For Sale: Redevelopment Site

9.25 Acres of Development Land

Southeast Corner E. Ryan Road & S. Howell Avenue
Oak Creek, WI

Colliers INTERNATIONAL

Listing Brokers:

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

JIM LARKIN
414 278 6837 (direct)
414 305 8662 (mobile)
jim.larkin@colliers.com

General Narrative

This approximately 9.25 acre site sits at the southeast corner of East Ryan Road and South Howell Avenue in Oak Creek, Wisconsin. It is being offered as a redevelopment site with the City of Oak Creek open to retail and commercial/office/medical uses. The former Marathon flagged service station is under renovation.

Potential buyers are advised that parcels five (5) and six (6) (as labeled on the next pages) are separately owned from the remainder of the site and are +/- 4.62 total acres with an asking price of $1,100,000. Parcels 1, 2, 3 & 4 are collectively owned by a separate entity and are +/- 4.63 total acres with an asking price of $2,200,000.
Collectively the asking price for the entire site is $3,300,000.

Buyers can contact Doug Seymour, City of Oak Creek Director of Community Planning and Development, for further and more detailed information on this site's uses, requirements and other development related questions. Doug can be reached at 414-766-7000 (main number), 414 766-7025 (direct number), or by email: dseymour@oakcreekwi.org.


Walgreens
Aurora Health Care
Office & Medical
(newly renovated)
Retail Center
Retail Center
+/-191'
+/-389'
+/-416'
+/-235'
+/-855'
+/-382'
E. Ryan Road
S. Howell Avenue
Aerial Overview

Property Summary

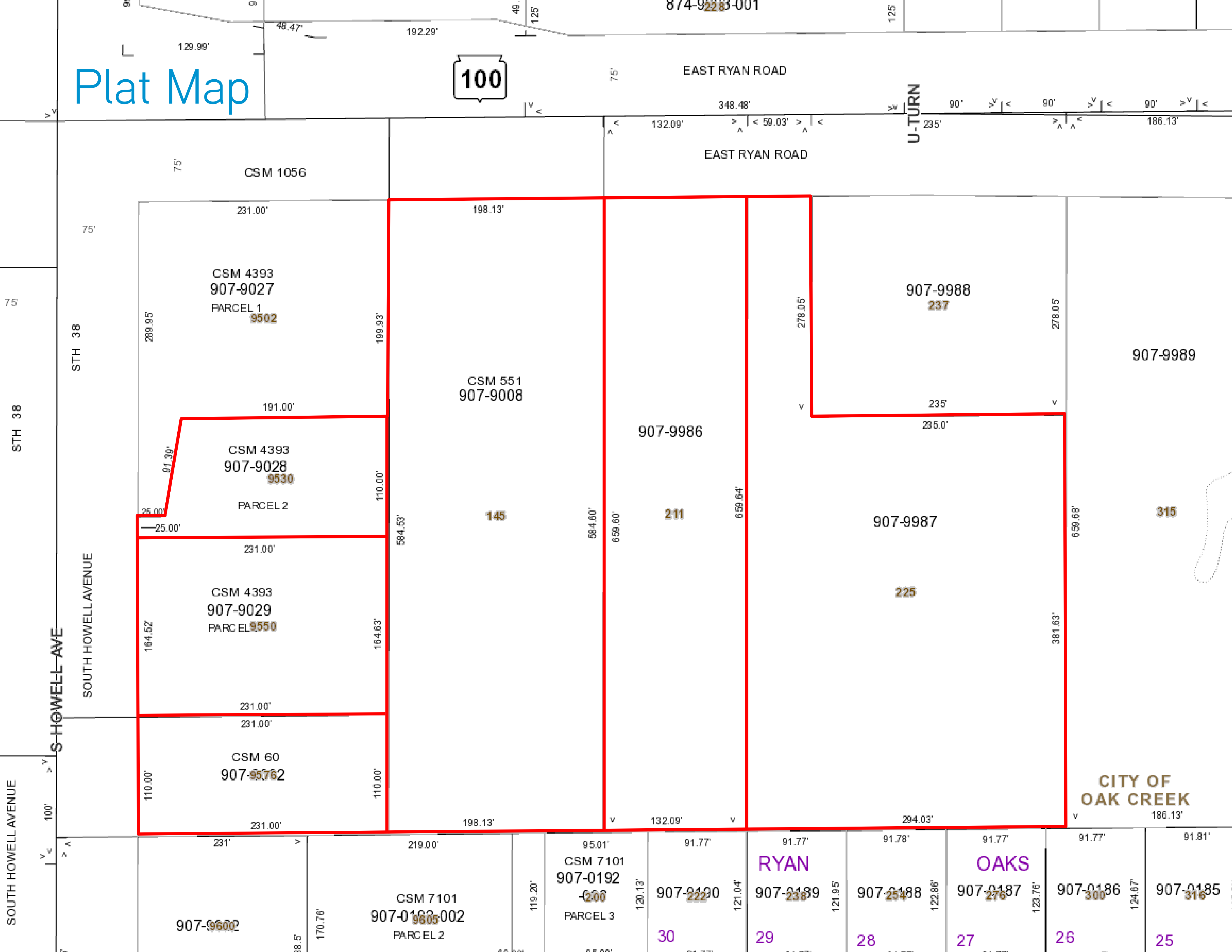
TOTAL SIZE
9.25 Acres (in six tax keys)

ZONING
B-4 (Parcels 1-4)
RS-1 (Parcels 5 & 6)

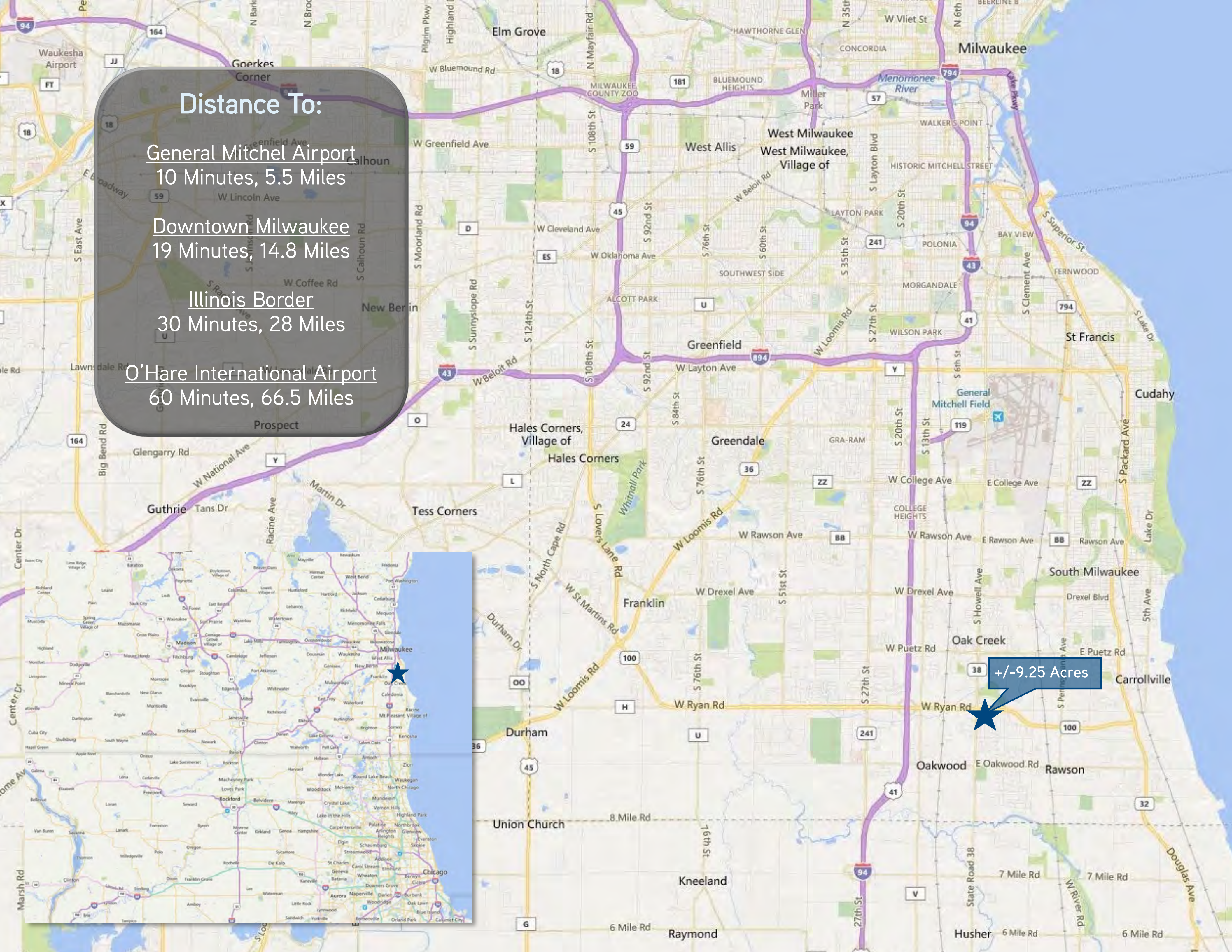
PARCEL TAX KEYS
1. 9530 S. Howell Avenue (907908000)
2. 9550 S. Howell Avenue (9079029000)
3. 9576 S. Howell Avenue (9079002000)
4. 145 E. Ryan Road (9079008000)
5. 211 E. Ryan Road (9079986000)
6. 225 E. Ryan Road (9079987000)

ASKING PRICE
$3,300,000 (9.25 Acres)
Approximately $356,757,000/Acre ($8.19/SF)

Plat Map



100
EAST RYAN ROAD
EAST RYAN ROAD
U-TURN
CSM 1056
STH 38
STH 38
S HOWELL AVE
SOUTH HOWELL AVENUE
SOUTH HOWELL AVENUE
CSM 4393
907-9027
PARCEL 1
9502
CSM 4393
907-9028
9530
PARCEL 2
CSM 4393
907-9029
PARCEL
9550
CSM 60
CSM 551
907-9008
145
907-9986
211
907-9988
237
907-9987
225
907-9989
315
CITY OF
OAK CREEK
CSM 7101
907-0192
PARCEL 3
CSM 7101
PARCEL 2
RYAN
OAKS
30
29
28
27
26
25
198.13'
231.00'
191.00'
199.93'
289.95'
91.39'
25.00'
25.00'
110.00'
164.52'
164.63'
584.53'
584.60'
659.60'
659.64'
278.05'
278.05'
235'
235.0'
659.68'
381.63'
294.03'
132.09'
186.13'
348.48'
192.29'
129.99'
48.47'
59.03'
90'
125'
75'
100'
219.00'
95.01'
91.77'
91.78'
91.81'
170.76'
119.20'
120.13'
121.04'
121.95'
122.86'
123.76'
124.67'



Distance To:
General Mitchel Airport
10 Minutes, 5.5 Miles
Downtown Milwaukee
19 Minutes, 14.8 Miles
Illinois Border
30 Minutes, 28 Miles
O'Hare International Airport
60 Minutes, 66.5 Miles
+/-9.25 Acres
Milwaukee
West Milwaukee
West Allis
Greenfield
Greendale
Hales Corners
Franklin
Oak Creek
Cudahy
St Francis
South Milwaukee
Carrollville
Oakwood
Rawson
General Mitchell Field
W Ryan Rd
Chicago

Traffic Counts:
1. E. Drexel Avenue
19,700 CPD
2. W. Puetz Road
10,000 CPD
3. S. Howell Avenue
21,700 CPD
4. W. Ryan Road
12,500 CPD
5. Interstate 94
130,000 CPD
E. Drexel Avenue
Drexel Town Center
Oak Creek High School
2,150 students
W. Puetz Road
S. Howell Avenue
W. Ryan Road
+/- 9.25 Acre Site

Demographics

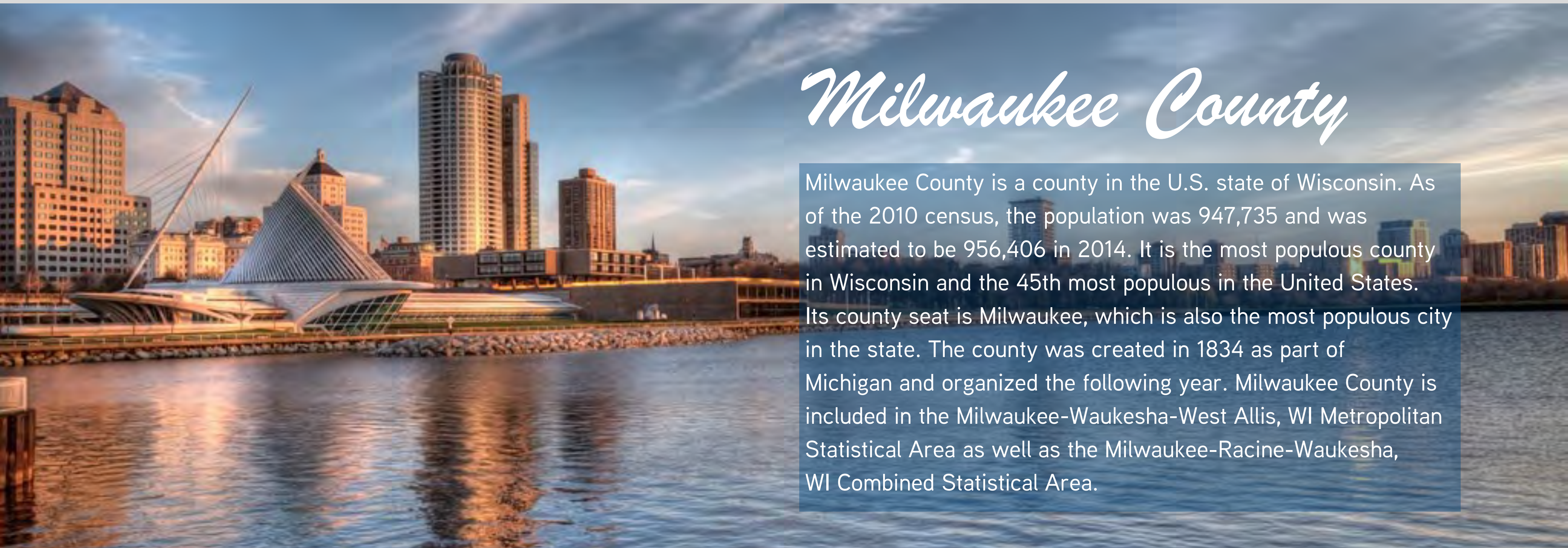
POPULATION	CITY OF OAK CREEK	MILWAUKEE COUNTY
2017 Est. Total Population	35,212	958,542
2022 Projected Total Population	35,106	960,598
2010 Census Population	34,451	947,735
2000 Census Population	28,451	940,150
Projected Annual Growth 2017 to 2022	-0.1%	-
Historical Annual Growth 2000 to 2017	1.4%	0.1%

HOUSEHOLDS	CITY OF OAK CREEK	MILWAUKEE COUNTY
2017 Est. Households	14,713	397,772
2022 Projected Households	14,977	406,958
2010 Census Households	14,064	383,591
2000 Census Households	11,236	377,720
Projected Annual Growth 2017 to 2022	0.4%	0.5%
Historical Annual Growth 2000 to 2017	1.8%	0.3%

INCOME (2017 EST.)	CITY OF OAK CREEK	MILWAUKEE COUNTY
Average Household Income	$83,782	$64,162
Median Household Income	$70,850	$49,090
Per Capita Income	$35,048	$26,835

City of Oak Creek

Oak Creek continues to be one of the fastest growing cities in Milwaukee County. From 2000 to 2010 the population grew from 28,456 to 34,451 people, an increase of over 20 percent. In addition to population growth, over the last 10 years the City has seen significant retail and industrial growth. The City also has aggressively been working on plans for redeveloping former industrial properties within the City including the former Delphi Automotive plant and the Lakefront.



Milwaukee County

Milwaukee County is a county in the U.S. state of Wisconsin. As of the 2010 census, the population was 947,735 and was estimated to be 956,406 in 2014. It is the most populous county in Wisconsin and the 45th most populous in the United States. Its county seat is Milwaukee, which is also the most populous city in the state. The county was created in 1834 as part of Michigan and organized the following year. Milwaukee County is included in the Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area as well as the Milwaukee-Racine-Waukesha, WI Combined Statistical Area.

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, WI 53704

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

BROKER DISCLOSURE TO CUSTOMERS

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

- ■ The duty to provide brokerage services to you fairly and honestly.
- ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- ■ 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 Lines 47-55).**
- ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties **(See Lines 22-39).**
- ■ The duty to safeguard trust funds and other property the broker holds.
- ■ 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. A broker or salesperson 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 statues and is for information only. It is a plain-language summary of A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER 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 SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55).**
2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION: ____

____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): ______________________________

____

THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

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

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.