

VACANT LAND FOR SALE



2600 WEST CORPORATE PRESERVE DRIVE

OAK CREEK, WI 53154



SHAUN DEMPSEY

Vice President

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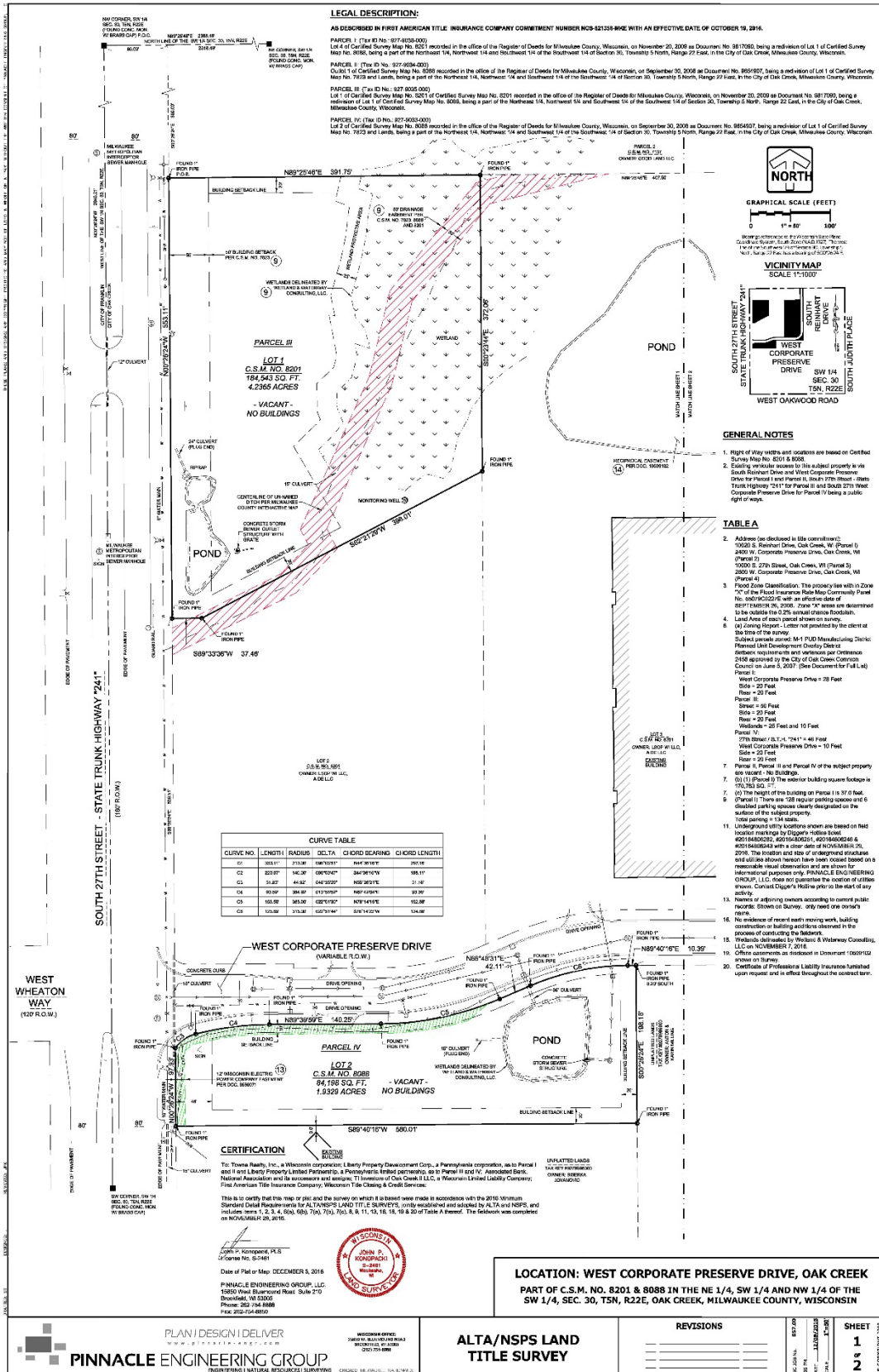
Milwaukee, WI
T 414.225.9700 W www.transwestern.com/milwaukee

GENERAL INFORMATION

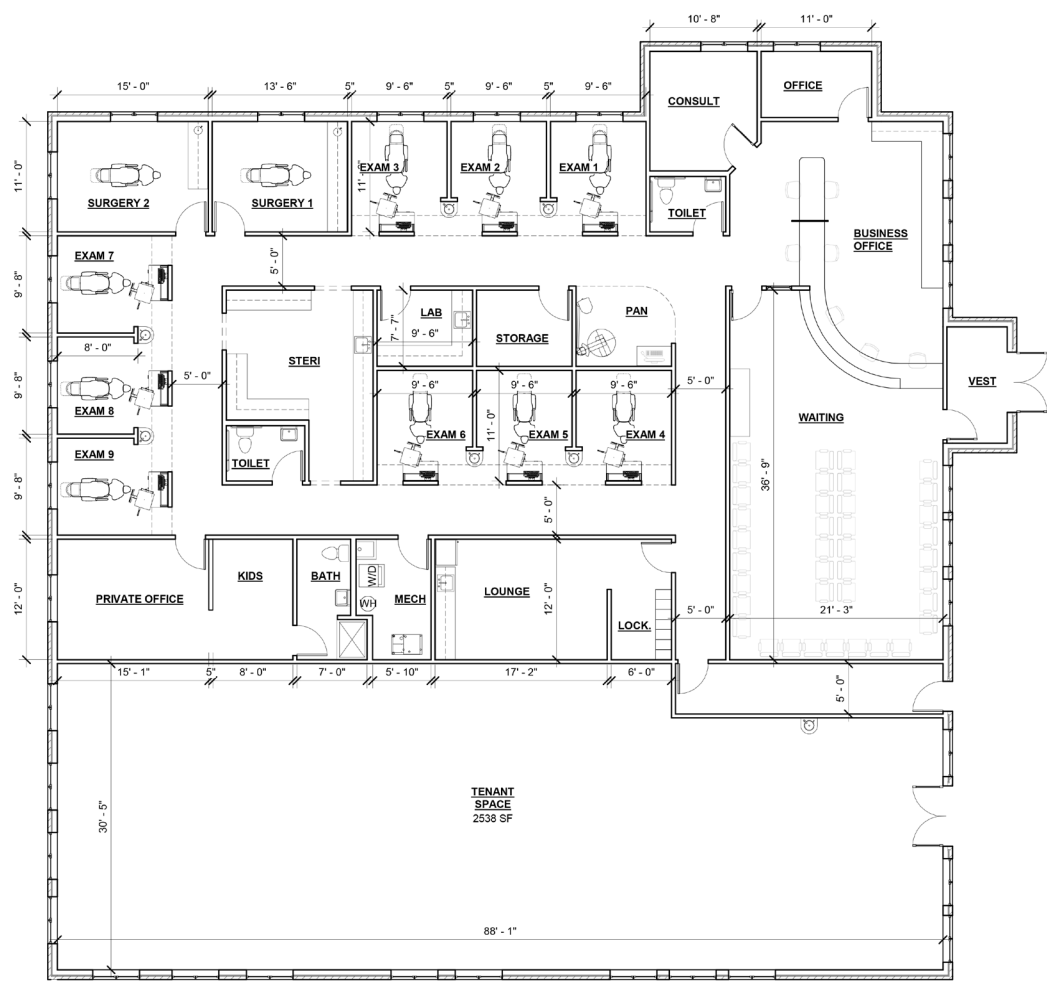
List Price	\$300,000
Parcel Size	1.93 Acres
Parcel Number	9279033000
Zoning	The property is in a commercial manufacturing zone. Potential uses include: • Commercial Services • Retail • Entertainment • Restaurant • Hotel • Retirement Community/Assisted Living • Financial Institutions • Office and Medical Additional information available upon request
2019 Real Estate Taxes	\$2,164.26
2018 Traffic Counts	Distance 0.15 miles – South 27 th Street = 14,000
Property Highlights	• Located along prime 27th Street/Ryan Road corridor • Located in the fast-growing City of Oak Creek • Quick access to I-94 • Rapidly growing area

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

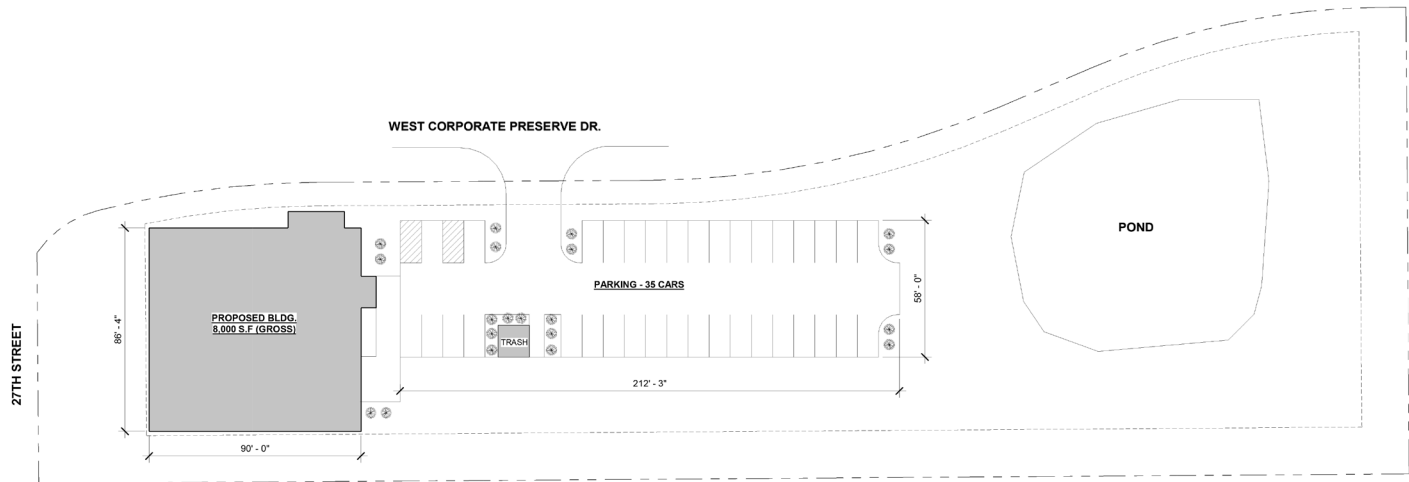
SURVEY



CONCENPTUAL SITE PLAN OF MEDICAL OFFICE BUILDING



FIRST FLOOR PLAN



SITE PLAN - PROPOSED
1" = 30'-0"

PARCEL REPORT

Milwaukee County Land Information Parcel Report

TAXKEY: 9279033000

Report generated 7/13/2021 2:04:18 PM



Selected parcel highlighted

Parcel Information

TAXKEY: 9279033000

Record Date: 12/31/2019

Owner(s): BULLISH LEASING LLC

Address: 2600 W CORPORATE PRESERVE DR

Assessed Value: \$99,900

Municipality: Oak Creek

Land Value: \$99,900

Acres: 1.93

Improvement Value: \$0

Parcel Description: COMMERCIAL

Zoning Description: Manufacturing

Legal Description: CSM NO 8088 LOT 2 SW 1/4 SEC 30-5-22 (1.9329 ACS)

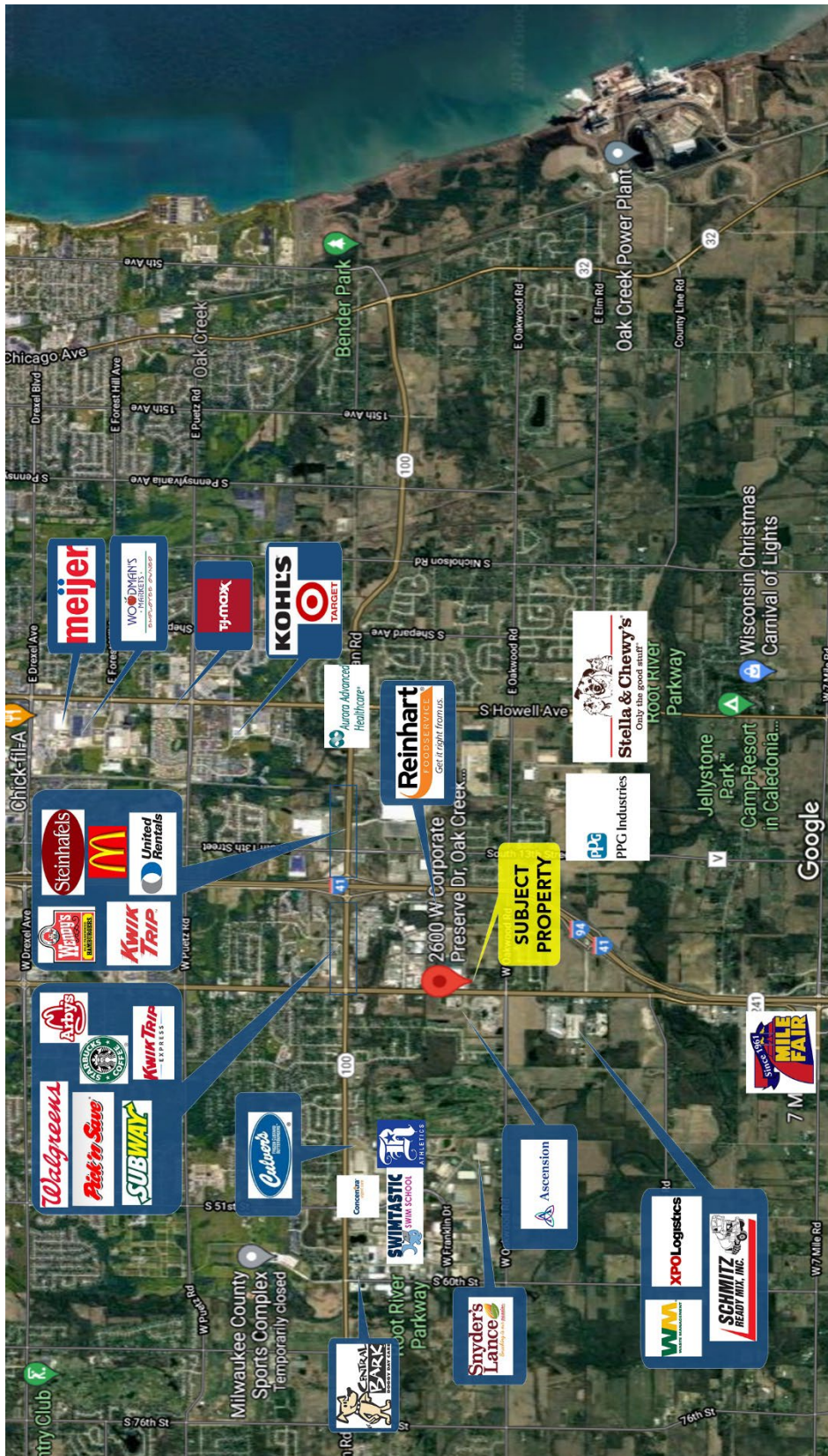
School District: OAK CREEK-FRANKLIN JOINT
SCHOOL DISTRICT

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

LOCATION MAP

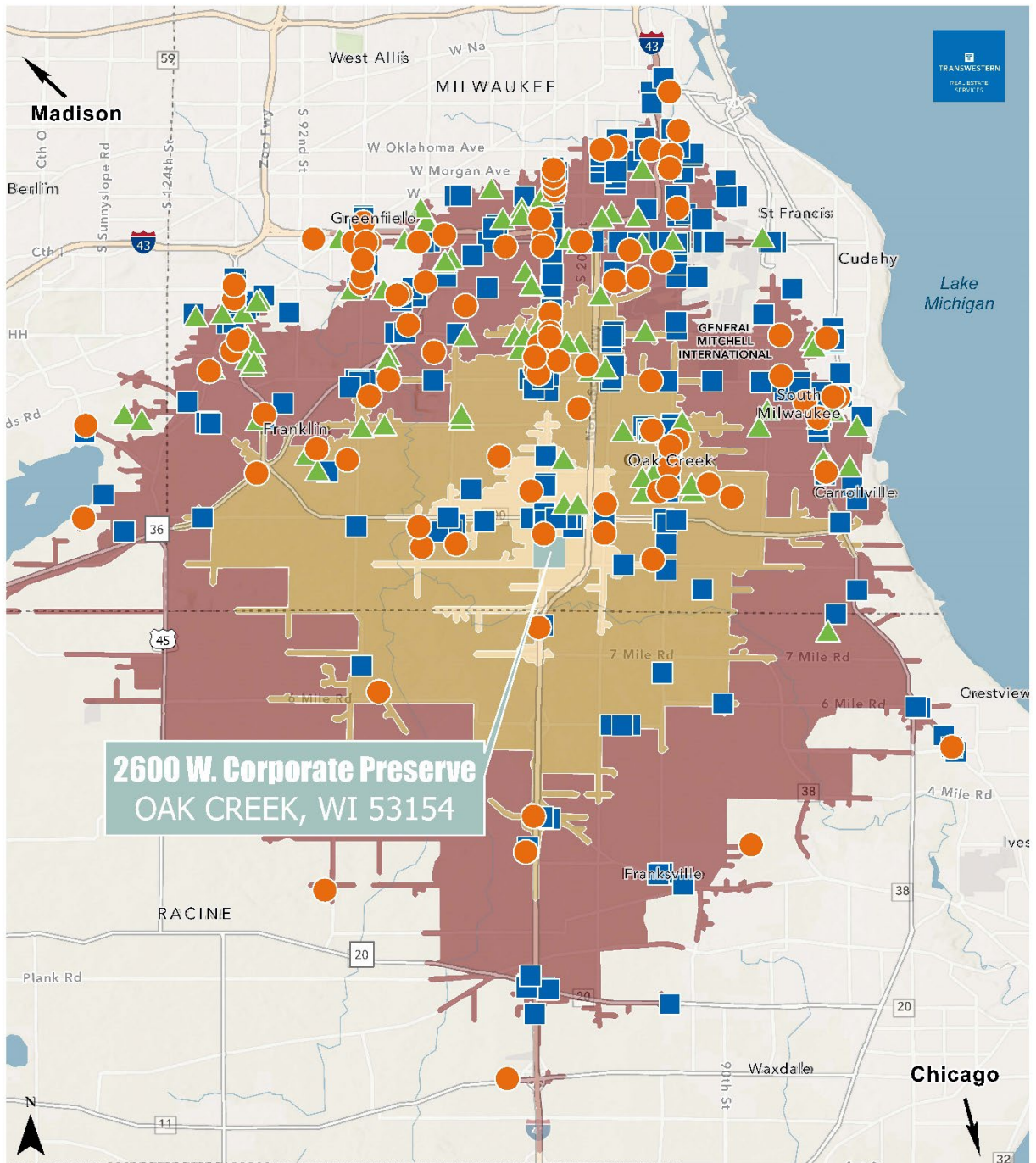


AERIAL MAP



2600 WEST CORPORATE PRESERVE DRIVE
OAK CREEK, WI

AREA AMENITIES AND DRIVE TIME MAP



Drive Time Areas in Minutes

≤ 5 Minutes

≤ 10 Minutes

≤ 15 Minutes

Area Amenities
(Within Short Driving Distances)

444 Restaurant's & Bars

88 Multifamily Projects

115 Retail Shops

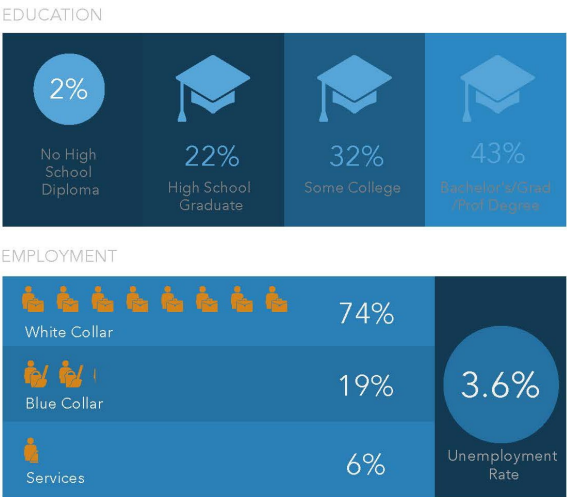
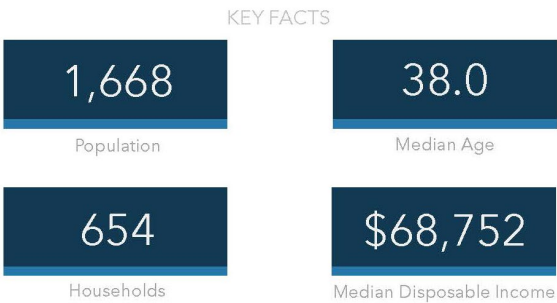
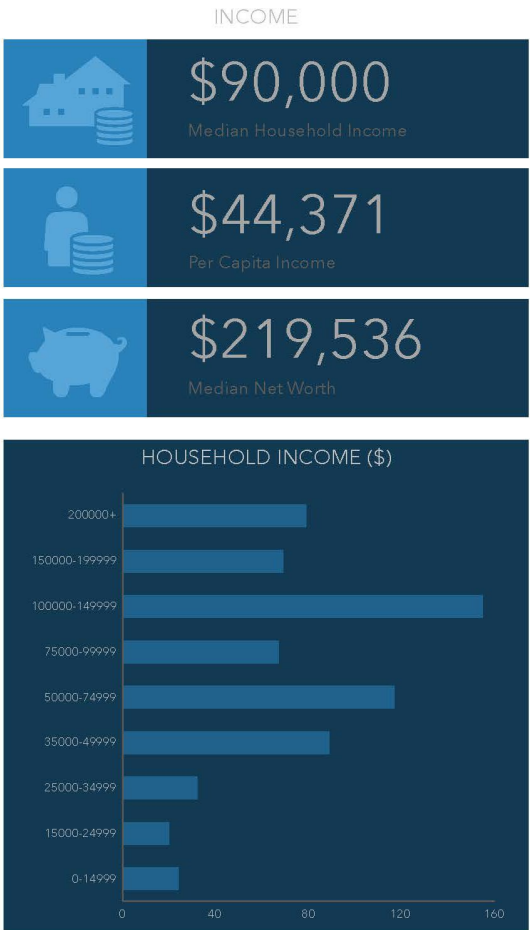
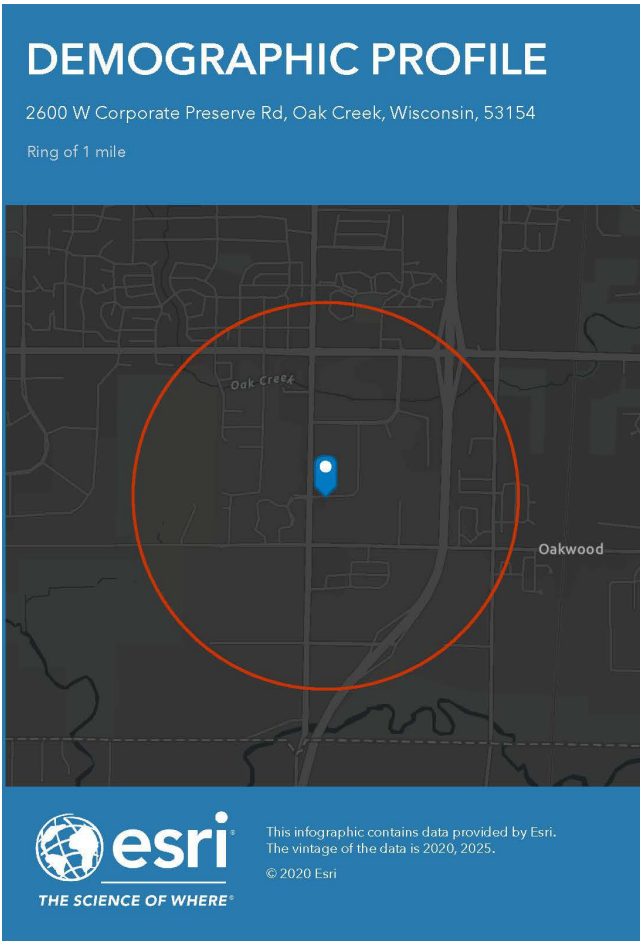
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2600 WEST CORPORATE PRESERVE DRIVE
OAK CREEK, WI

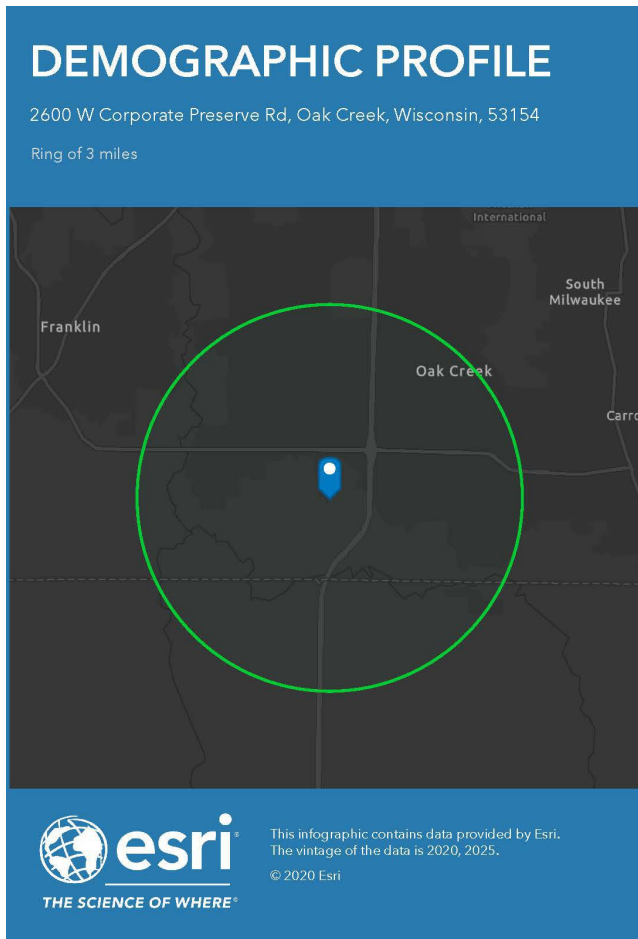
TRANSWESTERN REAL ESTATE SERVICES

PG 8

DEMOGRAPHICS – 1 MILE



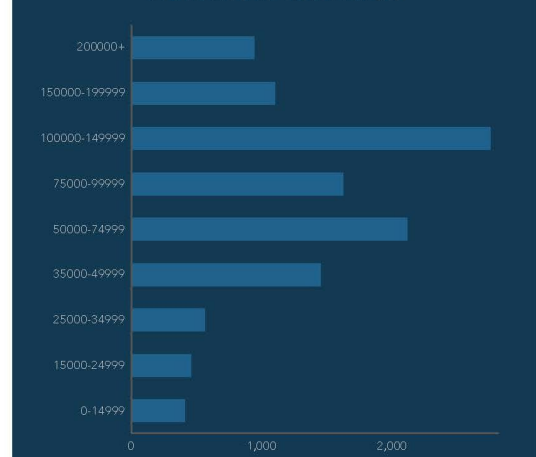
DEMOGRAPHICS – 3 MILES



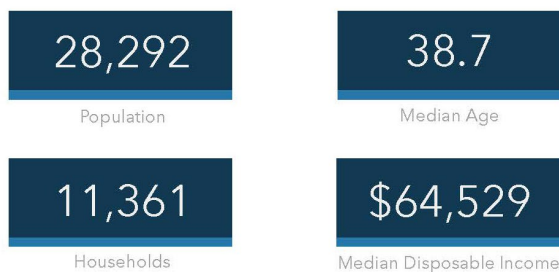
INCOME



HOUSEHOLD INCOME (\$)



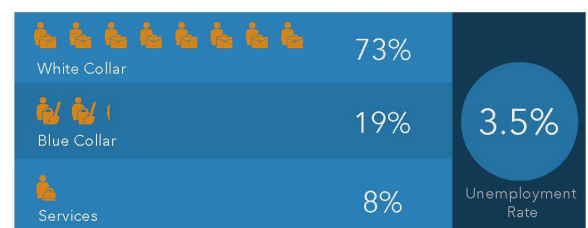
KEY FACTS



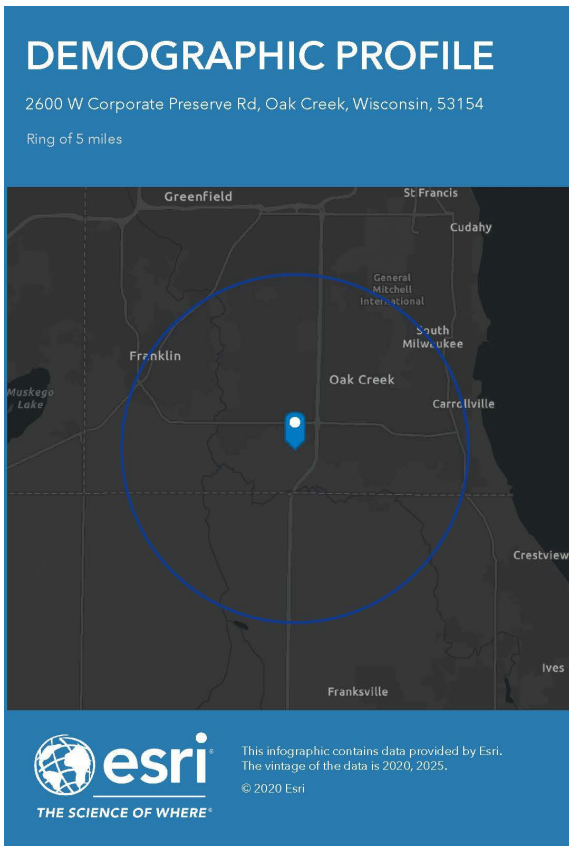
EDUCATION



EMPLOYMENT



DEMOGRAPHICS – 5 MILES



INCOME



\$79,861

Median Household Income



\$38,957

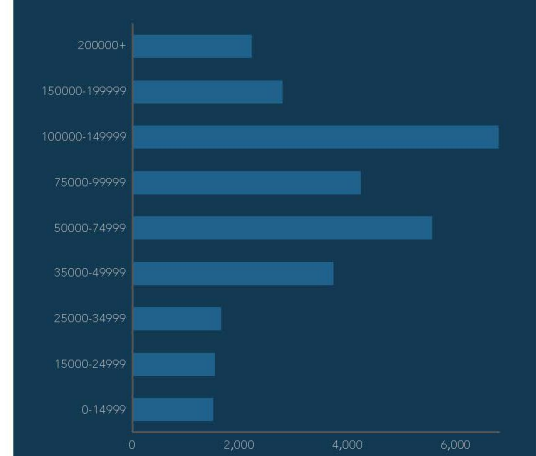
Per Capita Income



\$215,180

Median Net Worth

HOUSEHOLD INCOME (\$)



KEY FACTS

75,811

Population

41.4

Median Age

29,914

Households

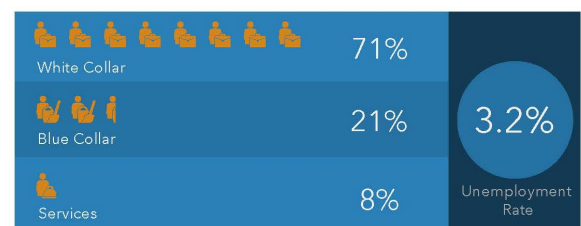
\$61,067

Median Disposable Income

EDUCATION



EMPLOYMENT



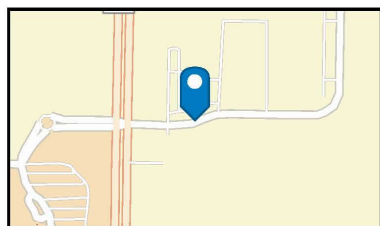
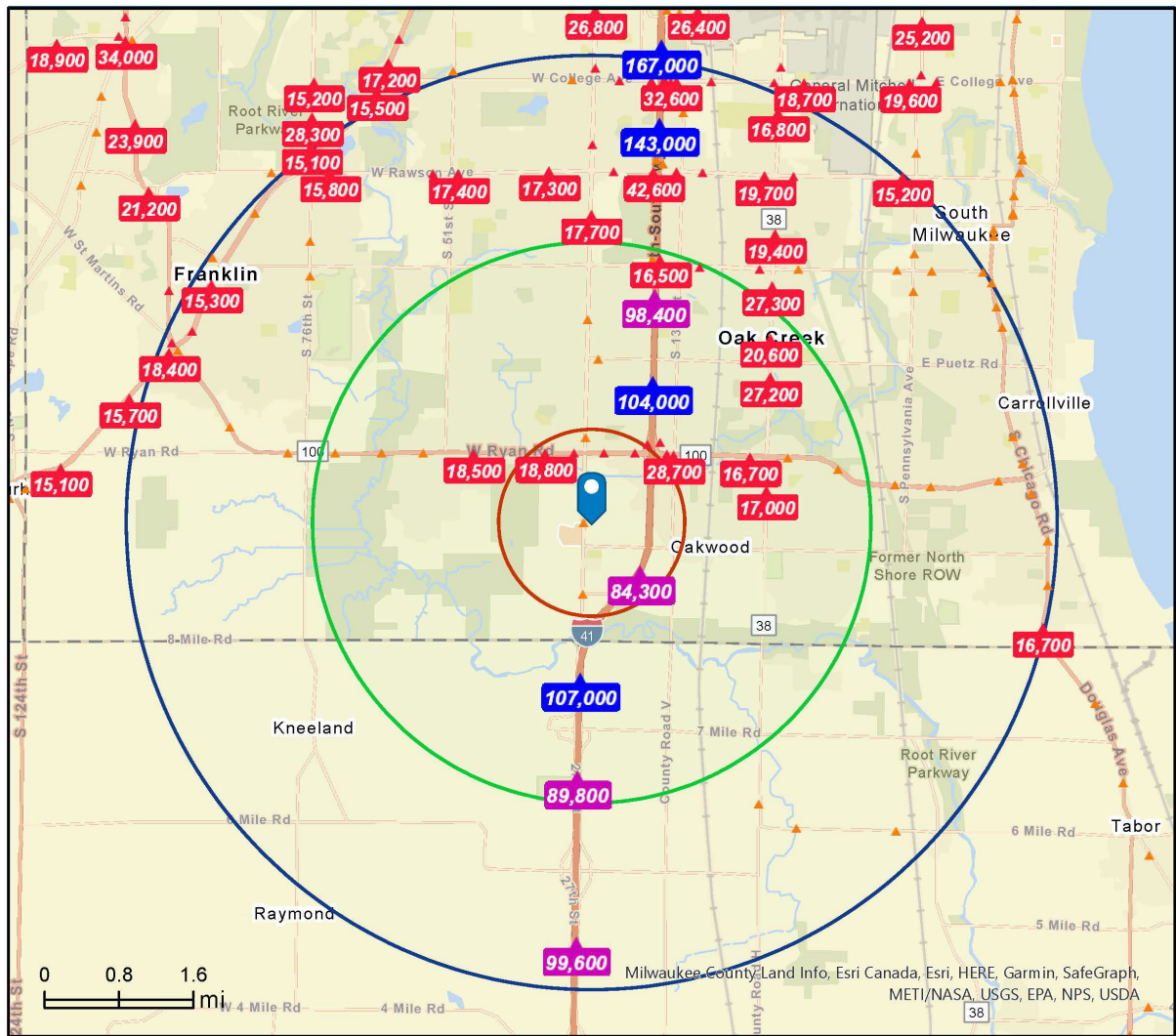
TRAFFIC COUNT MAP



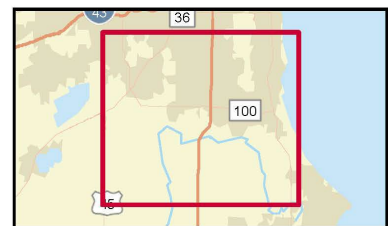
Traffic Count Map

2600 W Corporate Preserve Rd, Oak Creek, Wisconsin, 53154
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.86183
Longitude: -87.94987



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q2 2021).

July 14, 2021

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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