

**AVAILABLE FOR SALE
BAYVIEW "HARBOR DISTRICT"
REDEVELOPMENT/END
USER OPPORTUNITY MILWAUKEE MARINA SITE**



1933 and 1933 (R) SOUTH 1ST STREET

MILWAUKEE, WI 53204



Leasing Information:

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GENERAL INFORMATION

Rare large and centrally located 6.8-acre waterfront parcel in the highly desired and quickly redeveloping Bayview/Harbor District submarket. Presently operating as the Milwaukee/Horny Goat Marina, the site is an exceptional mixed-use development opportunity offering a superior combination of suburban-style size and setting, flexible zoning classification, 194 ingress/egress, and high visibility. Developers and end-users alike will appreciate the opportunity to create immediate and long-term value, joining other nearby impactful development initiatives such as the Freshwater Plaza, Water Technology Park, Global Water Accelerator, and others. Call Marianne Burish at 414.270.4109 today to schedule a tour or discuss the property.

List Price	Call Broker
Tax Key/s	1933 S. 1 st Street: 4679992230 1933 (R) S. 1 st Street: 4679992220
Parcel Size/s	6.796 acres total: 3.74 (Marina building) & 3.056 acres (parking & outdoor storage areas)
Zoning	IM (Industrial Mixed); For additional information please go to: http://city.milwaukee.gov/Planning
Current Use	Milwaukee Marina and boat yard including slip/dock rentals, boat repair and storage, and retail boat & marine supply store.
In Place Business Income	Yes (Marina operations described above)
Real Estate Taxes (Net) - 2019	\$65,845.39
Existing Improvements Marina Building	72,207 sf per city records (plus additional 1,458 sf out-building); Wood & Steel framing; slab on grade
Boat Slips/Docks	16 slips and 2 face docks
Seawall	Seawall in excellent condition
Boat Lift/Crane	Stiff Leg Derrick crane certified to 40,000 lb lift capacity
Topography	Generally flat
Environmental	Unknown
Known Historical Uses	WWII shipyard
Water Frontage	676.89 LF water frontage on Kinnickinnic River (KK River dredged in 2010/2011)
Special Features or Conditions	Bid No. 35 (KK River). Seasonal storage leases in place.

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



PG 3

PHOTOS (MILWAUKEE MARINA/BOAT YARD SITE)

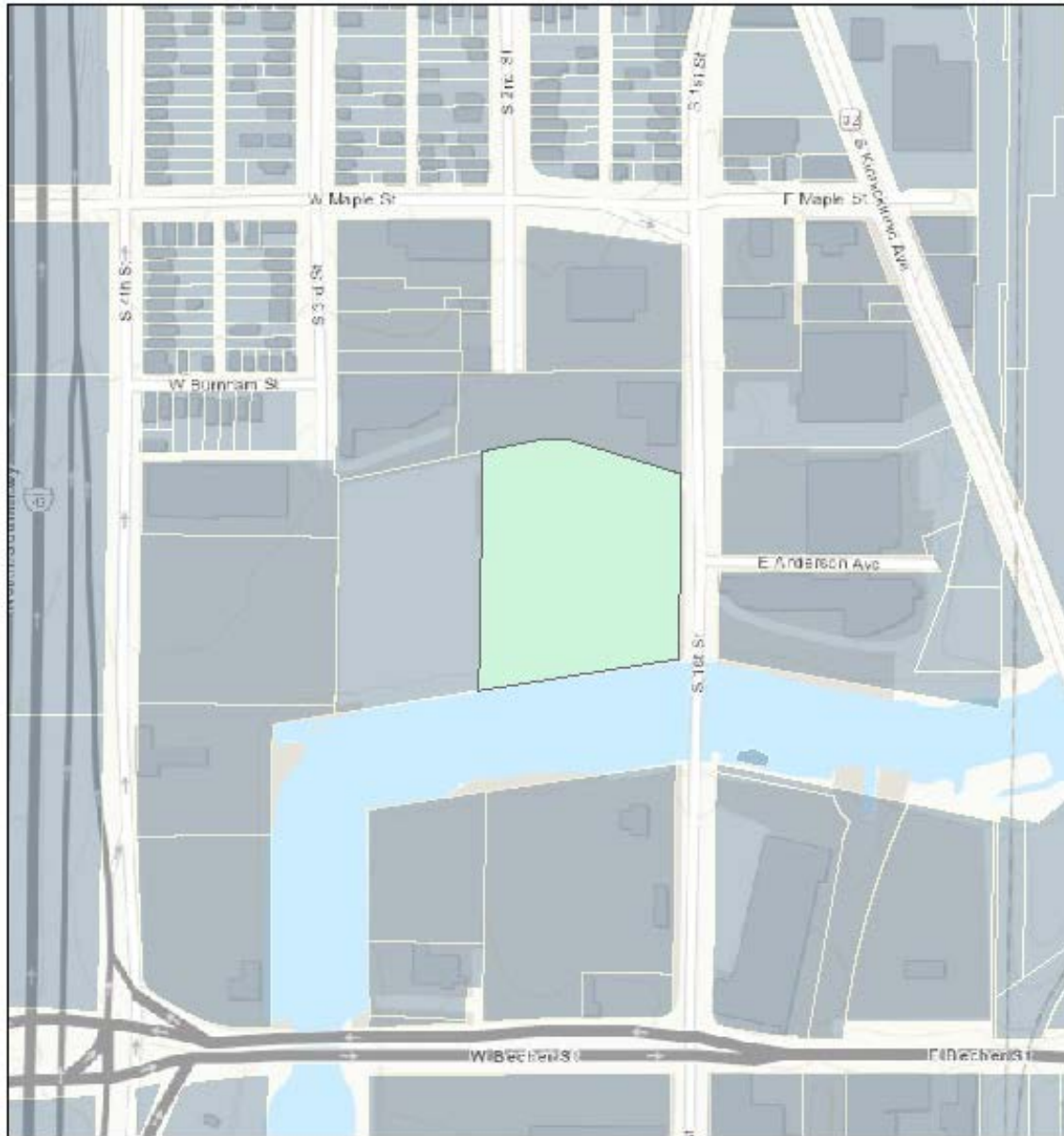


MORE PHOTOS (MILWAUKEE MARINA/BOAT YARD SITE)



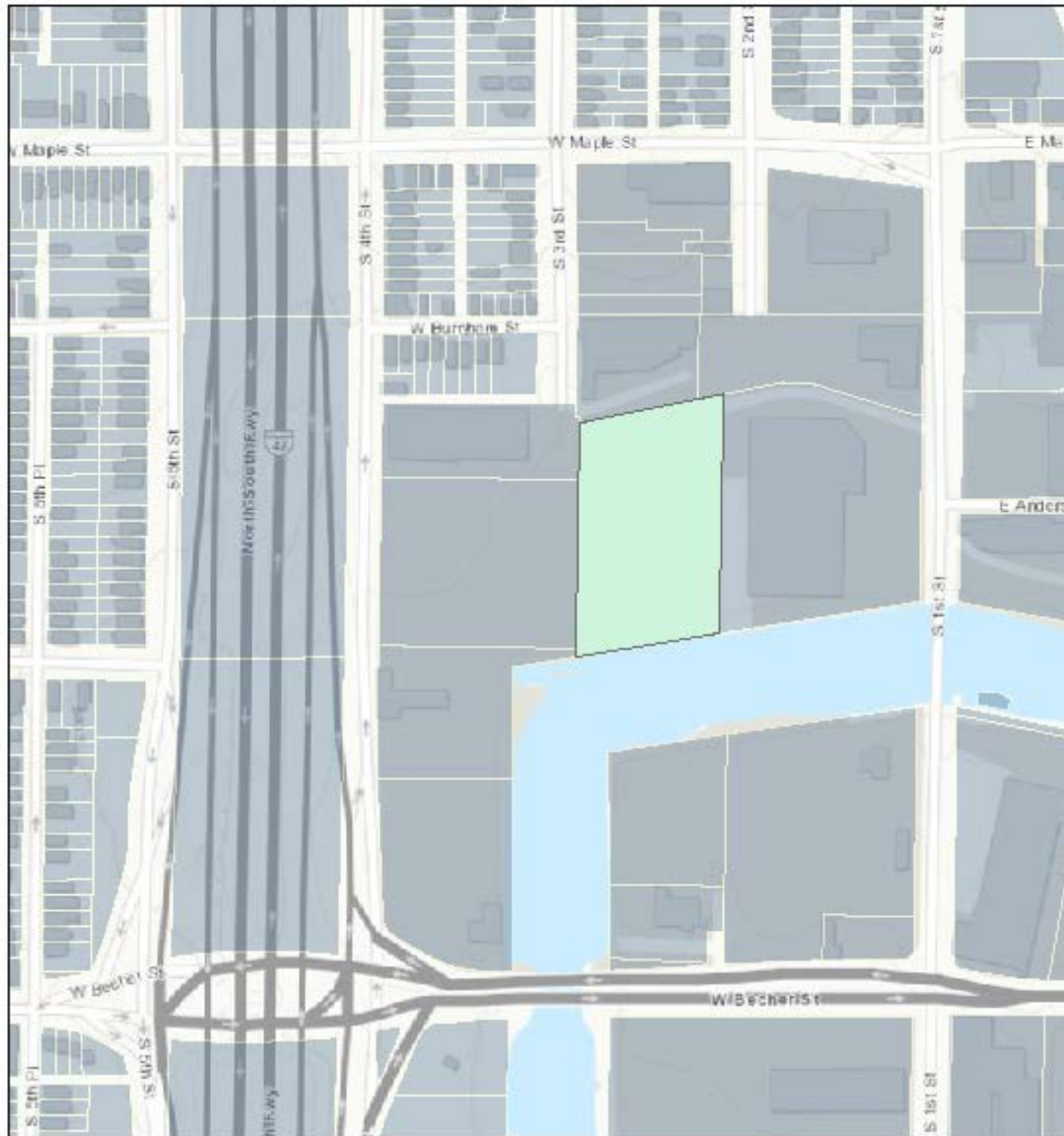
PARCEL MAP – 1933 S. 1ST STREET (4679992230)

ArcGIS Web Map



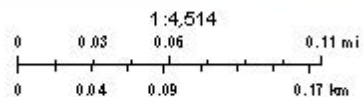
PARCEL MAP – 1933(R) S. 1ST STREET (4679992220)

ArcGIS Web Map



October 25, 2019

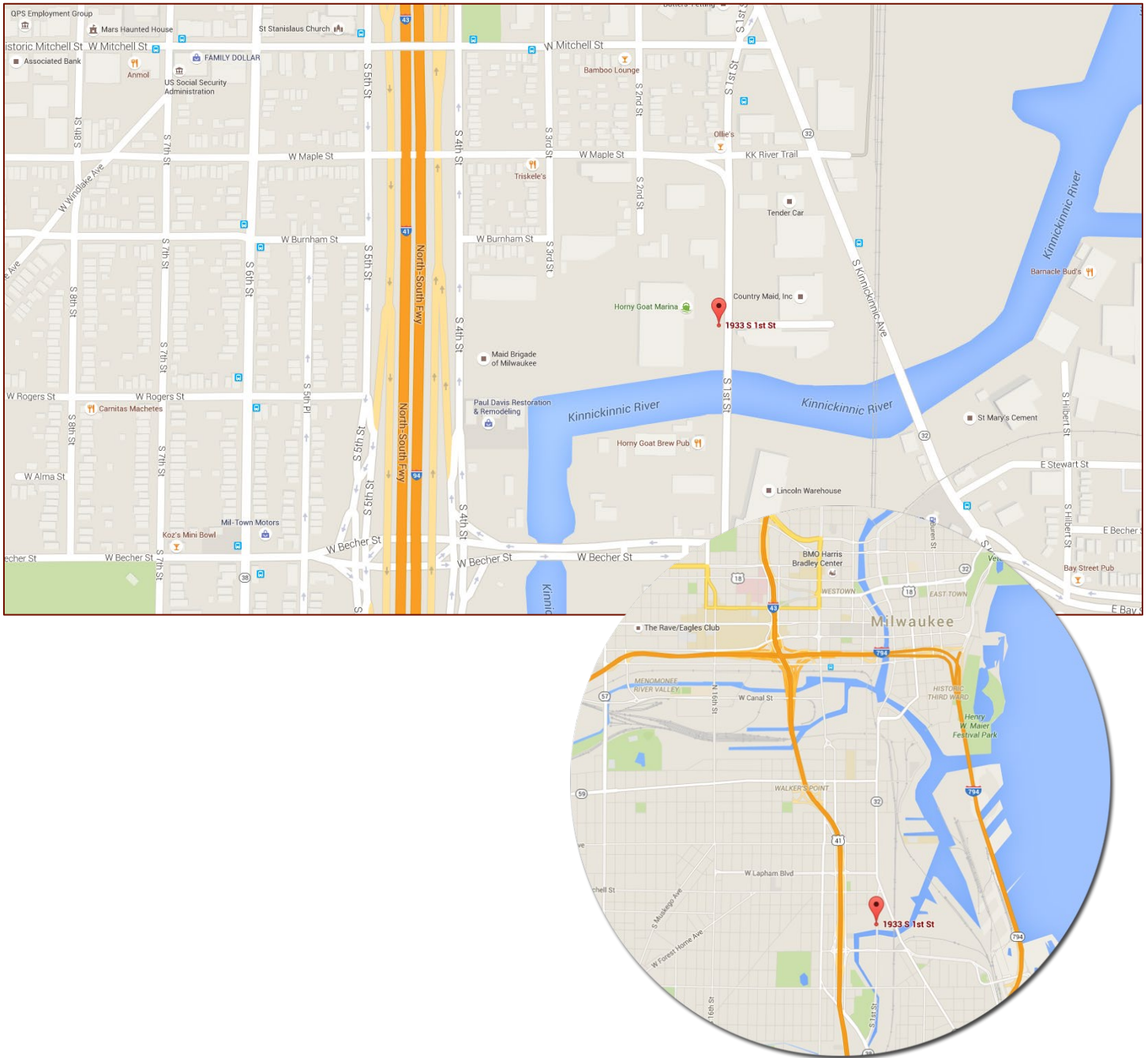
V5 Parcels (Features)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoEye, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS
County of Milwaukee, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Product of the Version 5 Statewide Parcel Map Database Project (V5). Created by: The Wisconsin

LOCATION MAP



DEVELOPMENTS

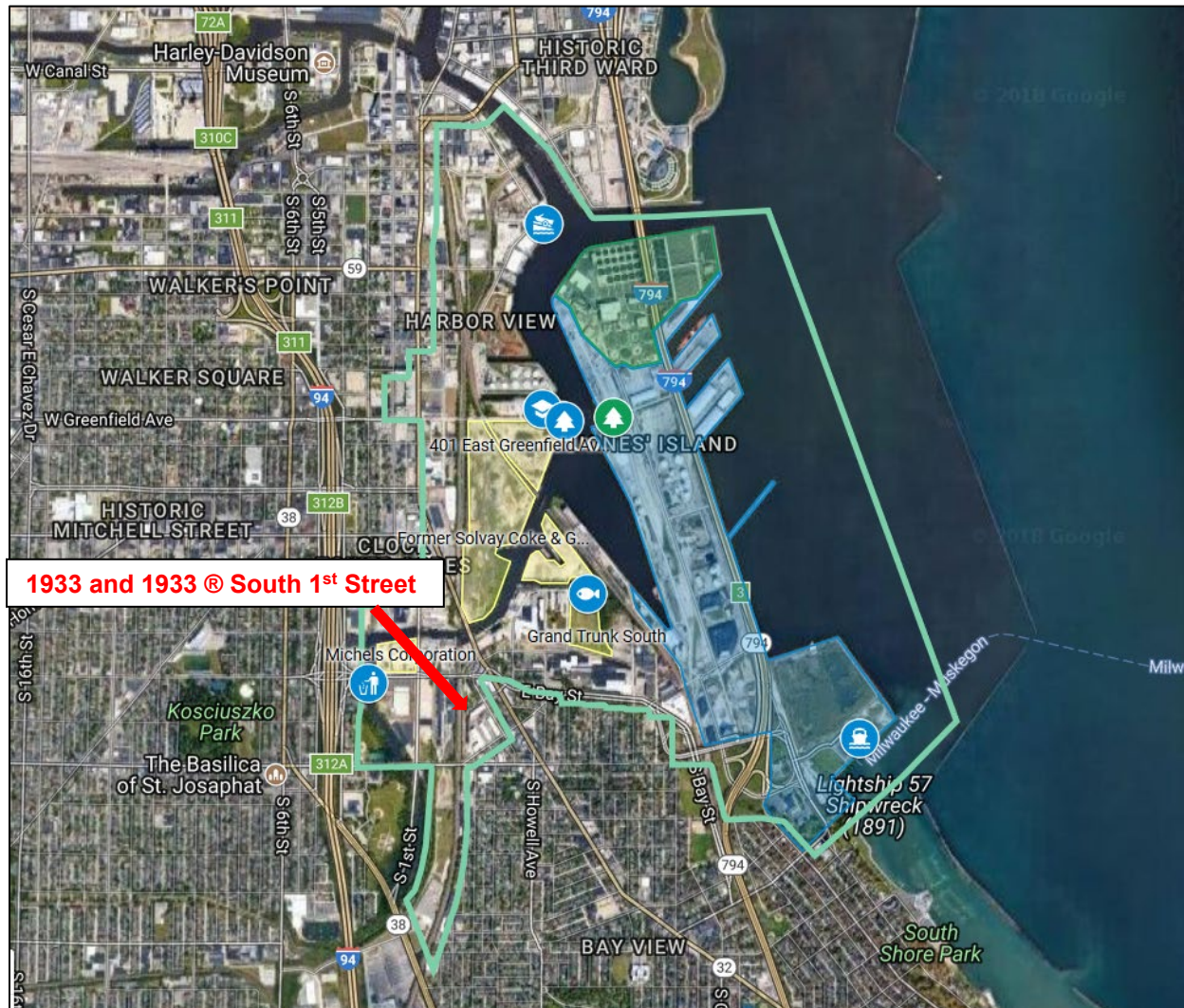


HARBOR DISTRICT PROPERTY (harbordistrict.org)

HARBOR DISTRICT MISSION: "To achieve a world class revitalization of Milwaukee's harbor that sets the standard for how waterfronts work – economically, environmentally, and socially – for the next century".

Harbor District Web Site Map

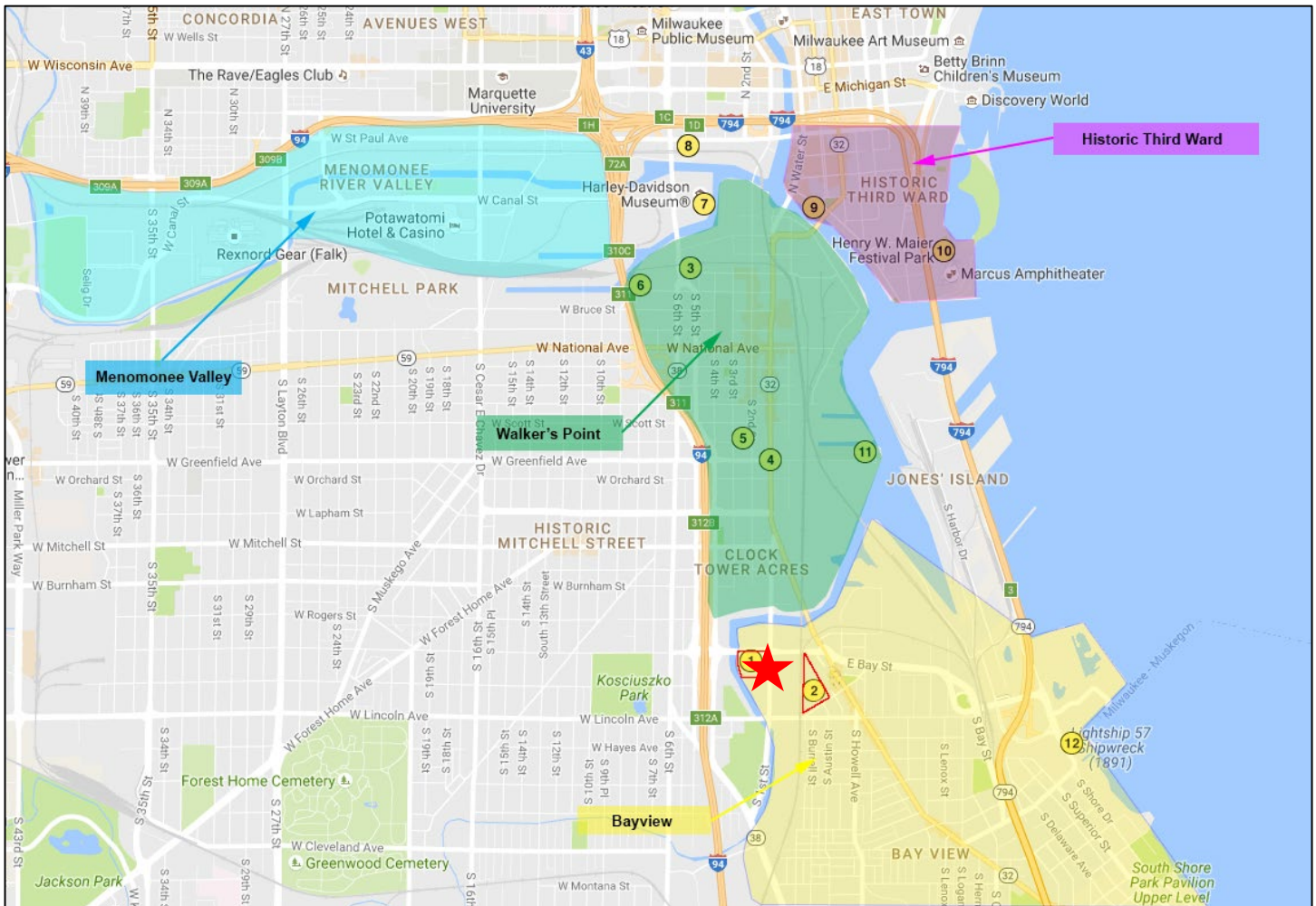
<https://www.google.com/maps/d/viewer?mid=1yi3Xb4BeR4667tGYozoAiltGKCo&usp=sharing>



- | | | |
|---|---|--|
| <p>✓ Fun Facts & Landmarks</p> <ul style="list-style-type: none"> 🚤 Milwaukee County Boat Launch 🎓 UWM School of Freshwater Sciences 🌳 Kaszubes Park 🚢 Lake Express Ferry 🚢 Port Milwaukee 🌿 MMSD Jones Island Water Reclamation | <p>✓ Development Sites</p> <ul style="list-style-type: none"> 🏠 Former Solvay Coke & Gas Co. 🏠 401 East Greenfield Avenue 🏠 Grand Trunk North 🏠 Grand Trunk South 🏠 Michels Corporation | <p>✓ Current Projects</p> <ul style="list-style-type: none"> 🚮 Trash Wheel 🌳 Slosh Park 🌿 Grand Trunk Wetland <hr/> <p>✓ Harbor District Boundary</p> <ul style="list-style-type: none"> 🌿 Harbor District |
|---|---|--|

1933 SOUTH 1ST STREET
MILWAUKEE, WI

AREA DEVELOPMENT AND LANDMARKS



- | | |
|---|---|
| 1. Restaurant Depot | 7. Harley Davidson Museum & Restaurant |
| 2. 291 Unit "Stitchweld" Apartments | 8. Amtrak Station & Intermodal Terminal |
| 3. Iron Horse Hotel | 9. Milwaukee Institute of Art & Design (MIAD) |
| 4. Freshwater Plaza Development (mixed use) | 10. Henry Maier Festival Grounds (Summerfest Grounds) |
| 5. Rockwell Automation Headquarters | 11. UWM Great Lakes Water Institute |
| 6. Aurora Healthcare Headquarters | 12. Lake Express High Speed Ferry Terminal |

DEMOGRAPHICS

Population

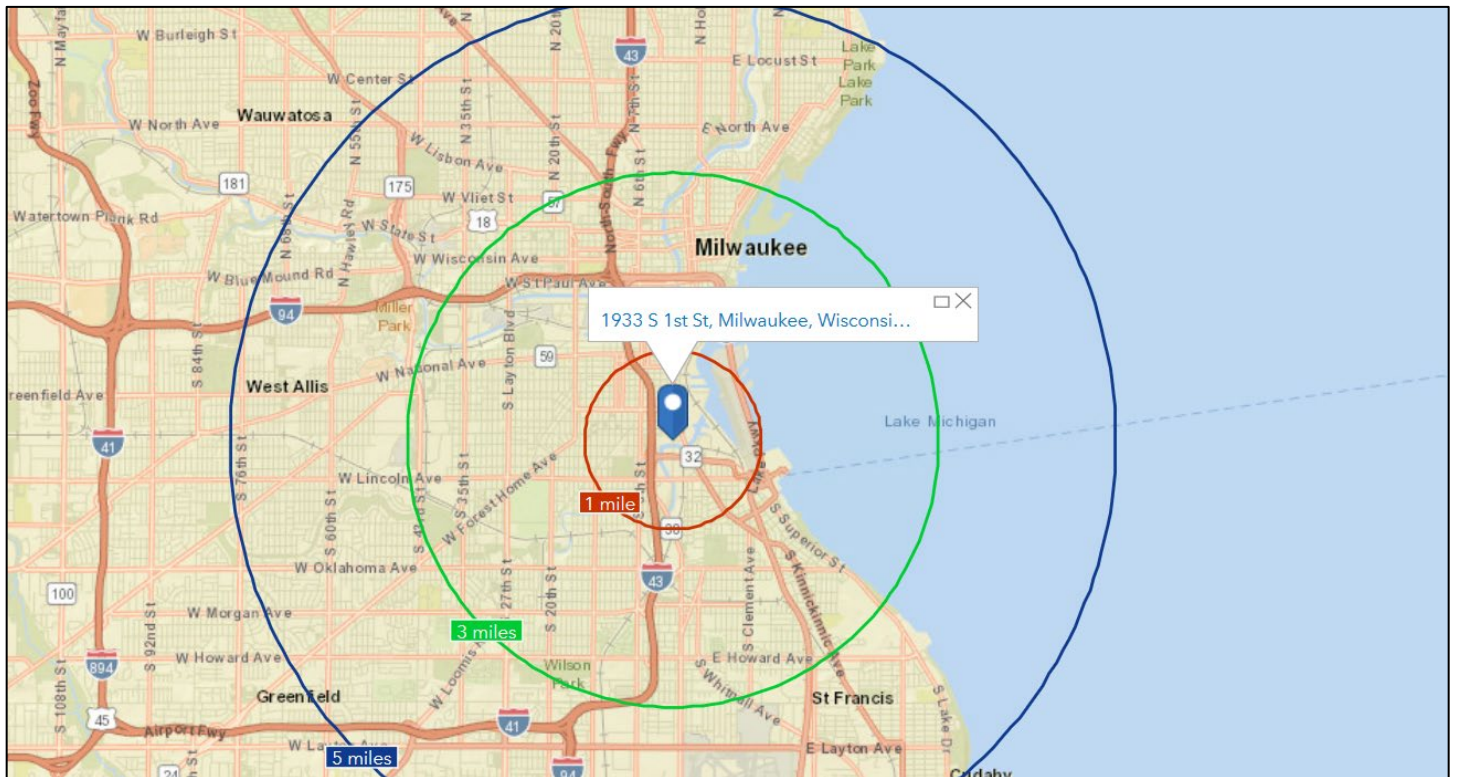
	1 Mile	3 Miles	5 Miles
2019	26,500	176,480	397,827
2024	26,929	178,356	400,399

Households

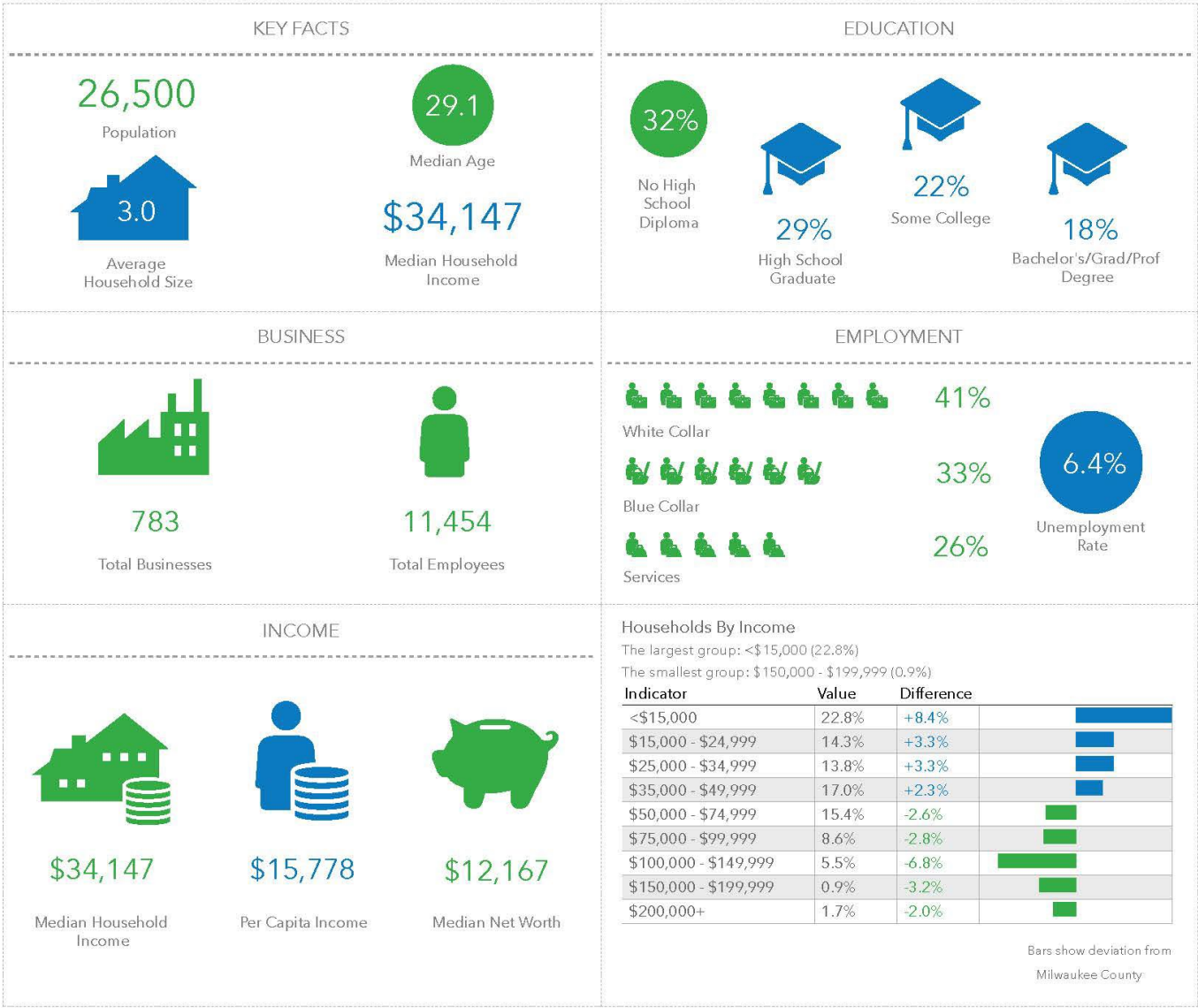
	1 Mile	3 Miles	5 Miles
2019	8,867	66,274	159,969
2024	9,010	67,218	161,290

Average Household Income

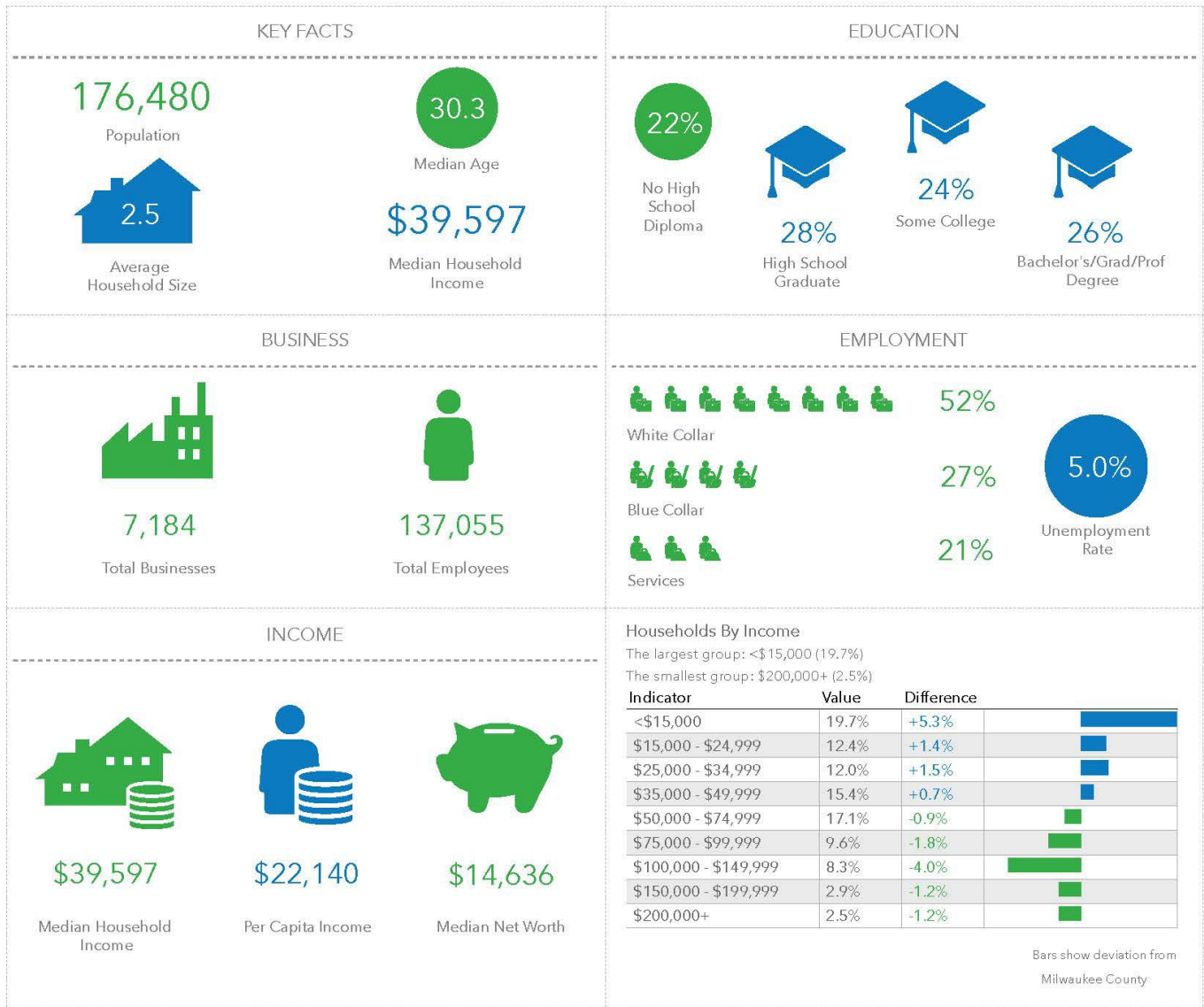
	1 Mile	3 Miles	5 Miles
2019	\$47,107	\$57,116	\$58,412
2024	\$55,532	\$67,047	\$67,876



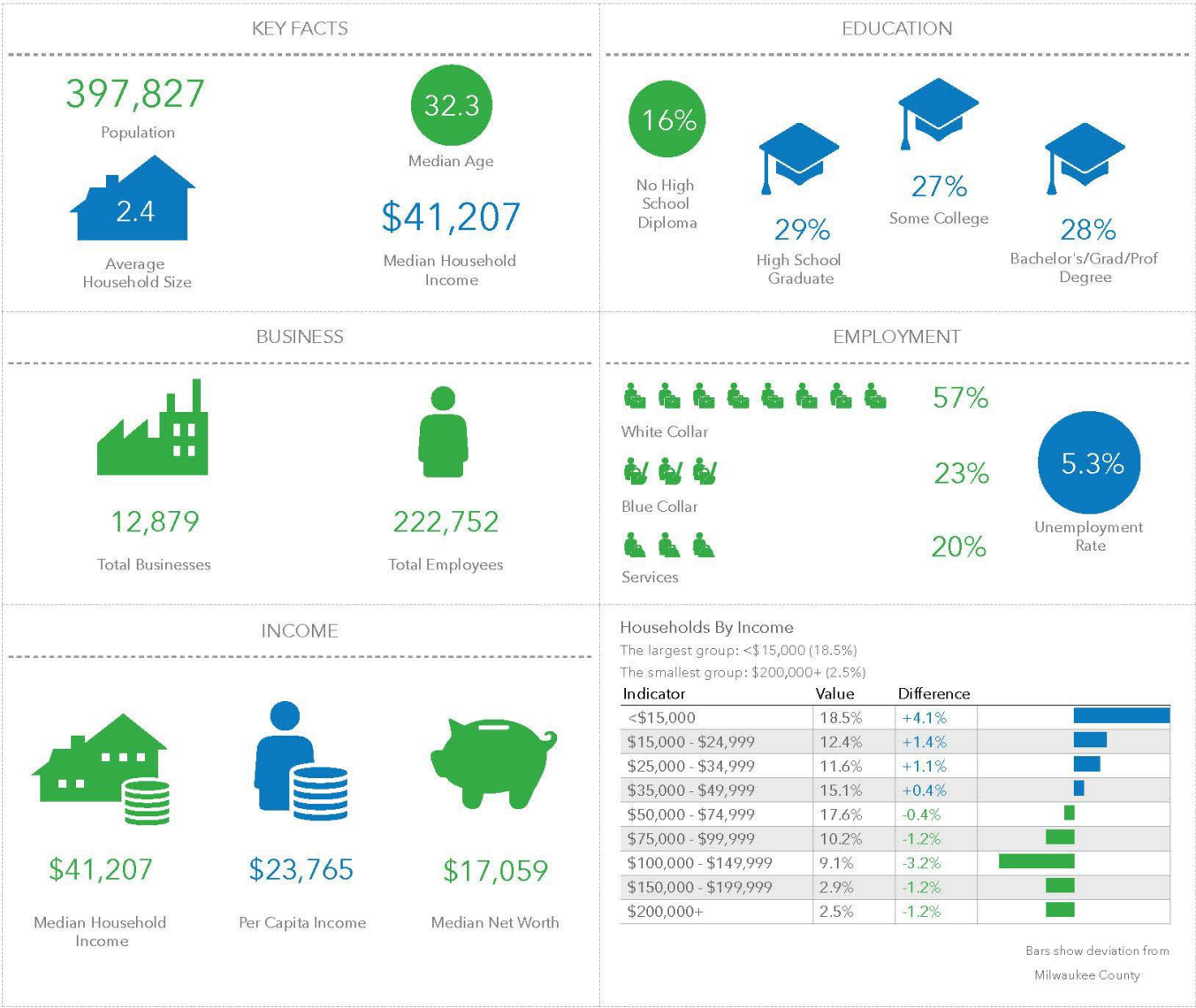
KEY FACTS – 1 MILE



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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