

FOR SALE

# 2730

S. Sylvania Avenue  
YORKVILLE | WI

33 acres of  
development land  
located less than  
three miles from  
future Foxconn site

Located at the corner of Interstate  
41 and Old Highway 11

**DISCLAIMER**

*Imagery is from 2017 and does not  
depict updated construction of new  
extrance/exit ramps.*

58th Road

Old Highway 11

Durand Avenue



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# 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.

## PROPERTY HIGHLIGHTS

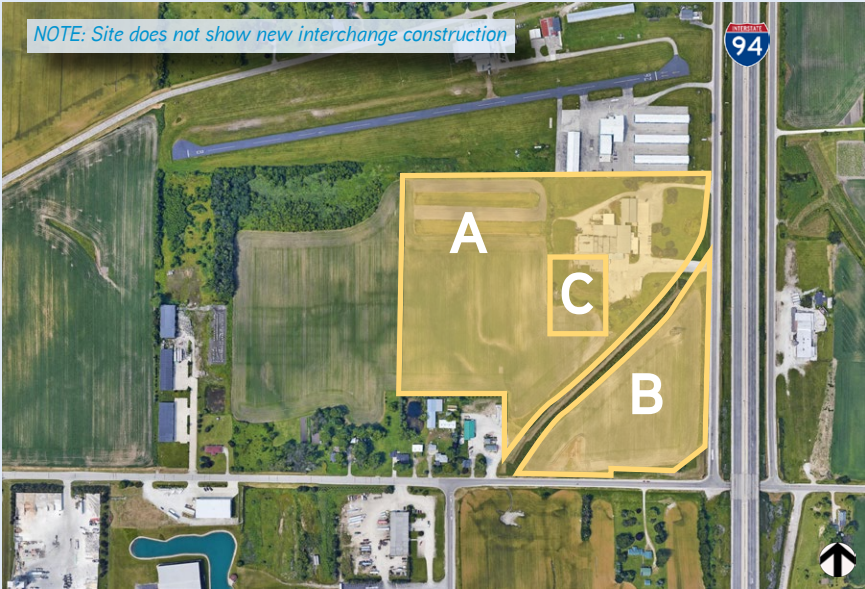
- Great location on I-94
- Excellent highway visibility
- 0.8 miles to highway entrance
- 14.6 miles to Illinois border
- 25 miles to downtown Milwaukee
- Less than 3 miles from future Foxconn site

## LAND DETAILS

Total Size	33.119 Acres (in three parcels)
Parcel Sizes	Parcel A: 24.09 Acres Parcel B: 6.98 Acres Parcel C: 2.049 Acres
Zoning	M-1 & M-3
Tax Key	018-03-21-24-021-001 (Parcel A) 018-03-21-24-021-001 (Parcel B) 018-03-21-24-021-000 (Parcel C)

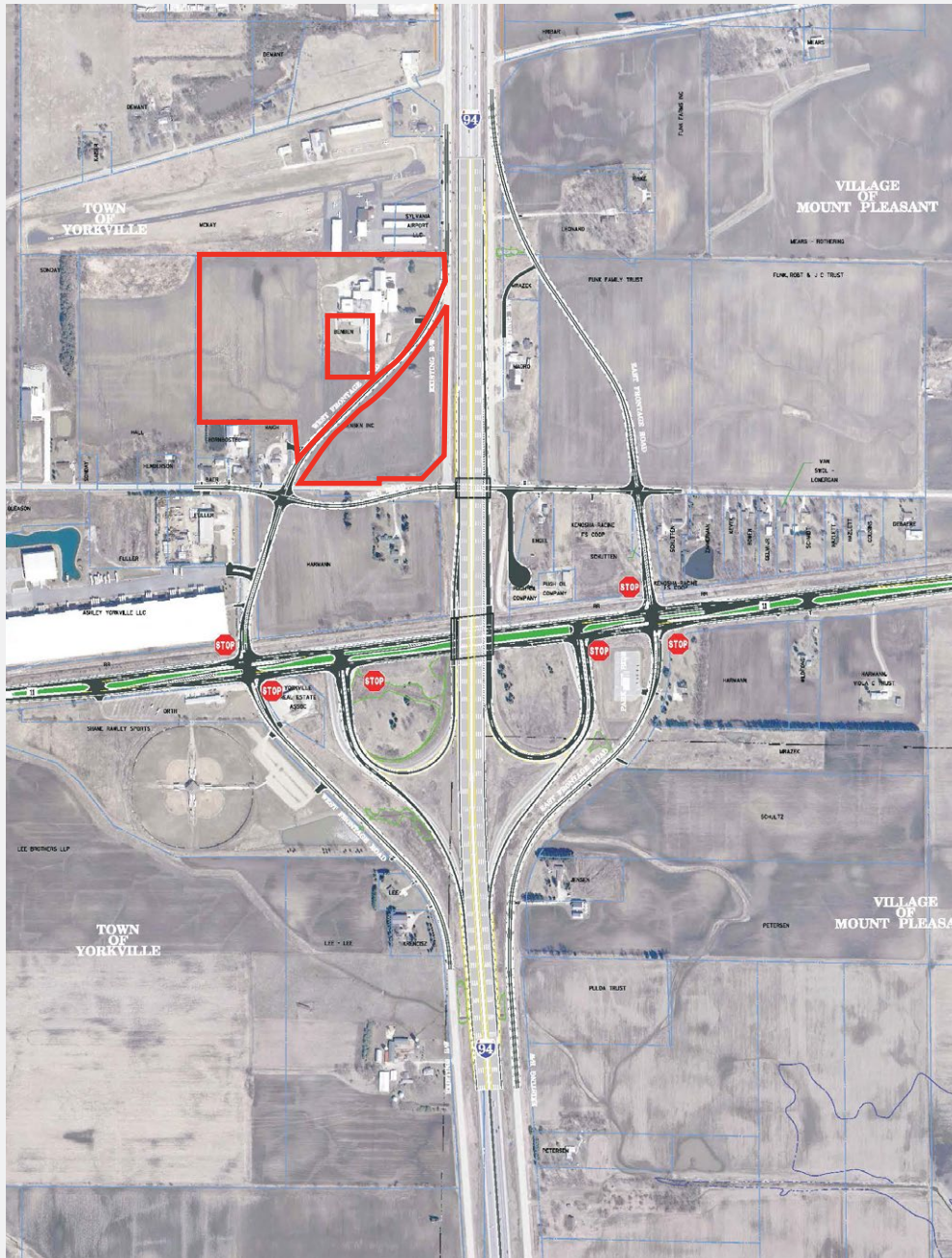
## ASKING PRICE

Three Parcels	\$5,248,500 (\$150,000/AC)
Parcels A & C 26.14 Acres	\$3,329,000 (\$127,000/AC)
Parcel B 6.98 Acres	\$1,919,500 (\$275,000/AC)

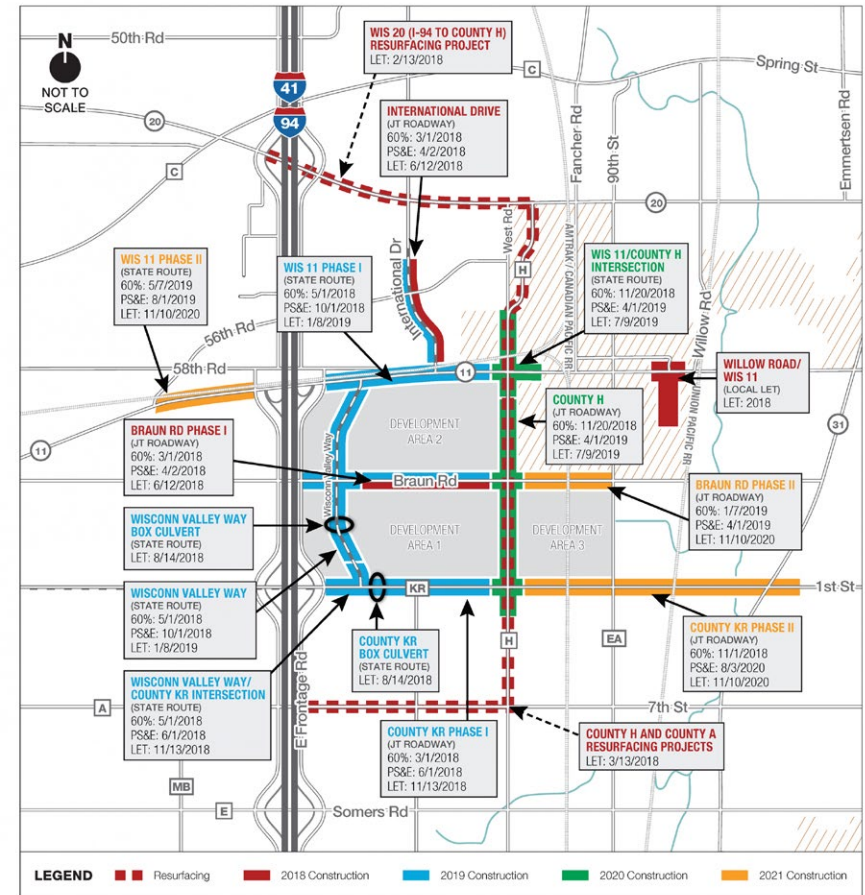




## HIGHWAY 11 INTERCHANGE



## DEVELOPMENT ROADS

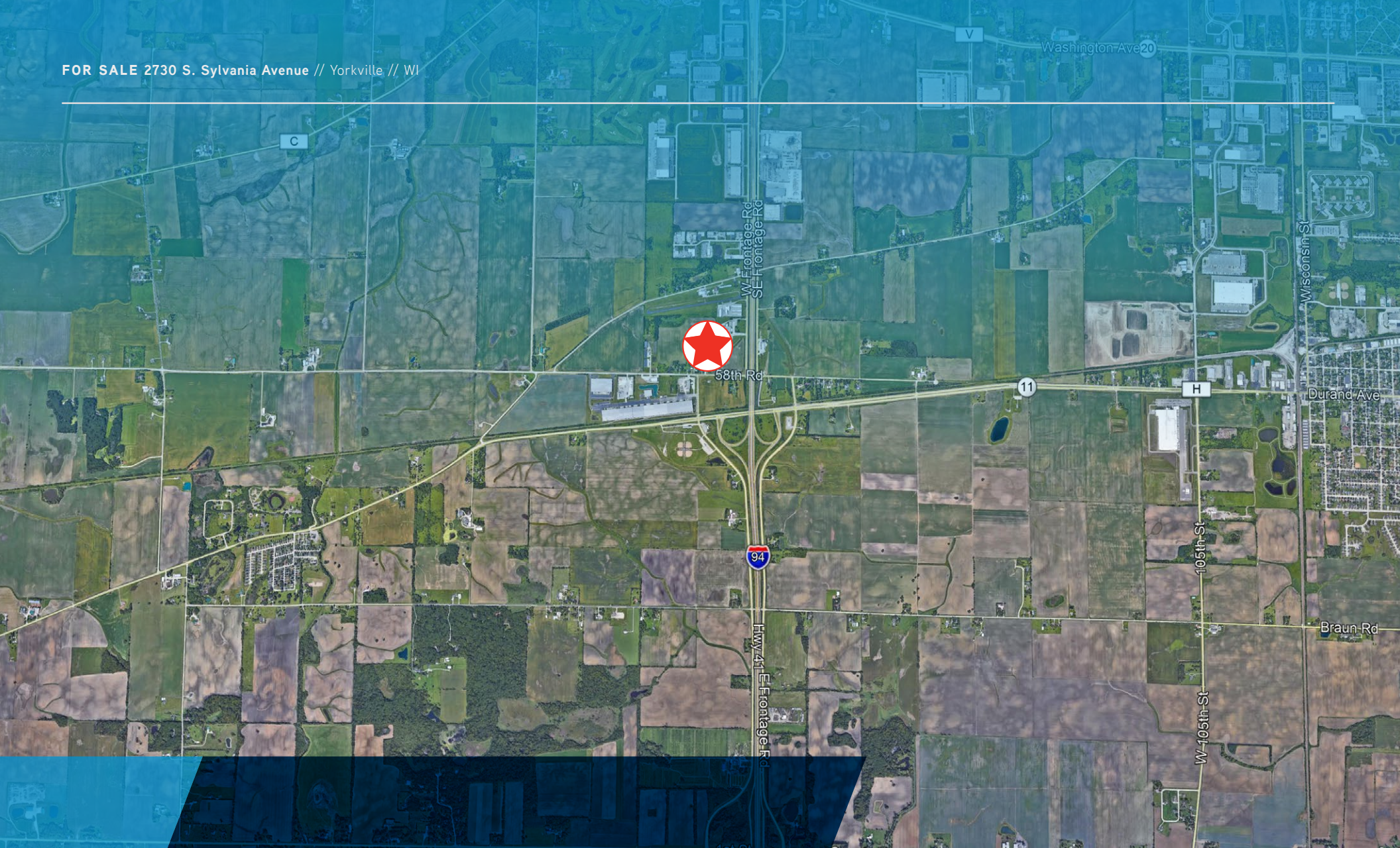


## WI HIGHWAY 11 INTERCHANGE PROJECT

The entrance/exit ramps will be constructed with a partial cloverleaf configuration, similar to the existing configuration. The east frontage road will be realigned east of its current configuration north of Old Hwy 11 and the west frontage road will be realigned west of its current configuration north of 58th Road. 58th Road between the frontage roads will also be improved as part of this project.



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**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 **DISCLOSURE OF INFORMATION BY 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** 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 **DEFINITION OF MATERIAL ADVERSE FACTS** Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information  
54 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  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Cornrad