



INDUSTRIAL & BUSINESS PARK LAND SITES

JACKSON NORTHWEST BUSINESS PARK

1/8 MILE FROM HIGHWAY 60 & HIGHWAY 45 INTERCHANGE, JACKSON, WI



MARK A. SCHNOLL

(414) 278 6833 (direct)

(414) 531 2332 (mobile)

(414) 276 9500 (main)

mark.schnoll@colliers.com

COLLIERS INTERNATIONAL

833 E. Michigan Street, Suite 500

Milwaukee, WI 53202

www.colliers.com

VILLAGE OF JACKSON

The Village of Jackson is the fastest growing community in Washington County. The Jackson Northwest Business Park, situated 1/8 mile east and north of the intersection of State Highways 45 and 60, offers easy access to the metro area freeway system. The Village of Jackson has a 'pro-business' attitude and an easy approval process. The Park is fully improved with all services and utilities within its boundaries allowing for easy connections to municipal services and fiber optic. On-site storm water detention capacity was engineered for the entire park which allows land buyers to maximize buildable acreage.

The Park is home to nearly sixty companies that have located there in the last 22 years, comprising over 265 acres of developed industrial land. Combined with one of the lowest tax rates in the metropolitan area, Jackson is an attractive choice to locate a business. Nearly five hundred acres of residential housing land has been developed in the Jackson area in recent years. There are numerous restaurants and other services within a short drive from the Park.

Jackson is a few miles north of the Hwy. 41/45 split, where Cabela's and Ashley Furniture have new stores. Jackson and the surrounding immediate areas have seen tremendous growth and new development, resulting in increased appreciation and value for those constructing commercial and industrial facilities.



JACKSON NORTHWEST BUSINESS PARK



PARK DETAILS



Park Size: 265 Acres (+/- 61 Acres Available)

Zoning: (PUD) Planned Unit Development

Topography: Generally Level, Master Graded

Outside Storage: Allowed with Proper Screening

Tax Rate: \$18.39/\$1,000 of Assessed Value (2017)

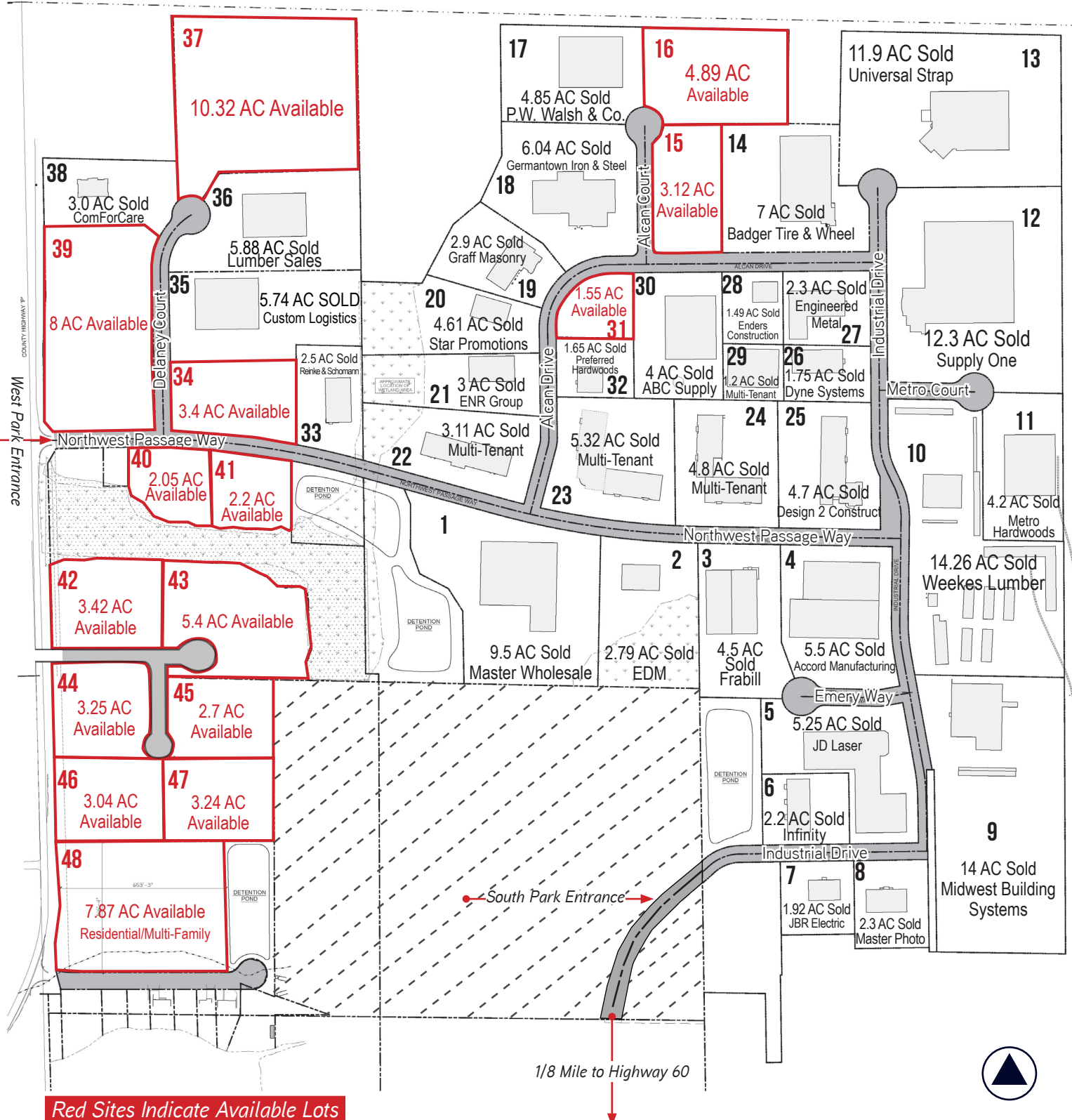
Utilities: Fully Improved with Village Water, Sewer, Storm Water Detention, Gas and Electric

Fiber Optics/Wifi: Fiber Optics & Wifi Connections Throughout the Park

JACKSON NW BUSINESS PARK

SITE PLAN

- Lot lines are for depiction purposes only
- Lot lines can be moved to accommodate specific users and acreage
- Map is not to scale



Red Sites Indicate Available Lots

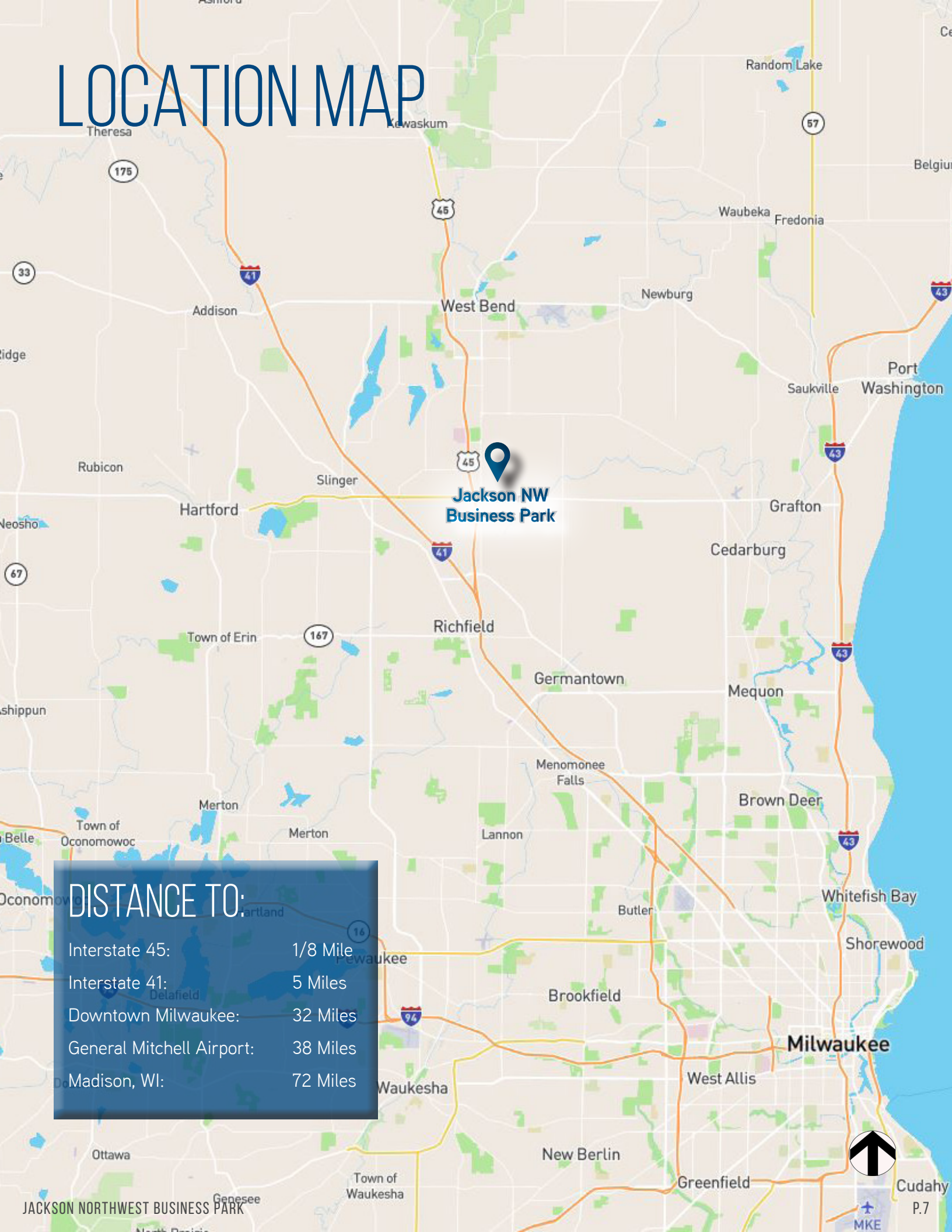
PRICING SCHEDULE

| SITE | ACRES | PRICE PER ACRE |
|------|-------|----------------|
| 1 | 9.5 | SOLD |
| 2 | 2.79 | SOLD |
| 3 | 4.5 | SOLD |
| 4 | 5.5 | SOLD |
| 5 | 5.25 | SOLD |
| 6 | 2.2 | SOLD |
| 7 | 1.92 | SOLD |
| 8 | 2.3 | SOLD |
| 9 | 14 | SOLD |
| 10 | 14.26 | SOLD |
| 11 | 4.2 | SOLD |
| 12 | 12.3 | SOLD |
| 13 | 11.9 | SOLD |
| 14 | 7 | SOLD |
| 15 | 3.12 | \$79,900 |
| 16 | 4.89 | \$92,000 |
| 17 | 4.85 | SOLD |
| 18 | 6.04 | SOLD |
| 19 | 2.9 | SOLD |
| 20 | 4.61 | SOLD |
| 21 | 3 | SOLD |
| 22 | 3.11 | SOLD |
| 23 | 5.32 | SOLD |
| 24 | 4.8 | SOLD |

| SITE | ACRES | PRICE PER ACRE |
|------|-------|------------------------------------|
| 25 | 4.7 | SOLD |
| 26 | 1.75 | SOLD |
| 27 | 2.3 | SOLD |
| 28 | 1.49 | SOLD |
| 29 | 1.2 | SOLD |
| 30 | 4 | SOLD |
| 31 | 1.55 | \$79,900 |
| 32 | 1.65 | SOLD |
| 33 | 2.5 | SOLD |
| 34 | 3.4 | \$94,900 |
| 35 | 5.74 | SOLD |
| 36 | 5.88 | SOLD |
| 37 | 10.32 | \$89,900 |
| 38 | 3 | SOLD |
| 39 | 8 | \$99,900 |
| 40 | 2.05 | \$99,900 |
| 41 | 2.2 | \$99,900 |
| 42 | 3.42 | \$99,900 |
| 43 | 5.4 | \$99,900 |
| 44 | 3.25 | \$99,900 |
| 45 | 2.7 | \$99,900 |
| 46 | 3.04 | \$99,900 |
| 47 | 3.24 | \$99,900 |
| 48 | 7.87 | Please contact broker for pricing. |

Red Text Indicates Available Lots

LOCATION MAP



**Jackson NW
Business Park**

DISTANCE TO:

| | |
|---------------------------|----------|
| Interstate 45: | 1/8 Mile |
| Interstate 41: | 5 Miles |
| Downtown Milwaukee: | 32 Miles |
| General Mitchell Airport: | 38 Miles |
| Madison, WI: | 72 Miles |



INDUSTRIAL & BUSINESS PARK LAND SITES

JACKSON NORTHWEST BUSINESS PARK

1/8 MILE FROM HIGHWAY 60 & HIGHWAY 45 INTERCHANGE, JACKSON, WI

MARK A. SCHNOLL
(414) 278 6833 (direct)
(414) 531 2332 (mobile)
(414) 276 9500 (main)
mark.schnoll@colliers.com

COLLIERS INTERNATIONAL
833 E. Michigan Street, #500
Milwaukee, WI 53202
www.colliers.com



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.