

For Sale: Redevelopment Site

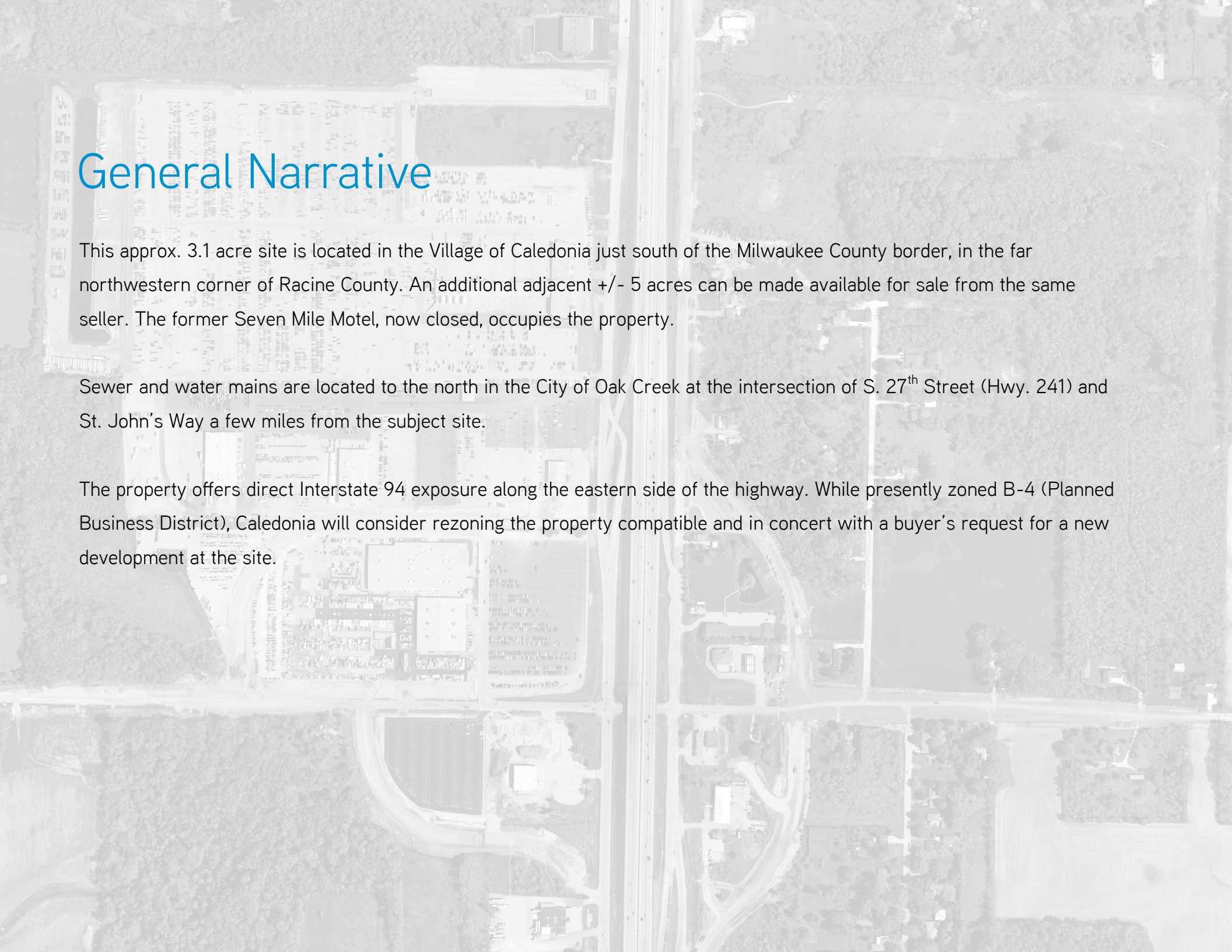
Up to 8.1 Acres of Development Land (*divisible*)

8205 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



An aerial photograph of a property, likely the former Seven Mile Motel, showing a large, multi-story building with a flat roof and a large parking lot. The property is situated near a highway (Interstate 94) and is surrounded by other commercial and residential areas. The text is overlaid on the left side of the image.

General Narrative

This approx. 3.1 acre site is located in the Village of Caledonia just south of the Milwaukee County border, in the far northwestern corner of Racine County. An additional adjacent +/- 5 acres can be made available for sale from the same seller. The former Seven Mile Motel, now closed, occupies the property.

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

The property offers direct Interstate 94 exposure along the eastern side of the highway. While presently zoned 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

+/-3.1 Acres

(additional +/-5.0 acres to the east also available)

ZONING

B-4 Planned Business District

PARCEL TAX KEYS

- > 1. 104-04-22-06-061-000
+/-3.1 Acres
- > 2. 104-04-22-06-062-000
+/-5.0 Acres

ASKING PRICE

\$650,000 (for 3.1 acre site)

7 Mile Road



Aerial Overview



112,000 CPD



Manheim

Mobil

bp



7 MILE FAIR



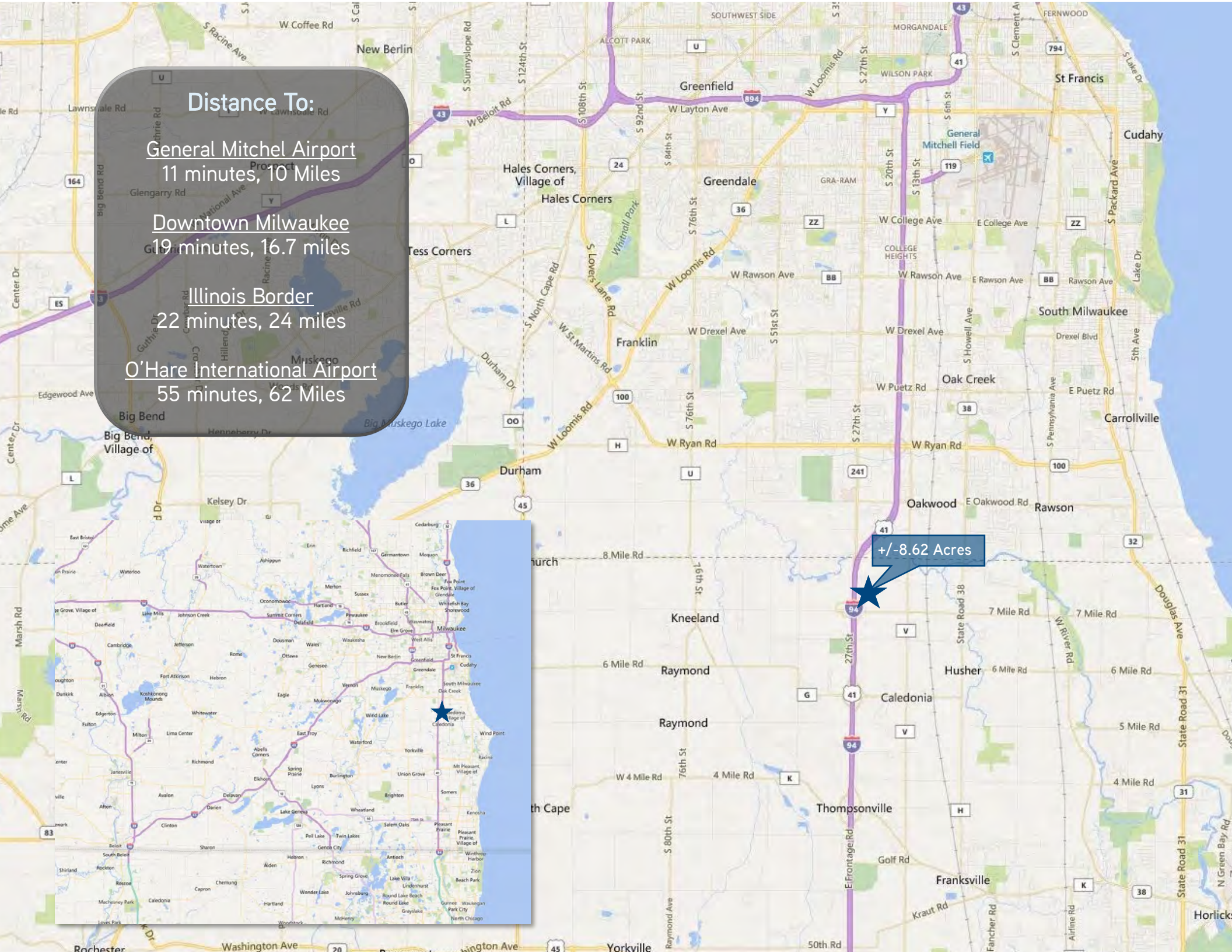
Distance To:

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



Demographics



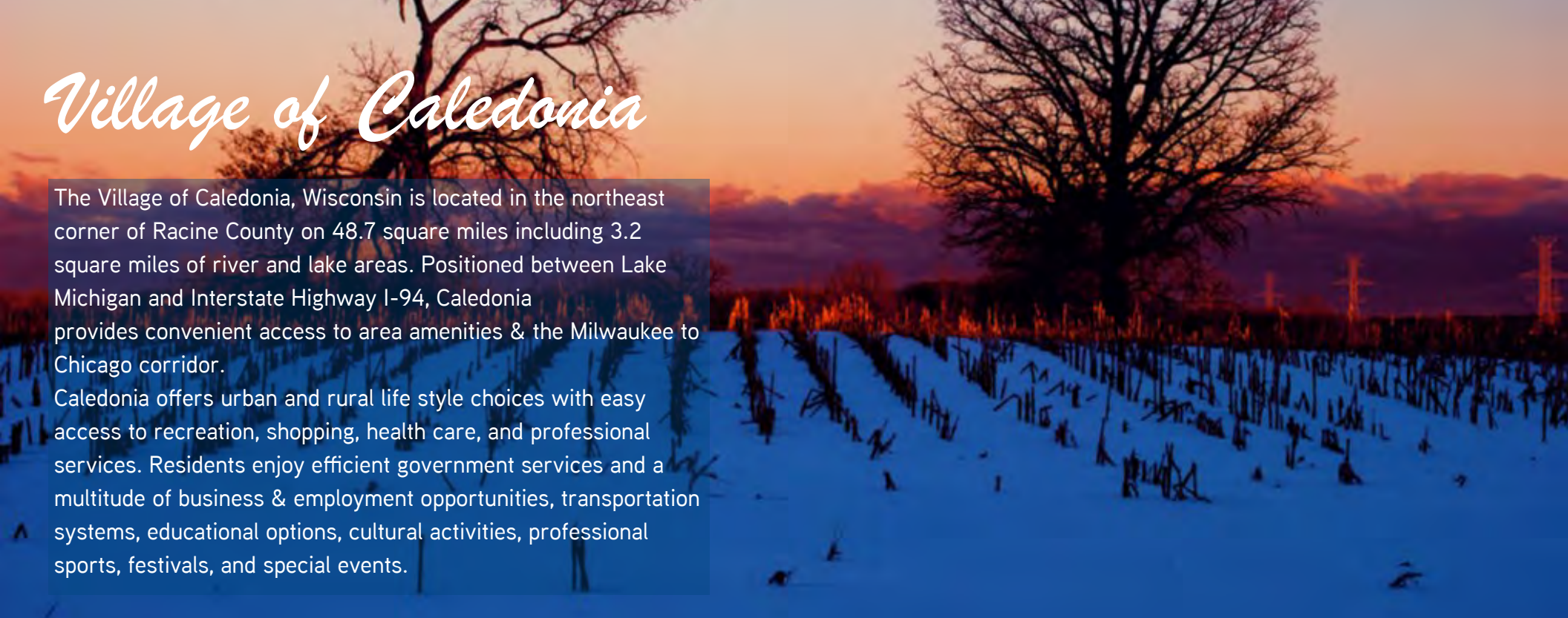
POPULATION	VILLAGE OF CALEDONIA	RACINE COUNTY
2016 Est. Total Population	24,291	196,360
2021 Projected Total Population	24,127	196,963
2010 Census Population	24,705	195,408
2000 Census Population	23,596	188,831
Projected Annual Growth 2016 to 2021	-0.1%	0.1%
Historical Annual Growth 2000 to 2016	0.2%	0.2%



HOUSEHOLDS	VILLAGE OF CALEDONIA	RACINE COUNTY
2016 Est. Households	9,710	77,955
2021 Projected Households	9,893	80,193
2010 Census Households	9,624	75,651
2000 Census Households	8,537	70,819
Projected Annual Growth 2016 to 2021	0.4%	0.6%
Historical Annual Growth 2000 to 2016	0.9%	0.6%



INCOME (2016 EST.)	VILLAGE OF CALEDONIA	RACINE COUNTY
Average Household Income	\$94,053	\$72,969
Median Household Income	\$72,545	\$57,549
Per Capita Income	\$37,647	\$29,294



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 6th smallest County in Wisconsin by size, at 333.1 square miles. Racine County is the 5th 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.