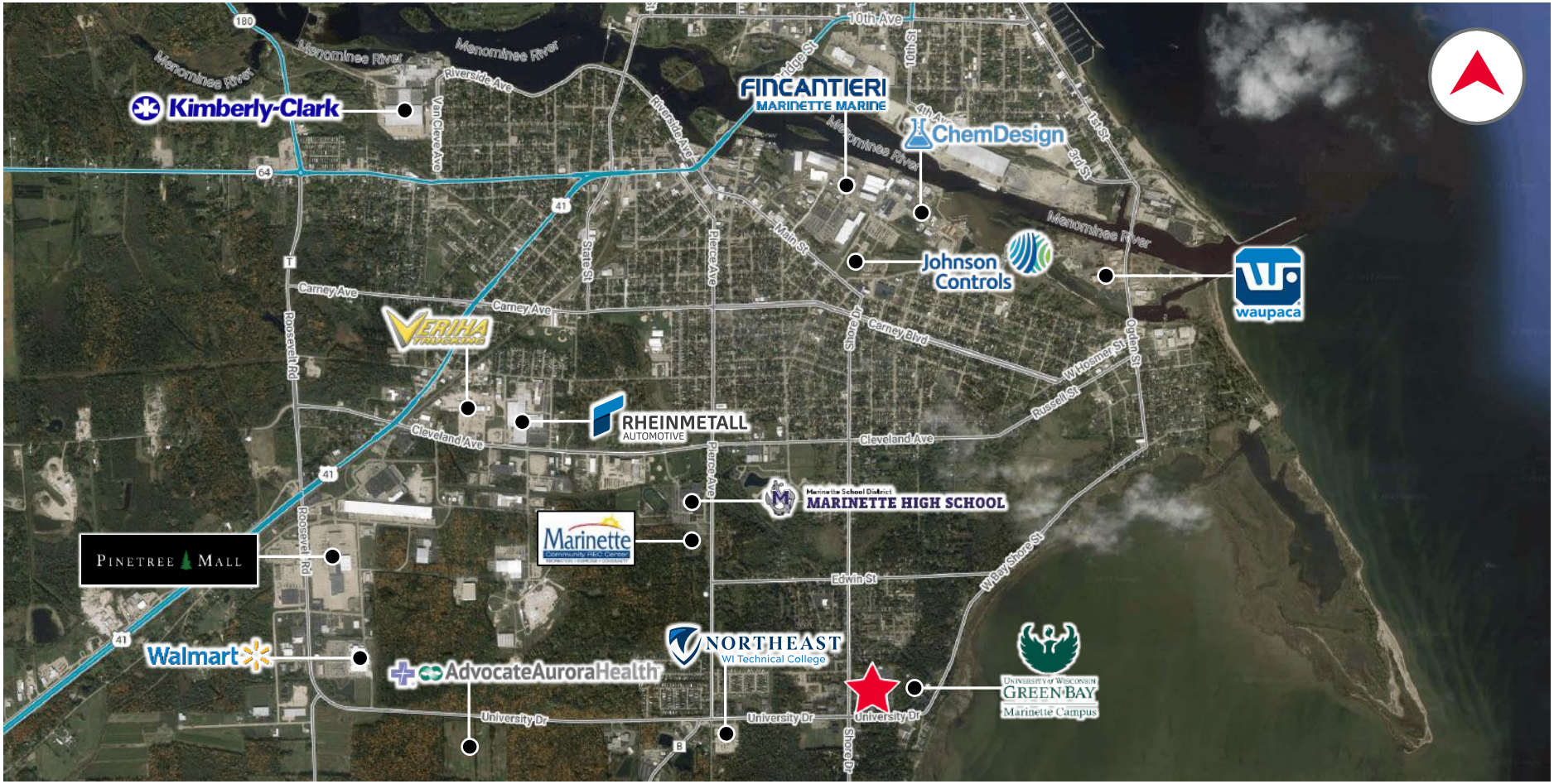
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2023. 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
3100 SHORE DRIVE, MARINETTE, WI 54143

CUSHMAN & WAKEFIELD | BOERKE

AERIAL MAP



MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.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

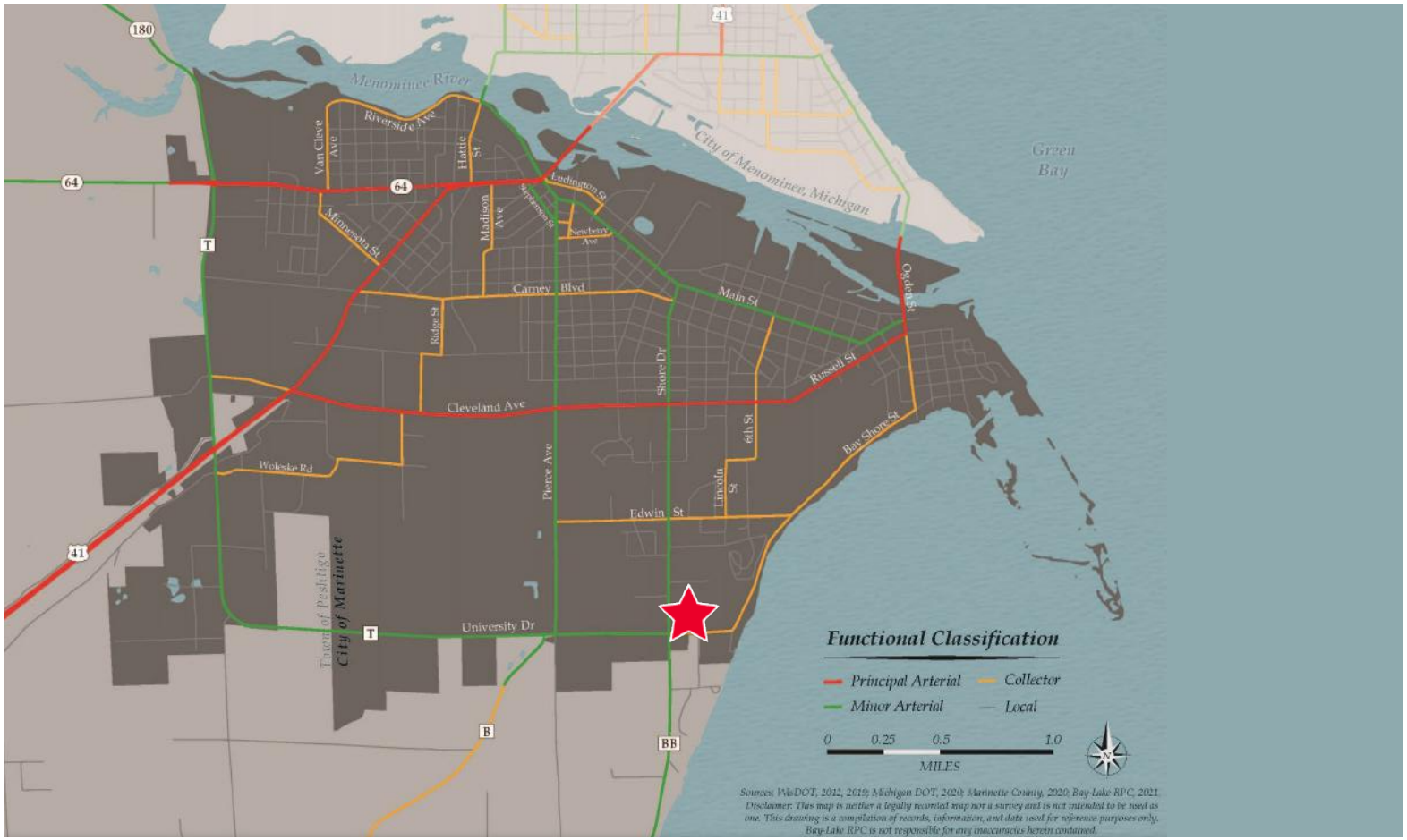
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2023. 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
3100 SHORE DRIVE, MARINETTE, WI 54143

CUSHMAN & WAKEFIELD | BOERKE

ARTERIAL MAP



Source: City of Marinette 2020-2040 Comprehensive Plan

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.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 2023. 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
3100 SHORE DRIVE, MARINETTE, WI 54143

CUSHMAN & WAKEFIELD | BOERKE

DISTANCE MAP

CITY	MILES
Green Bay, WI	56 miles
Appleton, WI	84 miles
Oshkosh, WI	103 miles
Wausau, WI	115 miles
Milwaukee, WI	172 miles

MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.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 2023. 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
3100 SHORE DRIVE, MARINETTE, WI 54143

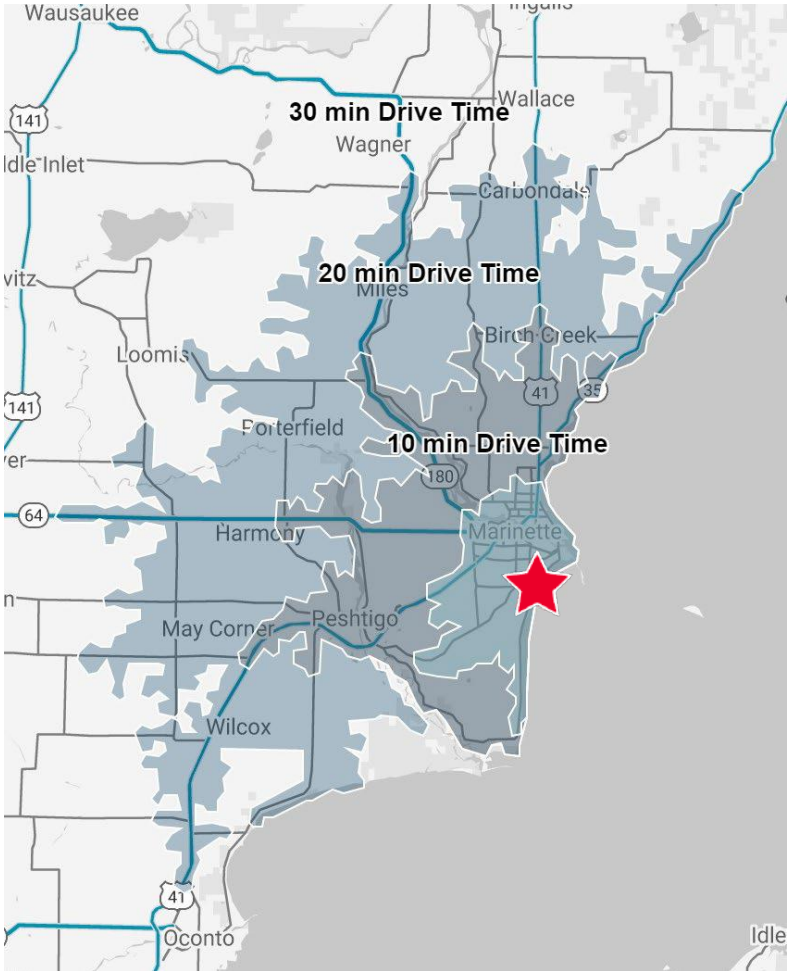
CUSHMAN & WAKEFIELD | BOERKE

AREA DEMOGRAPHICS

POPULATION	10 MIN DRIVETIME	20 MIN DRIVETIME	30 MIN DRIVETIME
Estimated Population (2022)	17,802	29,524	34,685
Median Age (2022)	43.2	44.8	45.2
Any College (Some College or Higher)	6,917	11,453	13,532
College Degree + (Bachelor Degree or Higher)	2,579	4,301	5,070

HOUSEHOLDS	10 MIN DRIVETIME	20 MIN DRIVETIME	30 MIN DRIVETIME
Estimated Households (2022)	7,948	13,184	15,413
Estimated Average Household Income (2022)	$70,549	$72,851	$73,700

OCCUPATION	10 MIN DRIVETIME	20 MIN DRIVETIME	30 MIN DRIVETIME
White Collar Workers (2022)	3,973	6,640	7,841
Blue Collar Workers (2022)	4,428	7,486	8,842



MIKE KEANE
PRINCIPAL
414.203.3019
mkeane@boerke.com

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.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 2023. 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.

CONTACT INFORMATION

MIKE KEANE
PRINCIPAL
mkeane@boerke.com
414.203.3019

JACK PRICE
PRINCIPAL
jprice@boerke.com
414.203.3013

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 2023. 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 my 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.