

FOR SALE OR LEASE BUILD-TO-SUIT OPPORTUNITIES

RYAN BUSINESS PARK



SE Quadrant of Ryan Road & Interstate 94 Interchange, Oak Creek, Wisconsin
85+ Acres of Development Land



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A Development By:

CAPSTONE QUADRANGLE

GENERAL CAPITAL

GENERAL NARRATIVE

This 85+ acre Business Park is available for Build-To-Suit (BTS) sale or lease opportunities. An end user can either negotiate a long-term lease to occupy a facility built-to-suit or choose to own the facility at the end of construction. The Park's developers can direct all aspects of design, pricing and construction.

Municipal water and sewer utilities service the Ryan Business Park. Storm water ponding is designed and calculated within the Park. The Park's main entrance is on Ryan Road with secondary access on South 13th Street.

Highway access is 660 feet (1/8 mile) to the Interstate 94 and Ryan Road interchange.

Rail access is available via Canadian Pacific Railway.

Premier location 660 feet away from full diamond interchange



S. 13th Street

access point

Ryan Road

PROPERTY SUMMARY

SITE ACREAGE

85+ Acres

ZONING

M-1 Industrial with PUD Overlay

OAK CREEK TAX RATE (2017)

\$24.40/\$1,000 of Assessed Value

OFFICE & WAREHOUSE

Build-To-Suit For Sale or Lease

RAIL

Canadian Pacific Railway



SITE PLAN - OPTION ONE

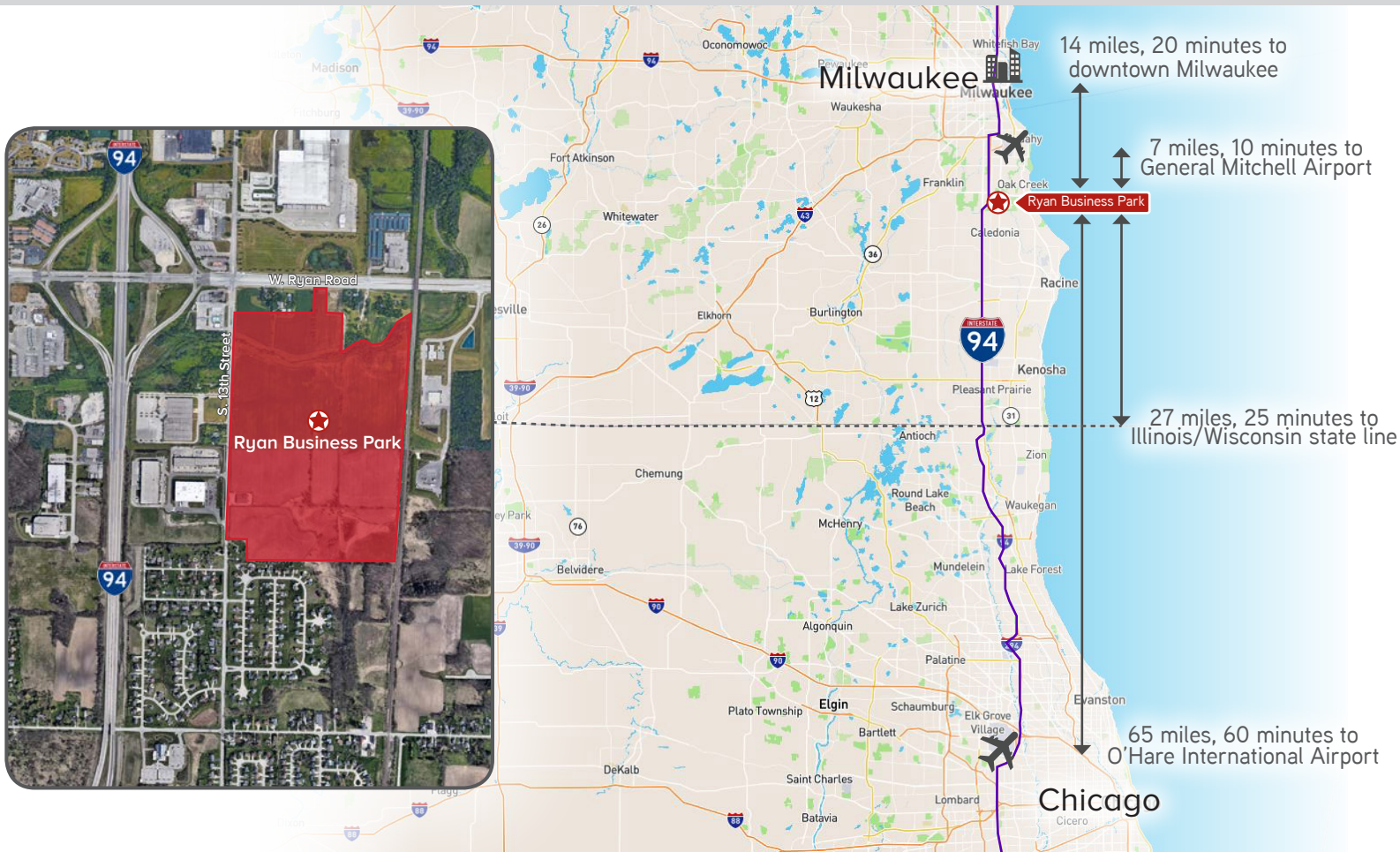


*Lot lines are flexible and can be modified to accommodate specific sizes and acreage.

SITE PLAN - OPTION TWO



LOCATION OVERVIEW



AMENITIES MAP

Nearby Amenities

Restaurants

- 1 Water Street Brewery
- 2 Pizza Man
- 3 Bel Air
- 4 Chick-fil-A
- 5 Potbelly
- 6 Five Guys
- 7 Panera Bread
- 8 Culver's
- 9 McDonald's
- 10 Buffalo Wild Wings
- 11 Erv's Mug
- 12 Noodles
- 13 Wendy's
- 14 Starbucks
- 15 Qdoba
- 16 Taco Bell
- 17 Papa John's

Fuel & Convenience

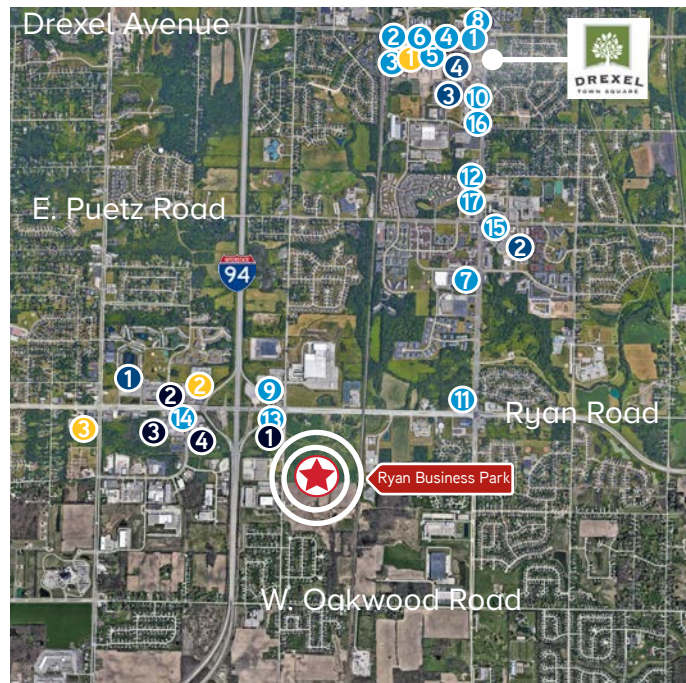
- 1 Kwik Trip
- 2 Kwik Trip
- 3 Pilot Travel Center
- 4 Love's Travel Stop

Hotels

- 1 Towne Place Suites
- 2 Value Inn
- 3 Staybridge Suites

Grocery Stores

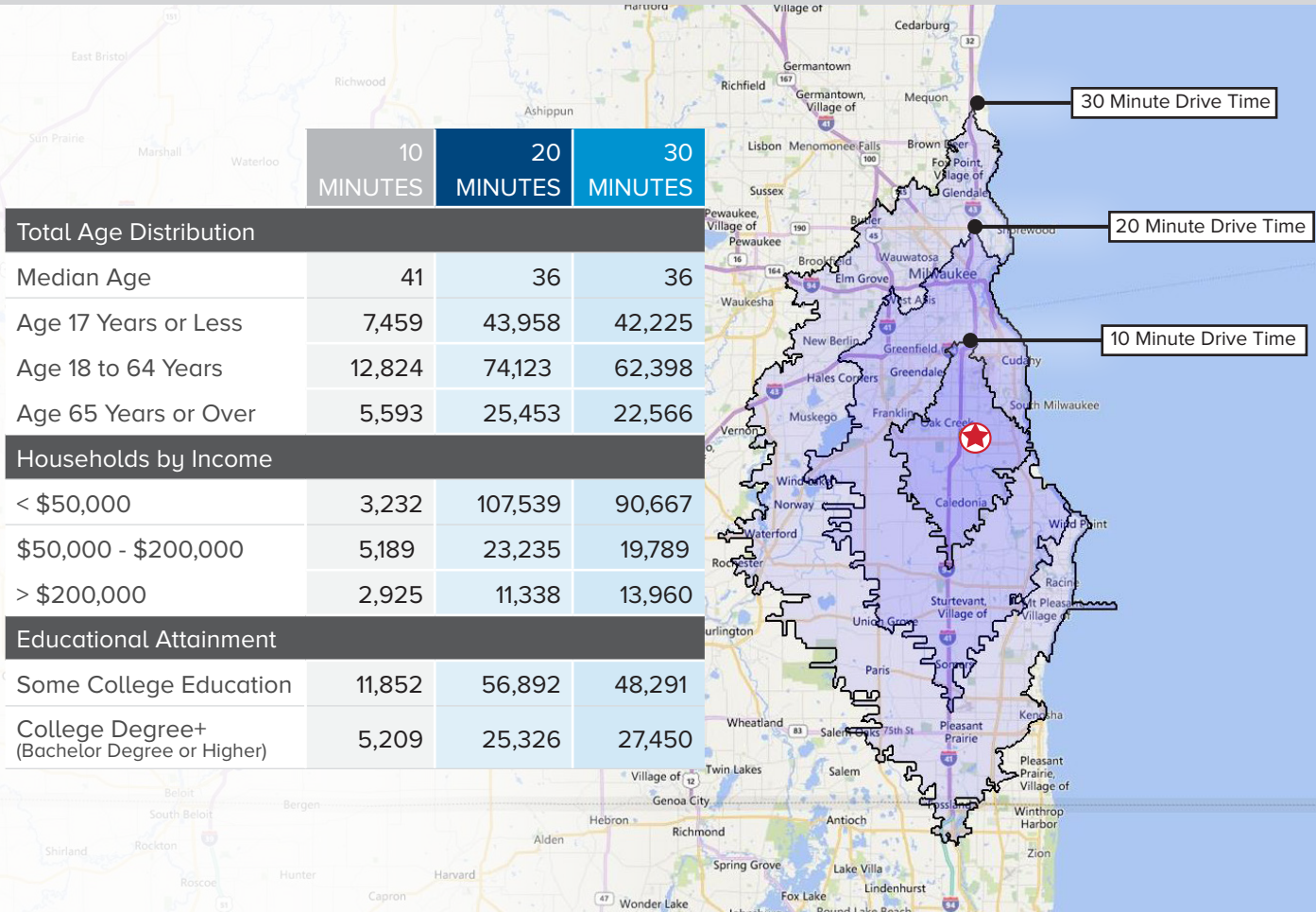
- 1 Pick'n Save
- 2 Pick'n Save
- 3 Woodman's
- 4 Meijer



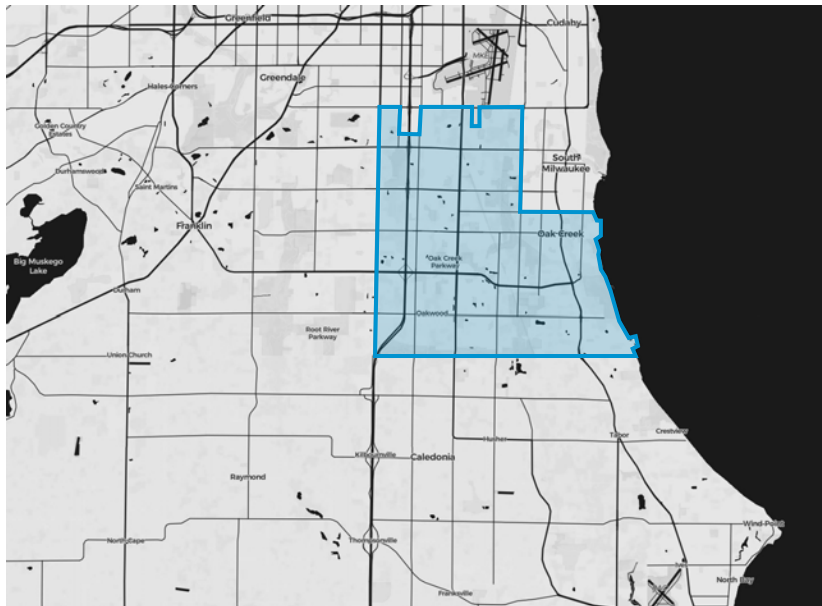
Drexel Town Square

The 85-acre Drexel Town Square is a “hybrid” development that combines traditional suburban commercial development and a neo-urban mixed-use development, reminiscent of a traditional downtown.

DEMOGRAPHICS



Oak Creek, Wisconsin



By the numbers...

35,212
people live in
Oak Creek

20,000+
people make
up Oak Creek's
capable workforce

5%
of the
population is
actively seeking
employment

36
average age
of experienced
workers

92.1%
of residents
graduated from
high school

7.9%
tax rate compared
to IL at 9.5% and
MN at 9.8%

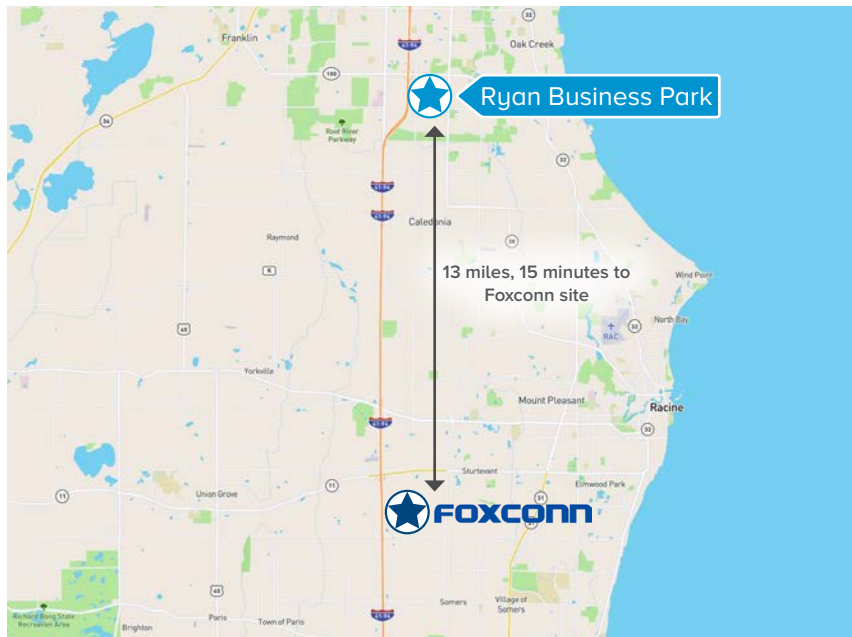
The City of Oak Creek is located along the western shore of Lake Michigan in the southeast corner of Milwaukee County and adjacent to the City of Milwaukee. While Oak Creek is a part of the Milwaukee Metropolitan area, it is only 85 miles from the heart of Chicago and 330 miles from Minneapolis, both via Interstate 94. Oak Creek continues to be one of the fastest growing cities in southeast Wisconsin. In addition to a population growth, over the last 10 years the City has seen significant retail and industrial growth.

FOXCONN

Foxconn is investing an estimated \$10 billion to create North America's first state-of-the-art advanced display manufacturing campus in Mount Pleasant in the heart of Racine County. The Foxconn manufacturing campus will be approximately 20 million sq. ft. — by far the largest project in the state and one of the largest manufacturing campuses in the world.

This opportunity represents the return of electronics manufacturing to the U.S. from Asia. Foxconn's investment will change the economic landscape in the state and establish Wisconsin as the electronics manufacturing capital of North America.

The Foxconn campus will be located a **mere 15 minutes** from the Ryan Business Park.



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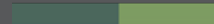


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CAPSTONE QUADRANGLE



GENERAL CAPITAL



FOR PROPERTY
INQUIRIES PLEASE
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