

10000 SOUTH 27TH STREET
OAK CREEK, WI



VACANT LAND FOR SALE



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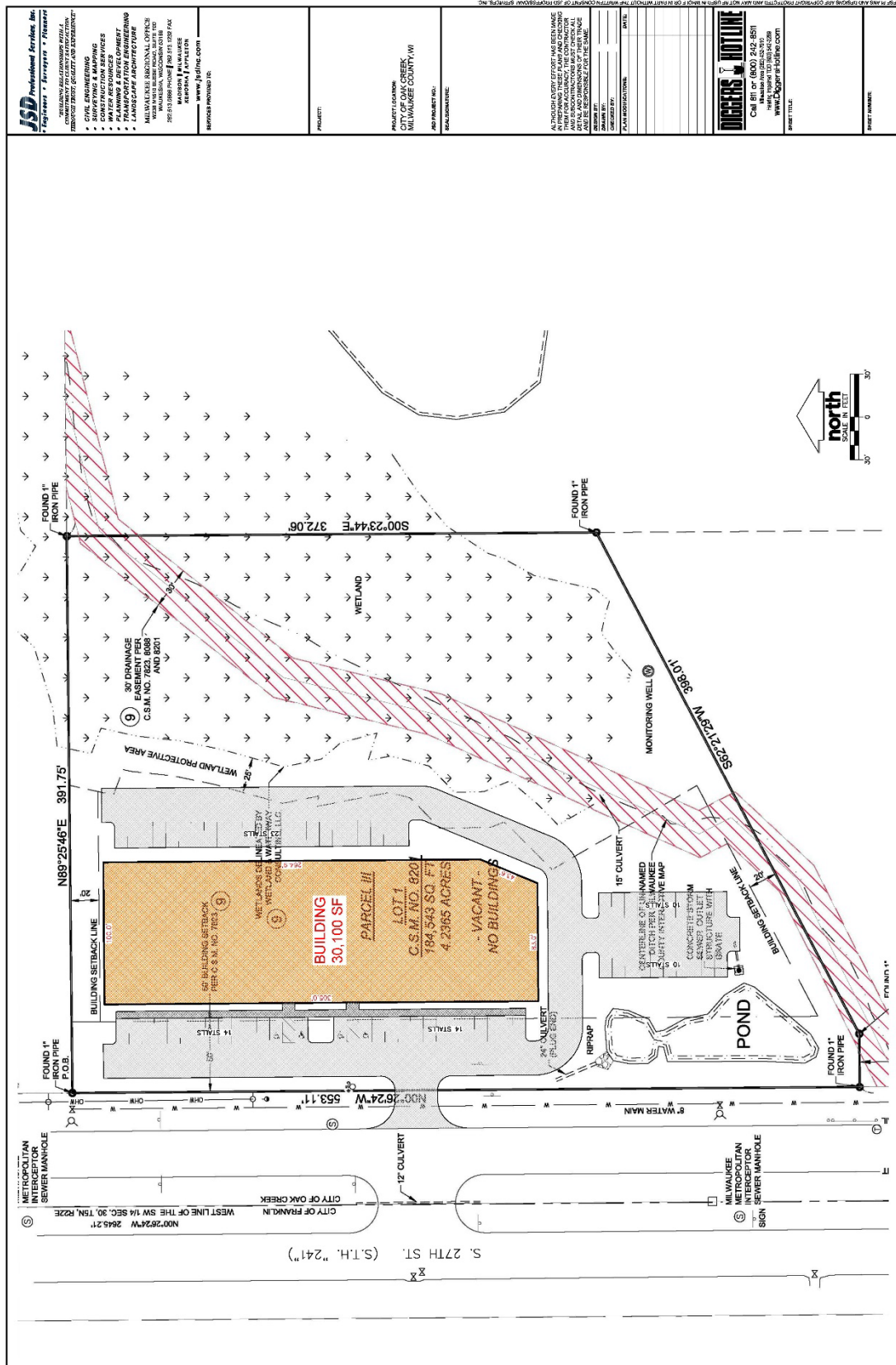
T 414.225.9700 W www.transwestern.com/milwaukee

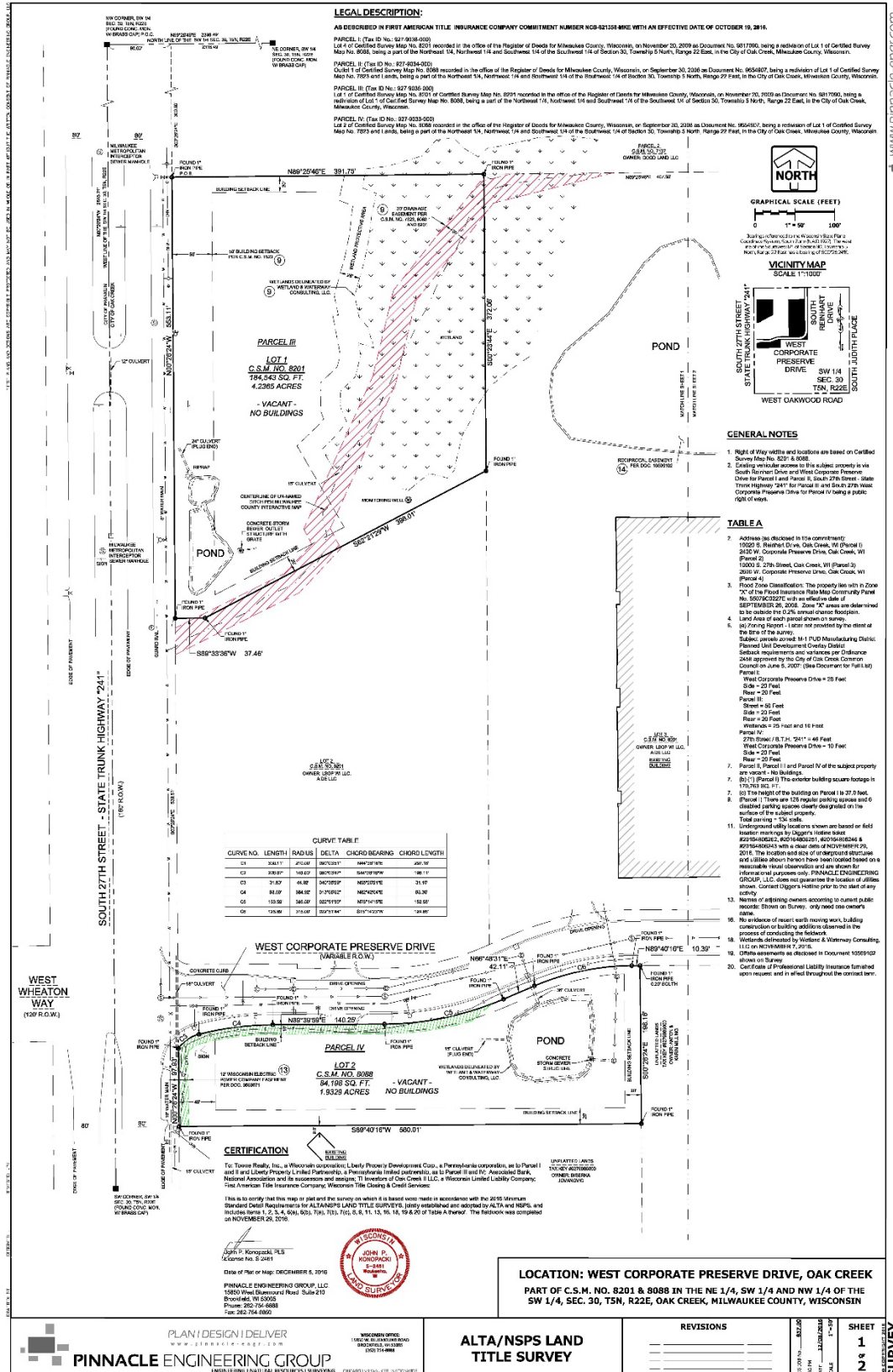
GENERAL INFORMATION

Well located parcel on south 27th Street between West Ryan Road and West Oakwood Road. This attractive mixed-use area has it all—quality residential, office, business park, and retail development. Developers and end-users alike will appreciate the opportunity to create immediate and long-term value.

| | |
|------------------------|--|
| List Price | \$250,000 |
| Parcel Size | 4.24 Acres |
| Parcel Number | 9279035000 |
| Zoning | <p>The property is in a commercial manufacturing zone. Potential uses include:</p> <ul style="list-style-type: none">• Commercial Services• Retail• Entertainment• Restaurant• Hotel• Retirement Community/Assisted Living• Financial Institutions• Office and Medical <p>Additional information available upon request</p> |
| 2018 Real Estate Taxes | \$1,303.36 |
| 2018 Traffic Counts | Distance 0.15 miles – South 27 th Street = 14,000 |
| Property Highlights | <ul style="list-style-type: none">• 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.



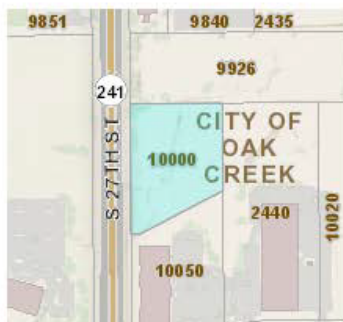


PARCEL REPORT

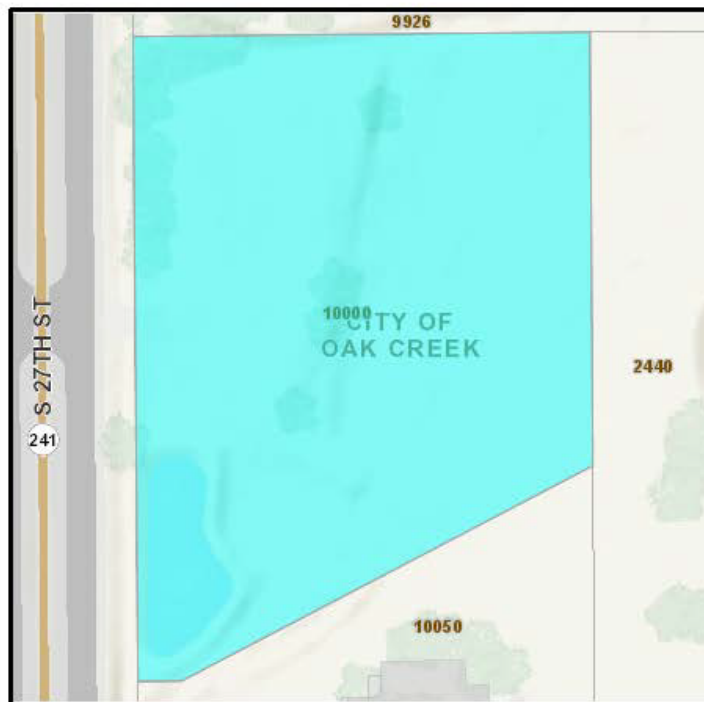
Milwaukee County Land Information Parcel Report

TAXKEY: 9279035000

Report generated 2/27/2020 2:59:18 PM



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 9279035000
Record Date: 12/31/2018
Owner(s): BULLISH CONSORTIUM LLC

Address: 10000 S 27TH ST
Municipality: Oak Creek
Acres: 4.24

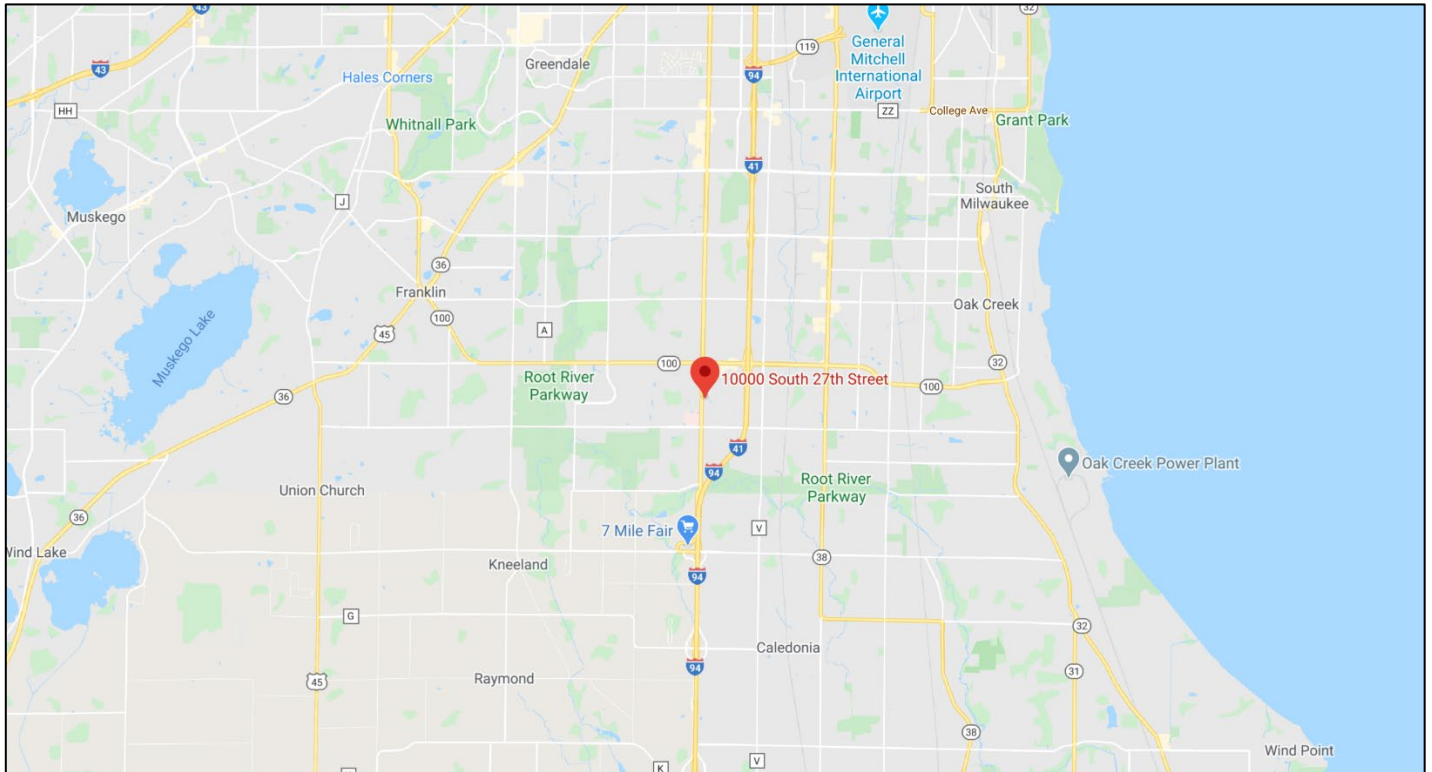
Assessed Value: \$61,700
Land Value: \$61,700
Improvement Value: \$0

Parcel Description: COMMERCIAL
Zoning Description: Manufacturing
Legal Description: CSM NO 8201 LOT 1 SW 1/4 SEC 30-5-22 (4.2365 ACS)

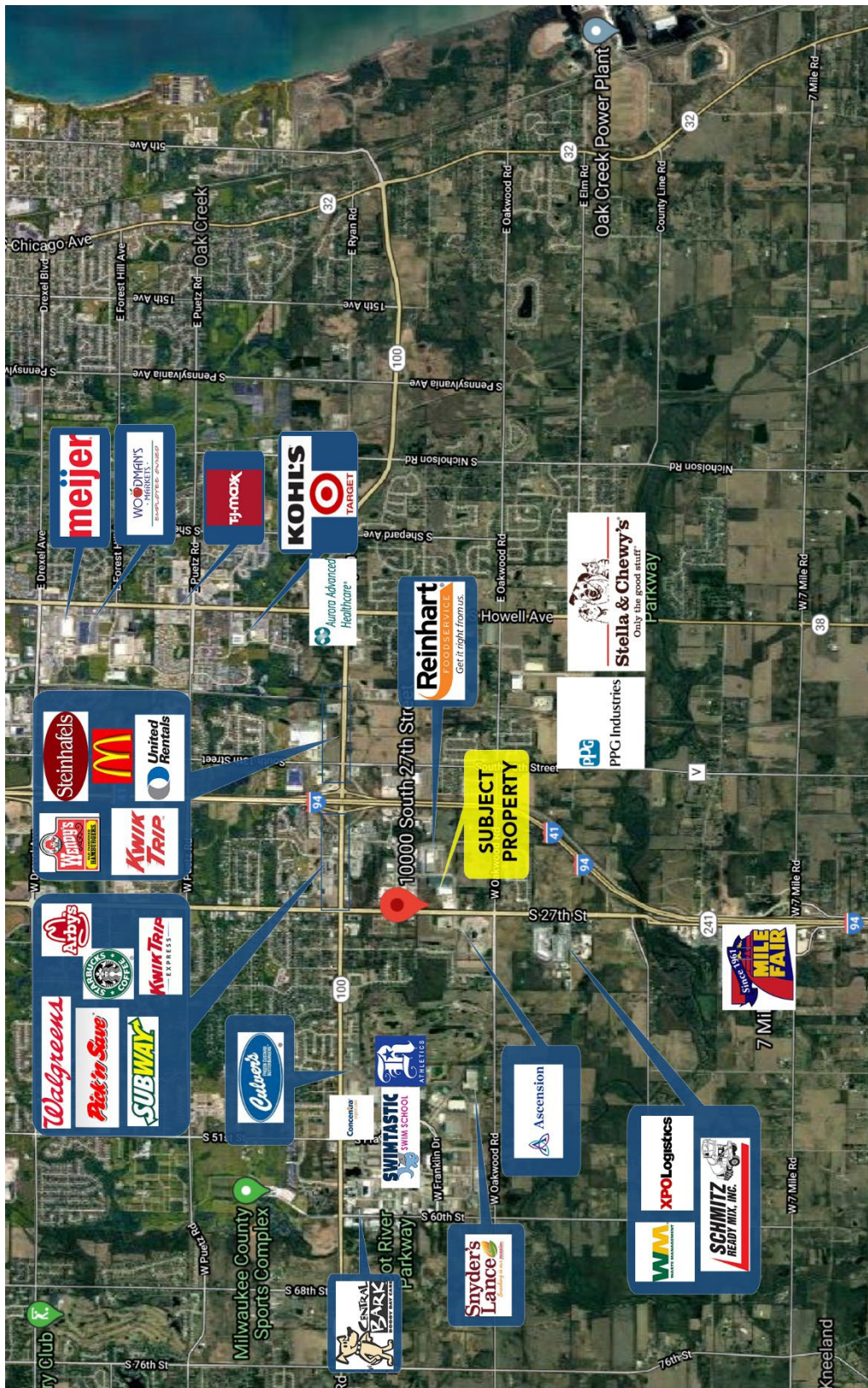
School District: OAK CREEK-FRANKLIN JOINT
SCHOOL DISTRICT

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

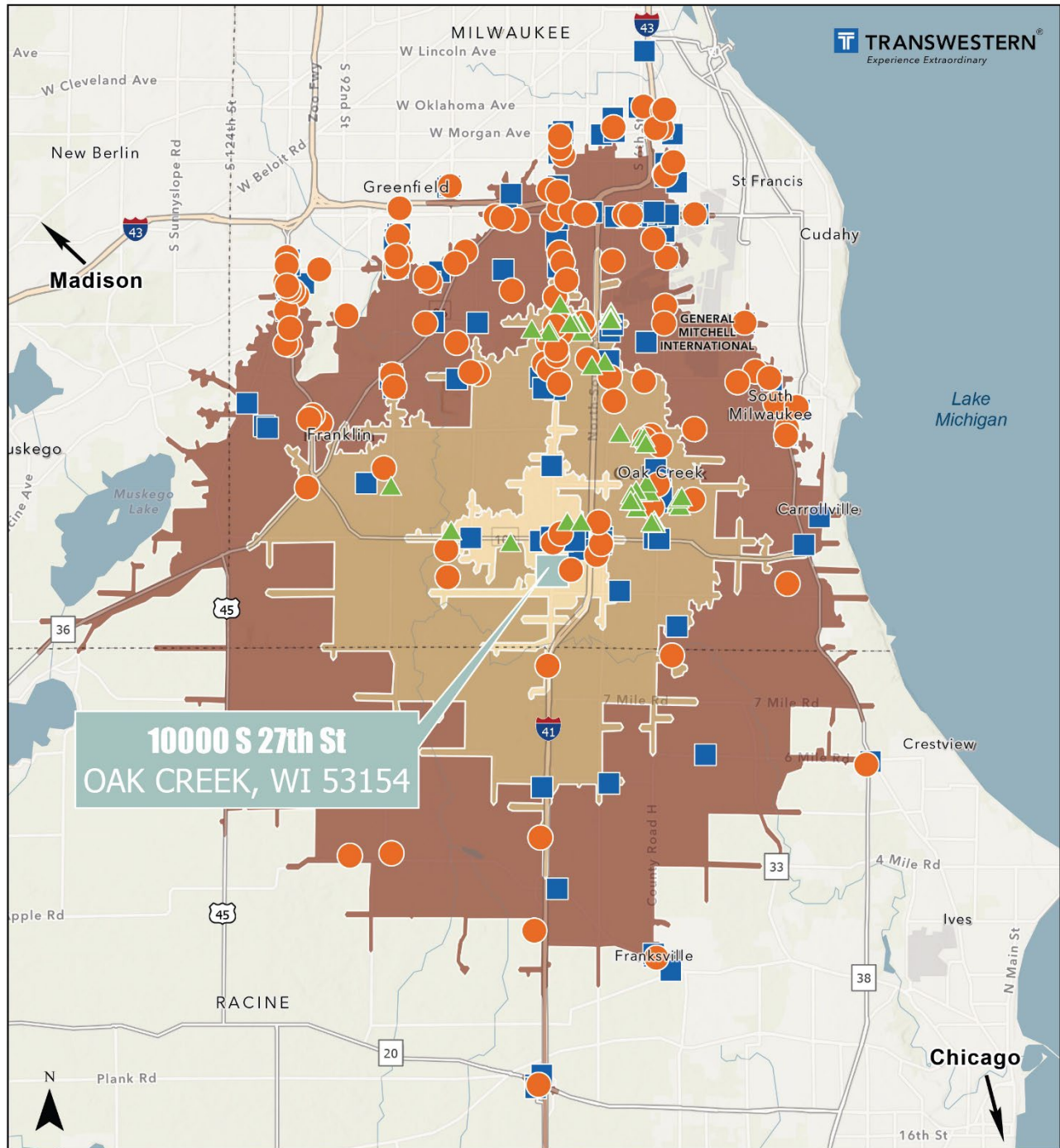


AERIAL MAP



10000 SOUTH 27TH STREET
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)

139 Restaurant's & Bars

39 Multifamily Projects

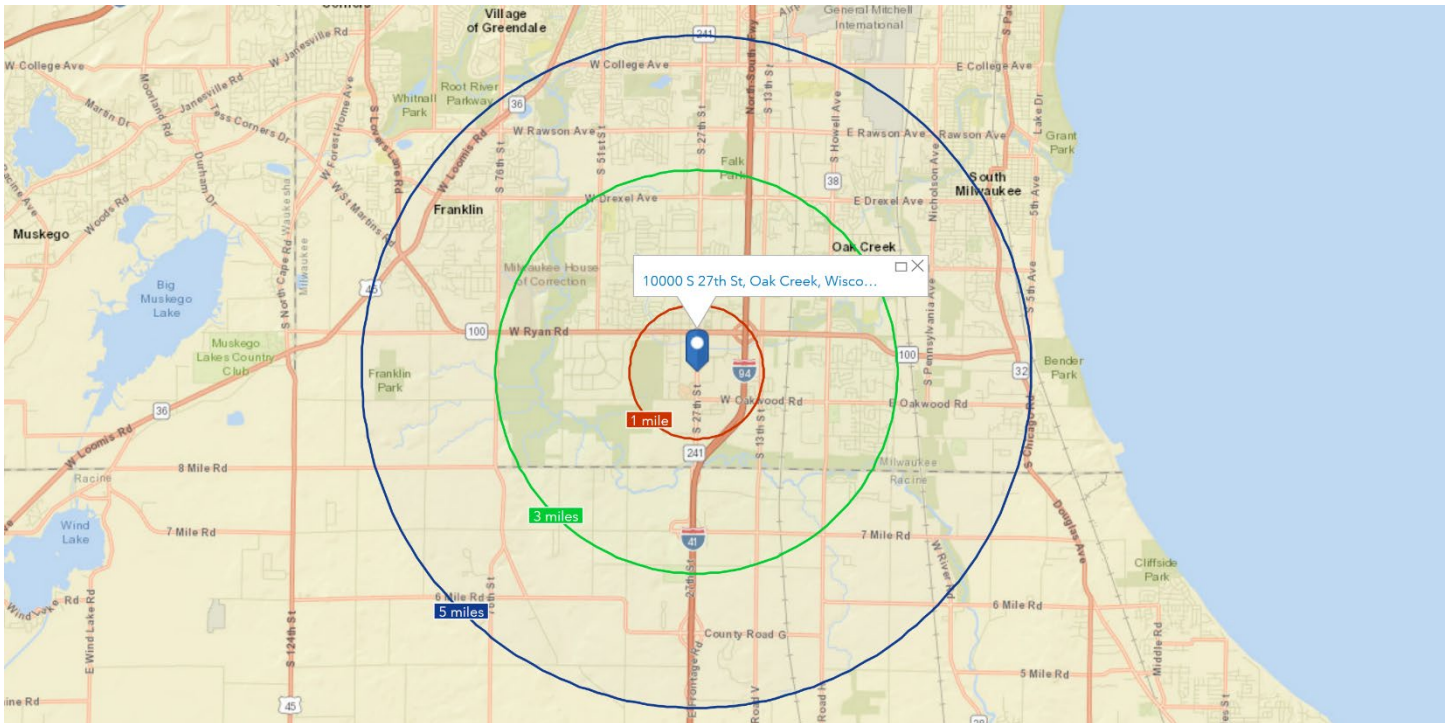
141 Retail Shops

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10000 SOUTH 27TH STREET
OAK CREEK, WI

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|---|----------|----------|----------|
| POPULATION | | | |
| 2019 Estimated Population | 2,715 | 30,564 | 77,826 |
| 2024 Project Population | 2,782 | 31,065 | 78,921 |
| 2010 Census Population | 2,498 | 29,198 | 75,839 |
| 2019 Median Age | 37.7 | 37.9 | 41.0 |
| HOUSEHOLDS | | | |
| 2019 Estimated Households | 2.37 | 2.54 | 2.48 |
| 2024 Projected Households | 2.38 | 2.54 | 2.48 |
| 2010 Census Households | 2.34 | 2.53 | 2.47 |
| RACE & ETHNICITY | | | |
| 2019 Estimated White | 81.3% | 79.3% | 83.5% |
| 2019 Estimated Black or African American | 3.5% | 6.9% | 4.3% |
| 2019 Estimated Asian or Pacific Islander | 9.5% | 7.8% | 6.7% |
| 2019 Estimated American Indian | 0.4% | 0.6% | 0.7% |
| 2019 Estimated Other Races | 2.3% | 2.6% | 2.3% |
| 2019 Estimated Hispanic Origin (any race) | 8.9% | 9.4% | 9.2% |
| INCOME | | | |
| 2019 Estimated Average Household Income | \$97,041 | \$99,650 | \$94,704 |
| 2019 Estimated Median Household Income | \$74,634 | \$81,745 | \$76,013 |
| 2019 Estimated Per Capita Income | \$38,751 | \$38,056 | \$37,302 |
| BUSINESS | | | |
| 2019 Estimated Total Businesses | 152 | 787 | 2,044 |
| 2019 Estimated Total Employees | 4,041 | 15,952 | 34,855 |



10000 SOUTH 27TH STREET
OAK CREEK, WI

TRAFFIC COUNT MAP



Traffic Count Map

10000 S 27th St, Oak Creek, Wisconsin, 53154 4

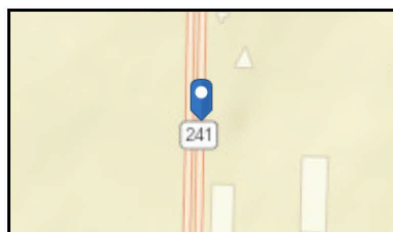
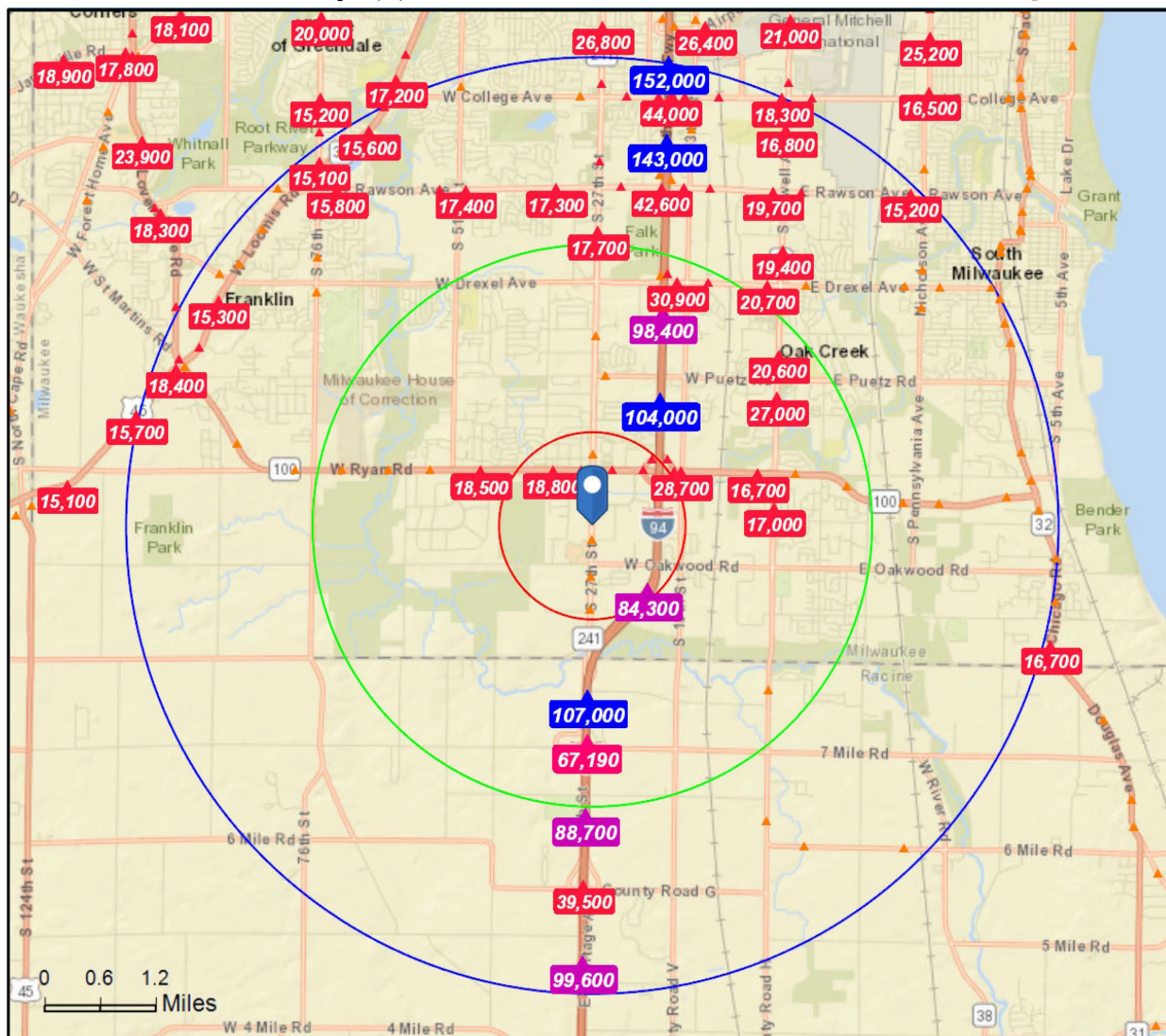
10000 S 27th St, Oak Creek, Wisconsin, 53154

Rings: 1, 3, 5 mile radii

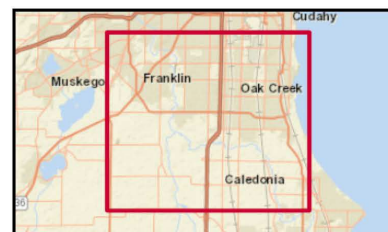
Prepared by Esri

Latitude: 42.86393

Longitude: -87.95132



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



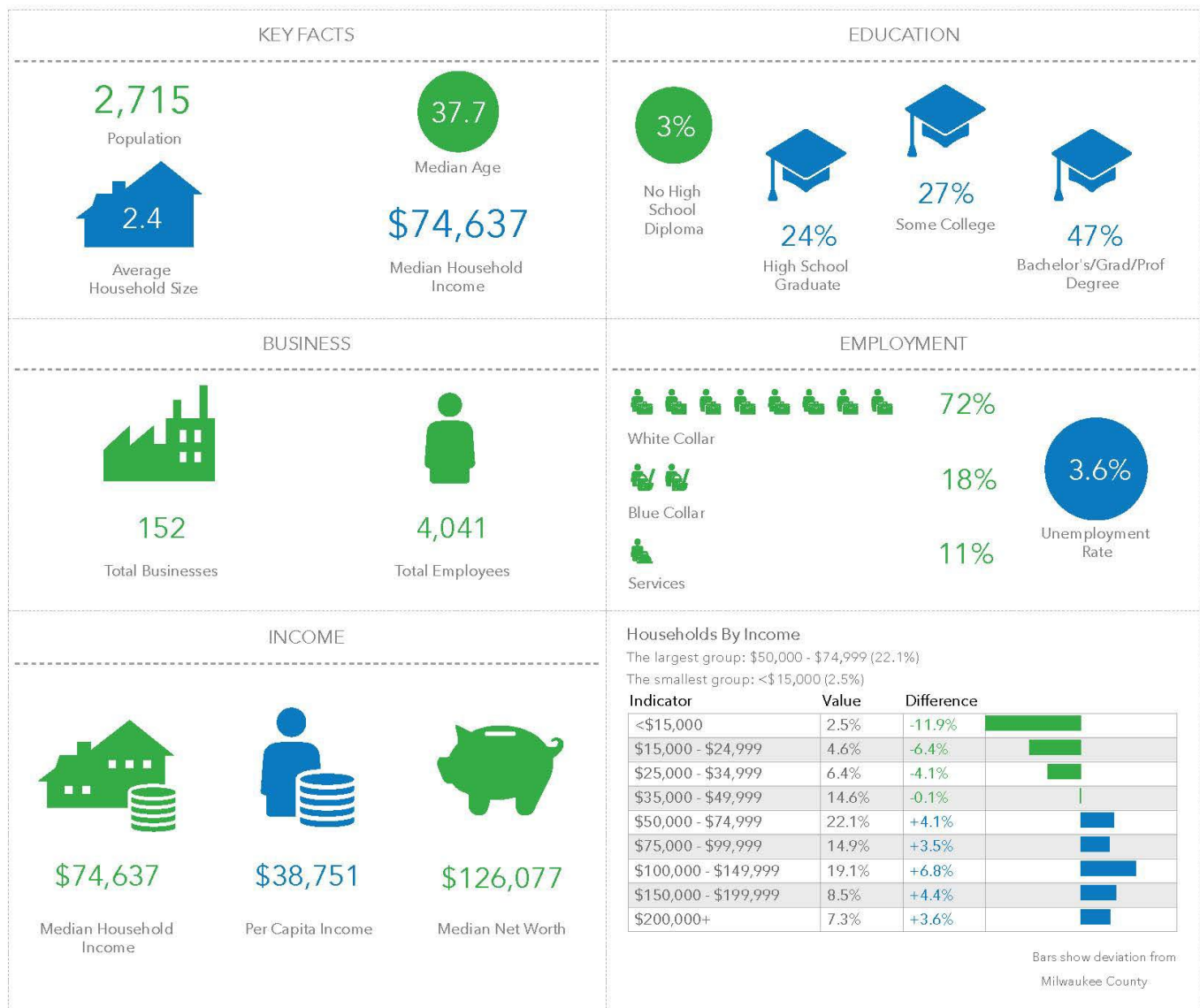
Source: ©2019 Kalibrate Technologies (Q3 2019).

February 28, 2020

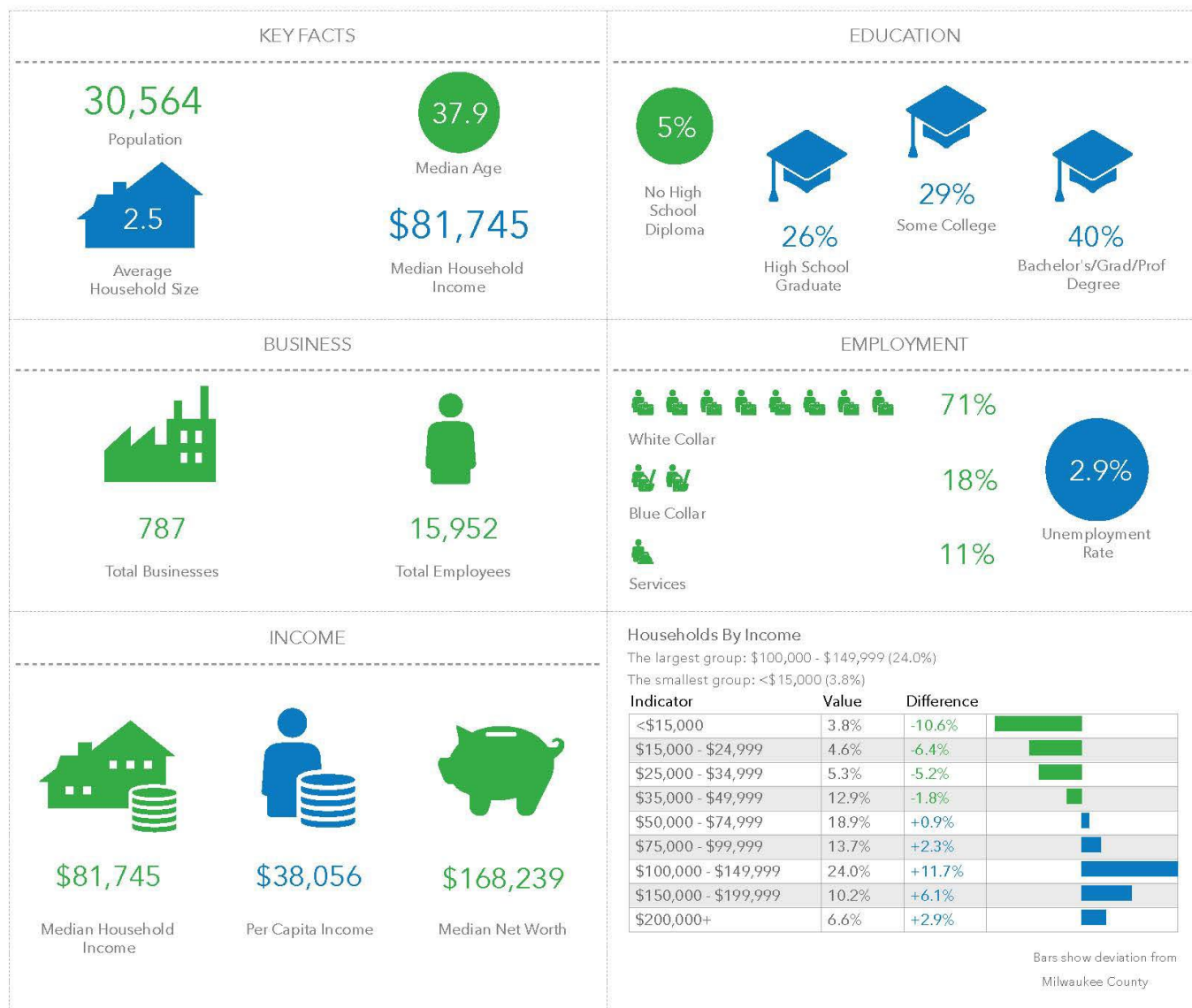
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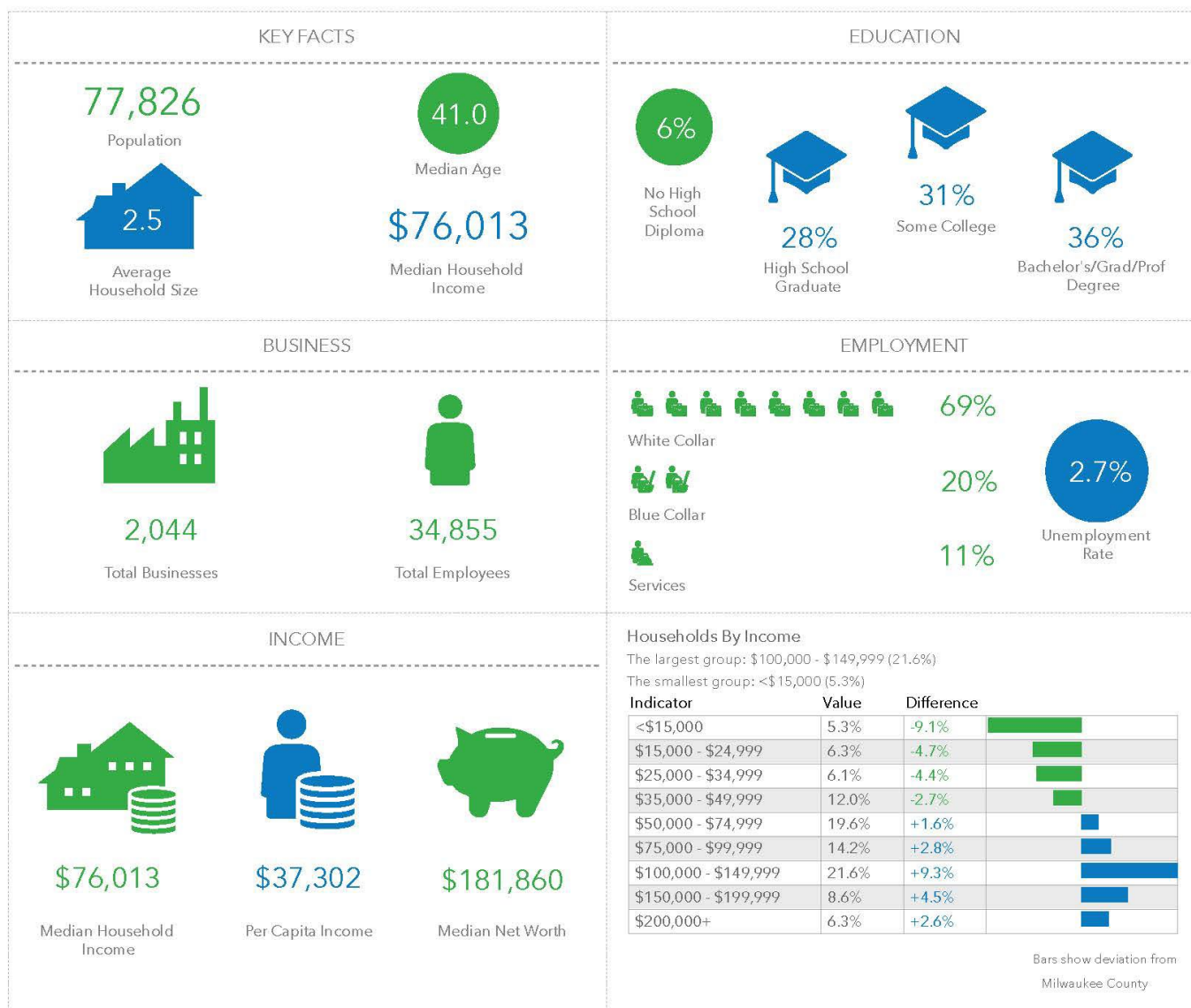
KEY FACTS – 1 MILE



KEY FACTS – 3 MILES



KEY FACTS – 5 MILES



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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