

*For Sale: Redevelopment Site*

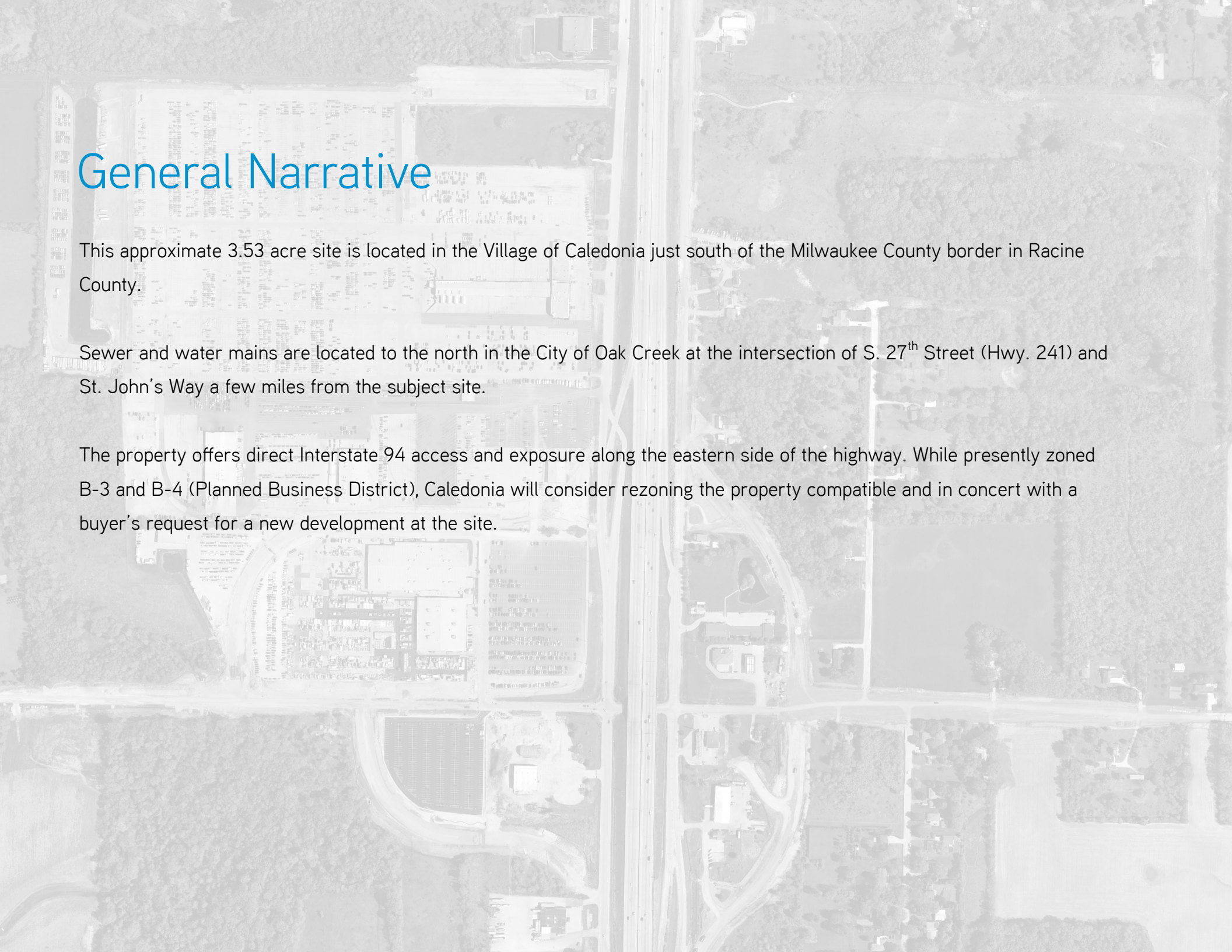
# 3.53 Acres of Development Land

8247 US Highway 41 (Interstate 94 and 7 Mile Road Interchange)  
Caledonia, WI



MARK A. SCHNOLL  
414 278 6833 (direct)  
414 531 2332 (mobile)  
[mark.schnoll@colliers.com](mailto:mark.schnoll@colliers.com)





# General Narrative

This approximate 3.53 acre site is located in the Village of Caledonia just south of the Milwaukee County border in Racine County.

Sewer and water mains are located to the north in the City of Oak Creek at the intersection of S. 27<sup>th</sup> Street (Hwy. 241) and St. John's Way a few miles from the subject site.

The property offers direct Interstate 94 access and exposure along the eastern side of the highway. While presently zoned B-3 and B-4 (Planned Business District), Caledonia will consider rezoning the property compatible and in concert with a buyer's request for a new development at the site.

# Property Summary

## TOTAL SIZE

+/-3.53 Acres (in two tax keys)

## ZONING

B-4 & B-3 Planned Business District

## PARCEL TAX KEYS

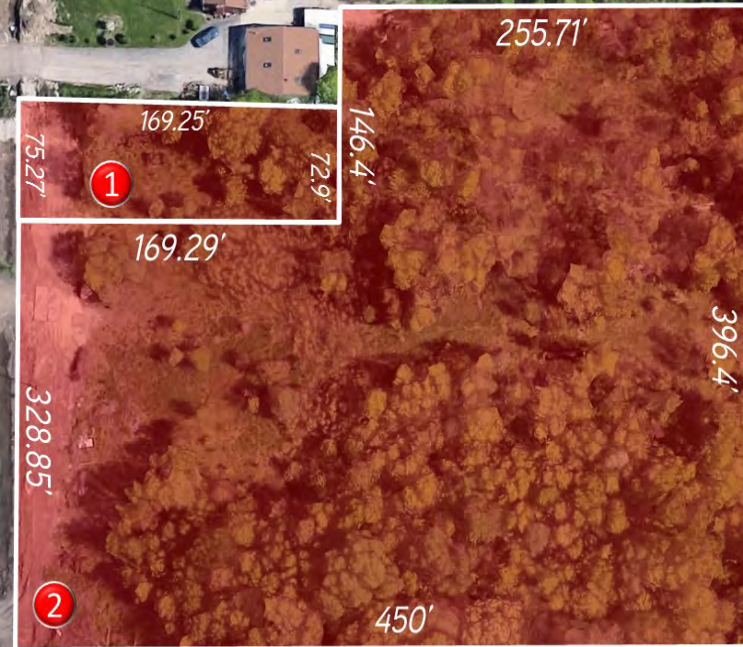
1. 104-04-22-06-046-000  
+/-0.29 Acres
2. 104-04-22-06-047-000  
+/-3.24 Acres

## TAXES

1. \$480
2. \$1,979

## ASKING PRICE

\$529,500 (for 3.53 acre site)  
\$150,000/Acre



# Aerial Overview



7 Mile Road

INTERSTATE  
94



# Retail Map



112,000 CPD

3.53 Acres Available

Mobil



Manheim

Auto Mall



## Distance To:

General Mitchel Airport

11 minutes, 10 Miles

Downtown Milwaukee

19 minutes, 16.7 miles

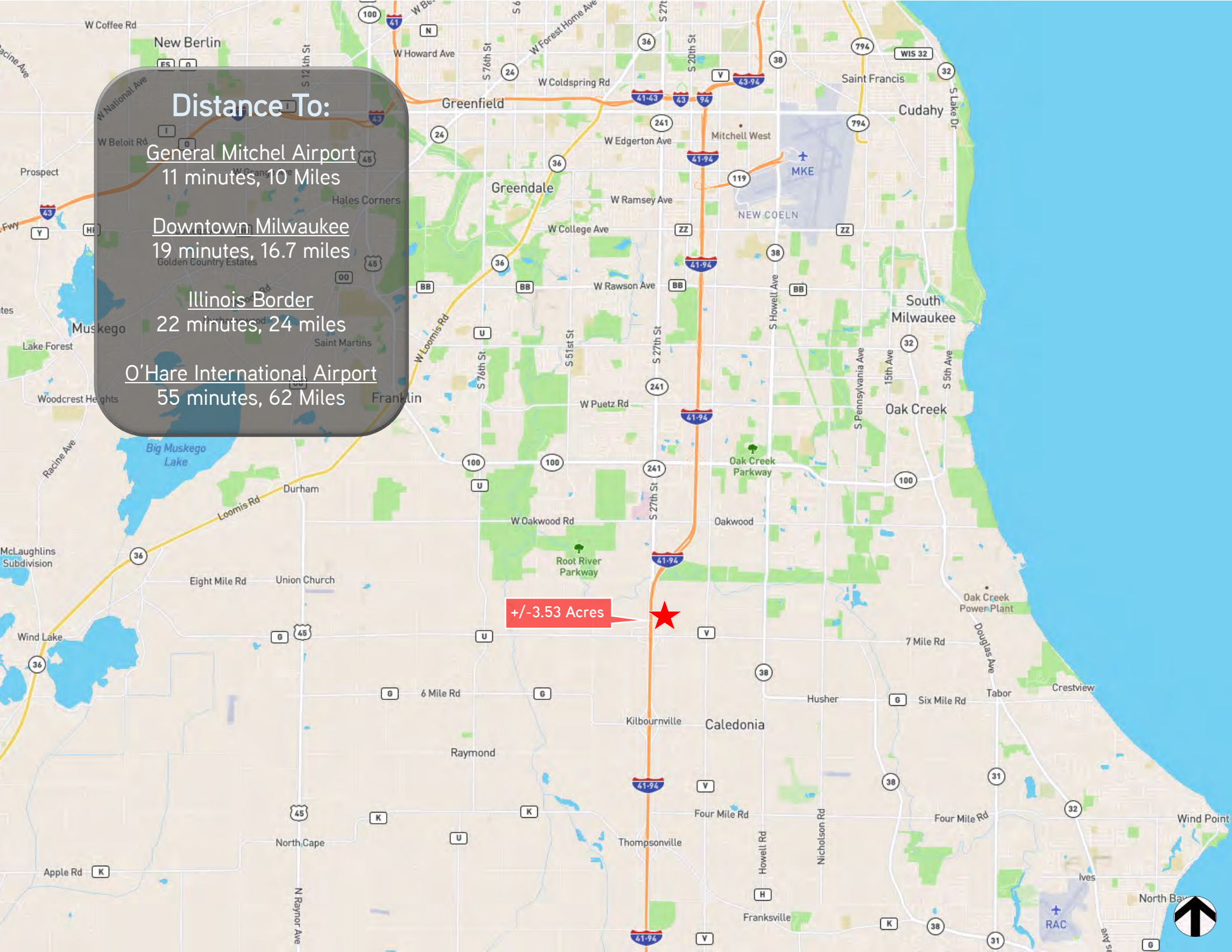
Illinois Border

22 minutes, 24 miles

O'Hare International Airport

55 minutes, 62 Miles

+/-3.53 Acres



# Demographics



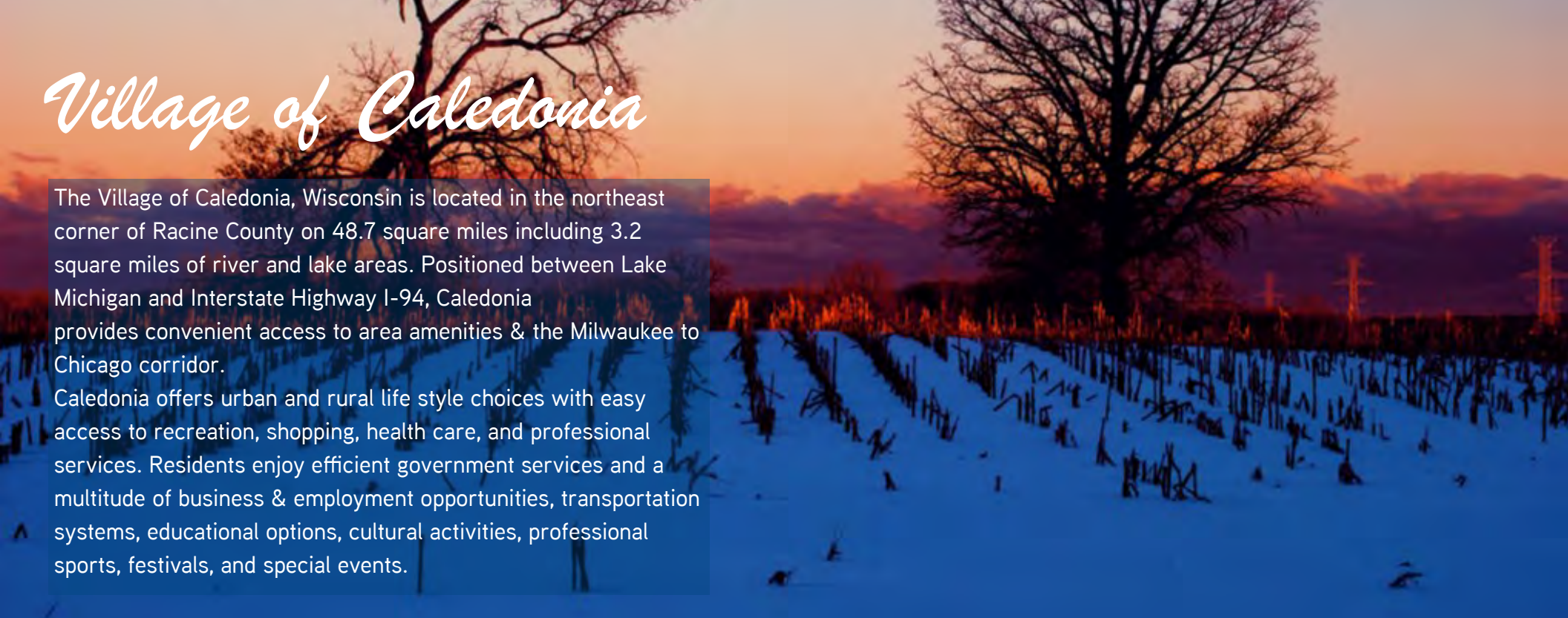
| POPULATION                            | VILLAGE OF CALEDONIA | RACINE COUNTY |
|---------------------------------------|----------------------|---------------|
| 2017 Est. Total Population            | 24,654               | 194,706       |
| 2022 Projected Total Population       | 24,441               | 195,133       |
| 2010 Census Population                | 24,705               | 195,408       |
| 2000 Census Population                | 23,596               | 188,831       |
| Projected Annual Growth 2017 to 2022  | -0.2%                | 0.1%          |
| Historical Annual Growth 2010 to 2017 | 0.5%                 | 0.3%          |



| HOUSEHOLDS                            | VILLAGE OF CALEDONIA | RACINE COUNTY |
|---------------------------------------|----------------------|---------------|
| 2017 Est. Households                  | 9,946                | 77,907        |
| 2022 Projected Households             | 10,124               | 80,099        |
| 2010 Census Households                | 9,624                | 75,651        |
| 2000 Census Households                | 8,537                | 70,819        |
| Projected Annual Growth 2017 to 2022  | 0.4%                 | 0.6%          |
| Historical Annual Growth 2010 to 2017 | 0.5%                 | 0.4%          |



| INCOME (2017 EST.)       | VILLAGE OF CALEDONIA | RACINE COUNTY |
|--------------------------|----------------------|---------------|
| Average Household Income | \$93,309             | \$75,344      |
| Median Household Income  | \$74,735             | \$61,704      |
| Per Capita Income        | \$37,696             | \$30,482      |



# *Village of Caledonia*

The Village of Caledonia, Wisconsin is located in the northeast corner of Racine County on 48.7 square miles including 3.2 square miles of river and lake areas. Positioned between Lake Michigan and Interstate Highway I-94, Caledonia provides convenient access to area amenities & the Milwaukee to Chicago corridor.

Caledonia offers urban and rural life style choices with easy access to recreation, shopping, health care, and professional services. Residents enjoy efficient government services and a multitude of business & employment opportunities, transportation systems, educational options, cultural activities, professional sports, festivals, and special events.



# *Racine County*

Racine County is located on the shores of Lake Michigan in southeastern Wisconsin, approximately 30 miles south of Milwaukee and 60 miles north of Chicago. Racine County is the 6<sup>th</sup> smallest County in Wisconsin by size, at 333.1 square miles. Racine County is the 5<sup>th</sup> most populous county in Wisconsin, and has the state's third highest population density, 566.9 people per square mile.

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 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  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.  
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**  
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**  
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**  
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**  
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:**

36 \_\_\_\_\_  
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38 \_\_\_\_\_  
39 **CONSENT TO TELEPHONE SOLICITATION** *THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*  
40 \_\_\_\_\_

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 **SEX OFFENDER REGISTRY** p. **List Home/Cell Numbers:** \_\_\_\_\_

44 \_\_\_\_\_  
45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*  
47 \_\_\_\_\_

48 **DEFINITION OF MATERIAL ADVERSE FACTS**

49 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  
50 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
51 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
52 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  
53 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
54 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
55 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.