

Development Site For Sale

In Southeast Wisconsin's HOTTEST Corridor



Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

3.44± ACRES

Asking Price: \$1,095,000

- Tremendous exposure along I-94 in Kenosha, WI
- Immediate access to interchange
- Rapidly developing area with Amazon, Uline, Haribo and Foxconn
- Utilities to site (gas, electric, telephone, City sewer and water)
- Currently zoned A-2 Agricultural Land Holding District
- Potential for industrial or commercial use
- Burlington Road/Hwy 142 is City-controlled
- Frontage Road is WI DOT-controlled



For more information, contact:

Kevin C. Barry, CCIM
 414-272-6728
 kbarry@barrycre.com



1232 NORTH EDISON STREET | MILWAUKEE, WI 53202 | 414-271-1870 MAIN | 414-271-1478 FAX | WWW.BARRYCRE.COM

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144



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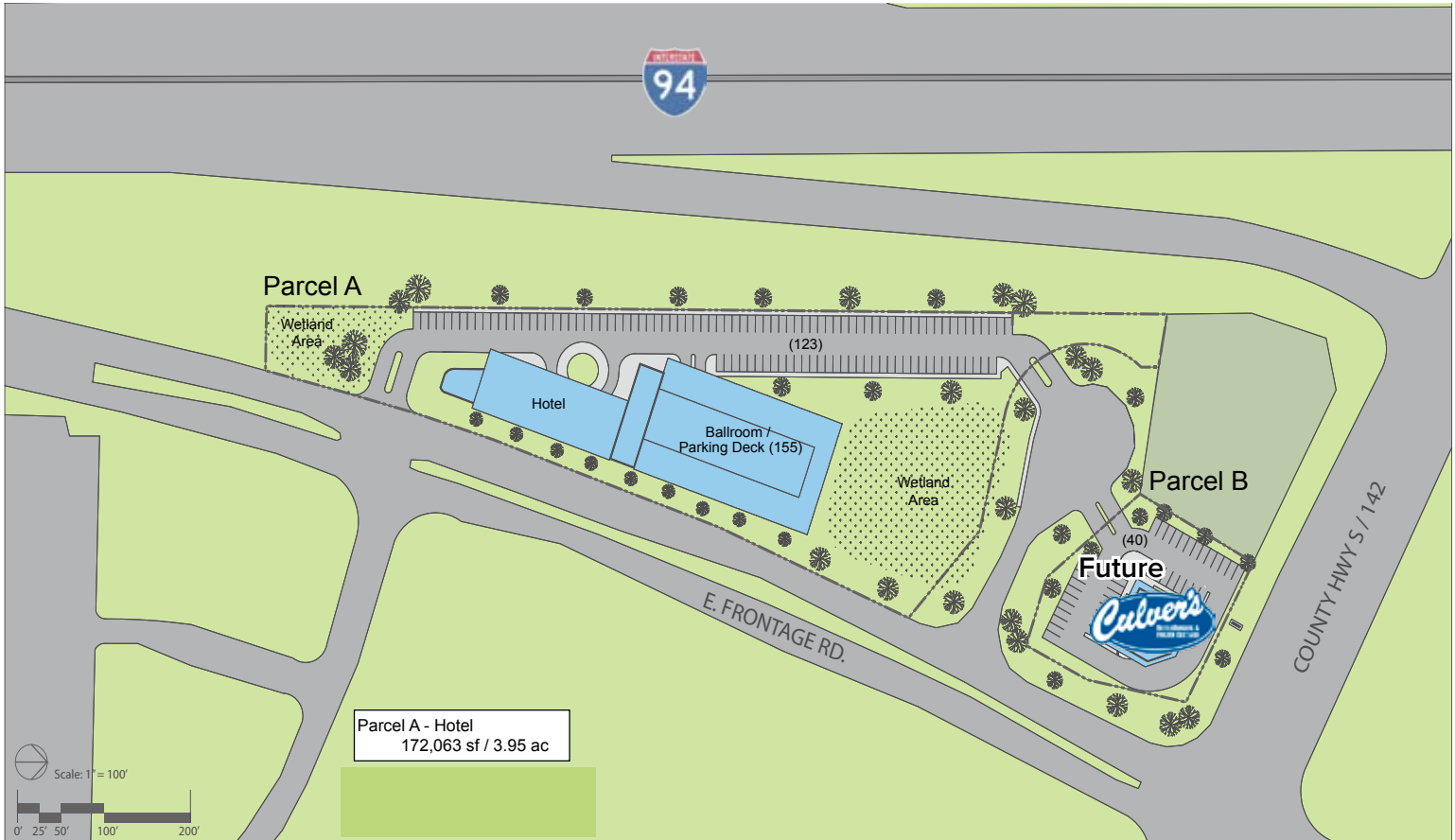
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Development Site For Sale

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Possible Project Layout



Conceptual Site Plan

000058.24 | October 5th, 2018 | Scale: 1" = 100'

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



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Development Site For Sale

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Possible Project Rendering



Aerial View

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144

000058.24 | October 5th, 2018 | Scale: Not to scale



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Development Site For Sale

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Possible Project Rendering



Ground Level View

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



000058.24 | October 5th, 2018 | Scale: Not to scale

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Development Site For Sale

In Southeast Wisconsin's HOTTEST Corridor

Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Possible Project Rendering



Building View

000058.24 | October 5th, 2018 | Scale: Not to scale

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



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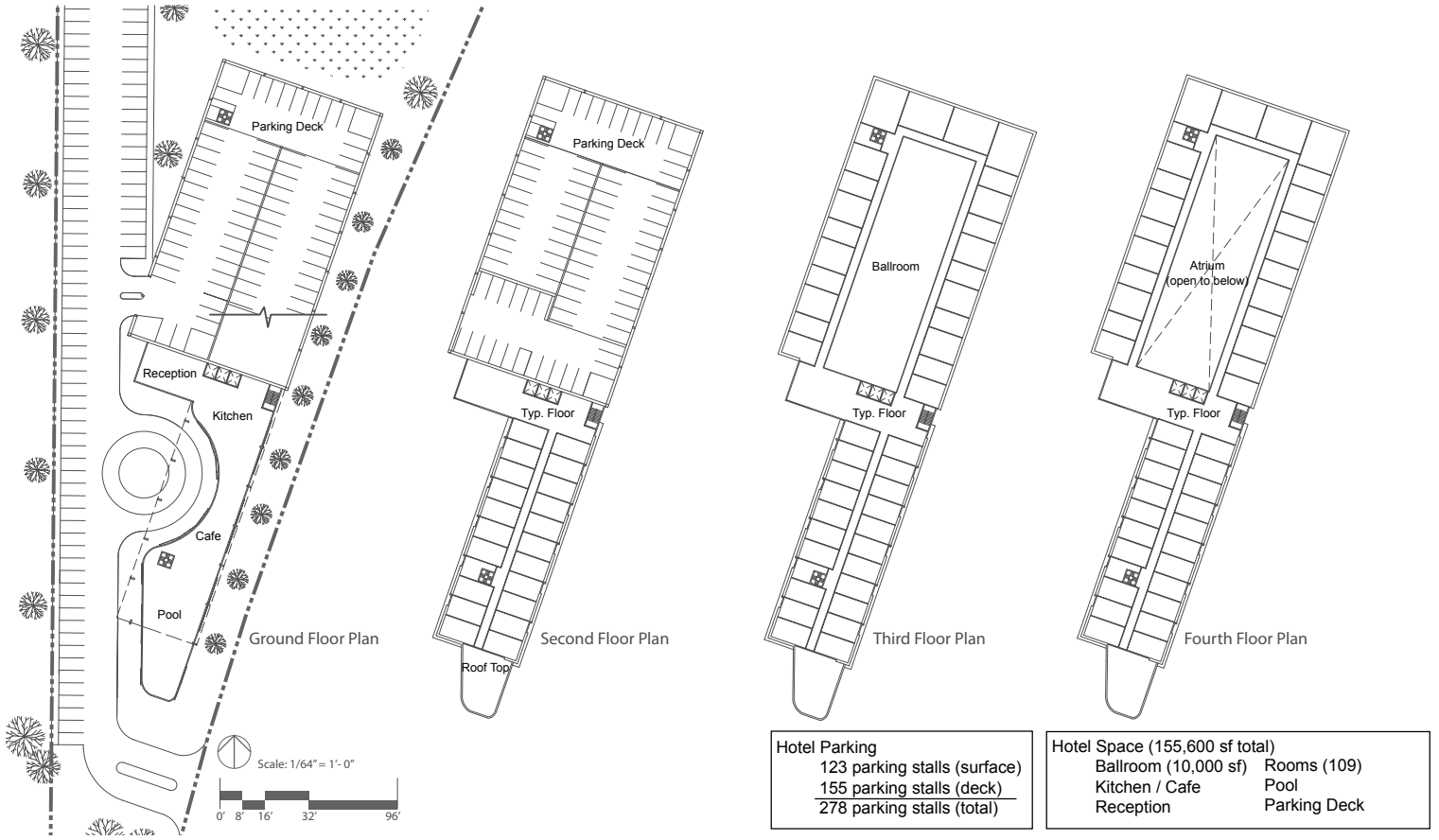
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Development Site For Sale

In Southeast Wisconsin's HOTTEST Corridor

Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Possible Project Floor Plans



Conceptual Floor Plans

000058.24 | October 5th, 2018 | Scale: 1/64" = 1'-0"

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



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Development Site For Sale

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Conceptual Hotel without Added Function Space or Structured Parking



Aerial View

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



000058.34 | March 1st, 2019 | Scale: Not to scale

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Development Site For Sale

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Conceptual Hotel without Added Function Space or Structured Parking



Ground Level View

000058.34 | March 1st, 2019 | Scale: Not to scale

Site Study
Southeast Quadrant of I-94 / Hwy 142
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Development Site For Sale

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Conceptual Hotel without Added Function Space or Structured Parking



Building View

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



000058.34 | March 1st, 2019 | Scale: Not to scale

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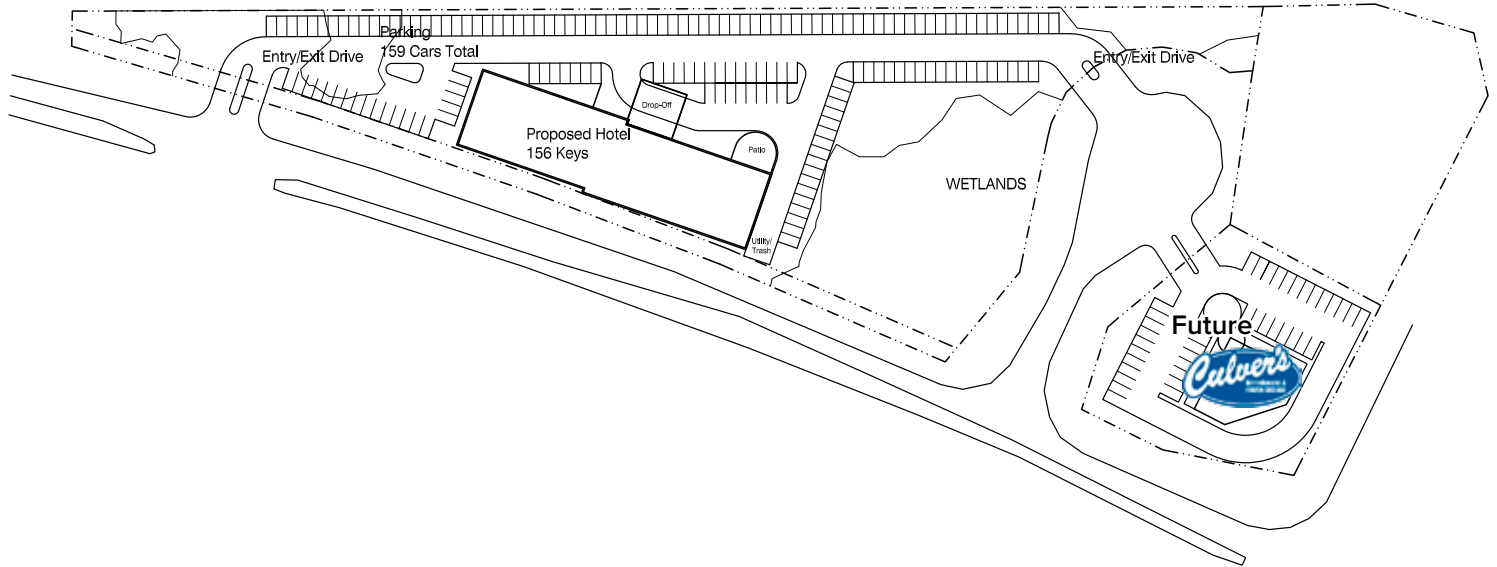
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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Conceptual Hotel without Added Function Space or Structured Parking



Conceptual Site Plan

000058.34 | March 1st, 2019 | Scale: 1" = 80'

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



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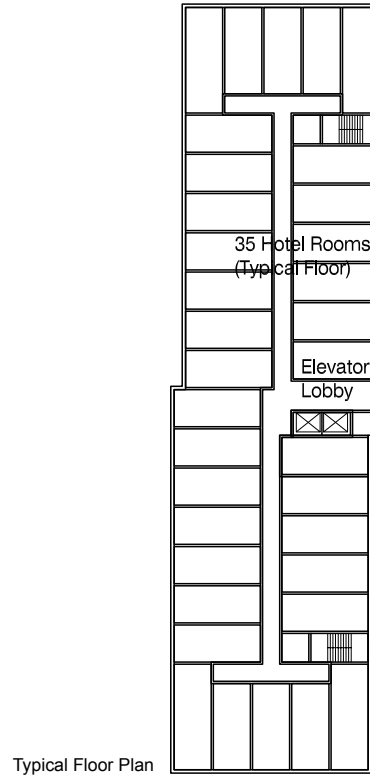
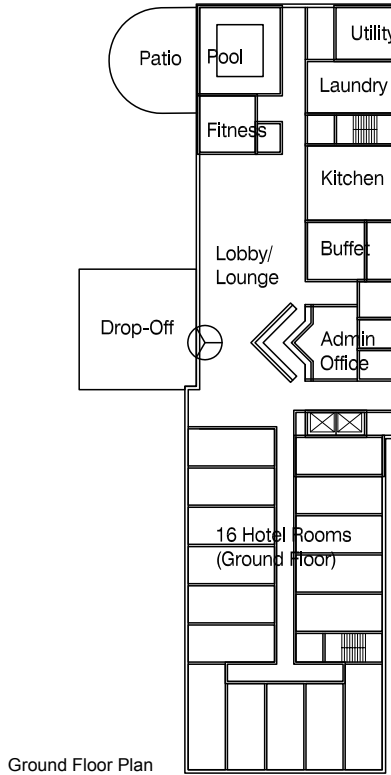
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Development Site For Sale

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Conceptual Hotel without Added Function Space or Structured Parking



Conceptual Floor Plan

000058.34 | March 1st, 2019 | Scale: 1/32" = 1'-0"

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



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Development Site For Sale

In Southeast Wisconsin's HOTTEST Corridor

Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Conceptual Medical Office Building



Aerial View

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



00000034 | March 18, 2019 | SHOWN TO: N/A

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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Conceptual Medical Office Building



Ground Level View

300098.24 | March 1st, 2019 | Scale: Not to scale

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



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Conceptual Medical Office Building



Building View

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



000008.04 | March 1st, 2019 | Scale: 1/8" = 1'-0"

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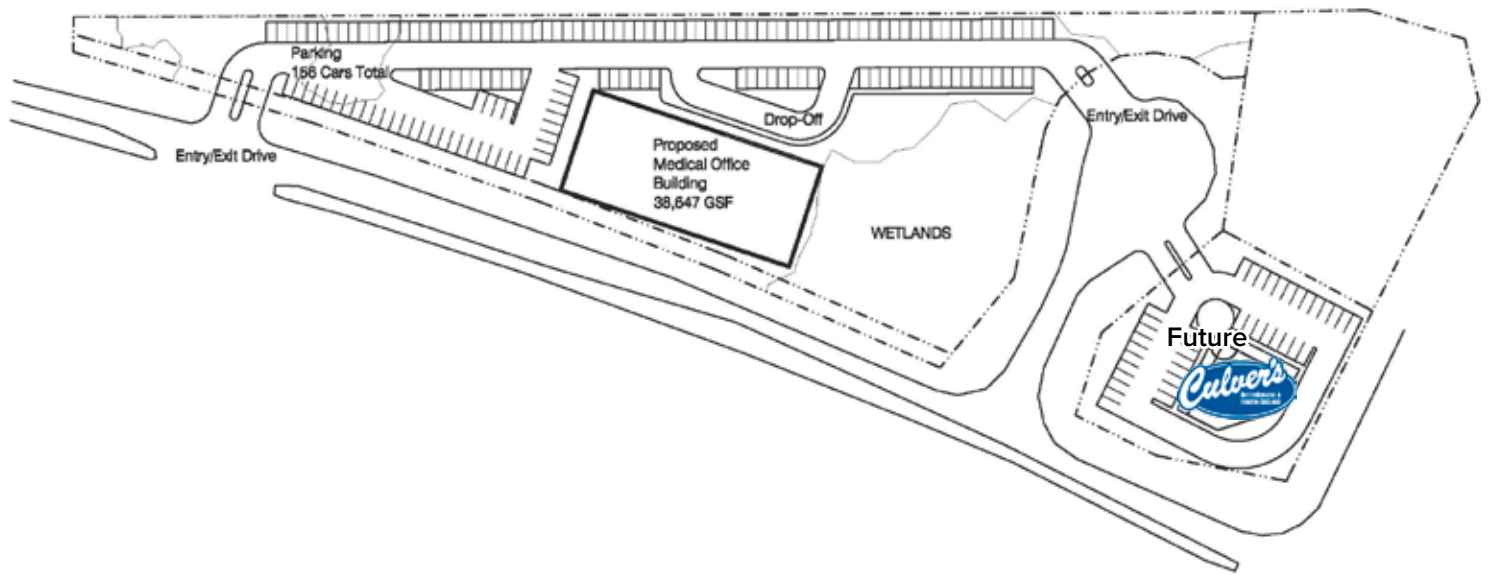
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Conceptual Medical Office Building



Conceptual Site Plan

000058.04 | March 1st, 2019 | Scale: 1" = 80'

Site Study
Southeast Quadrant of I-94 / Hwy 142
Kenosha, Wisconsin, 53144



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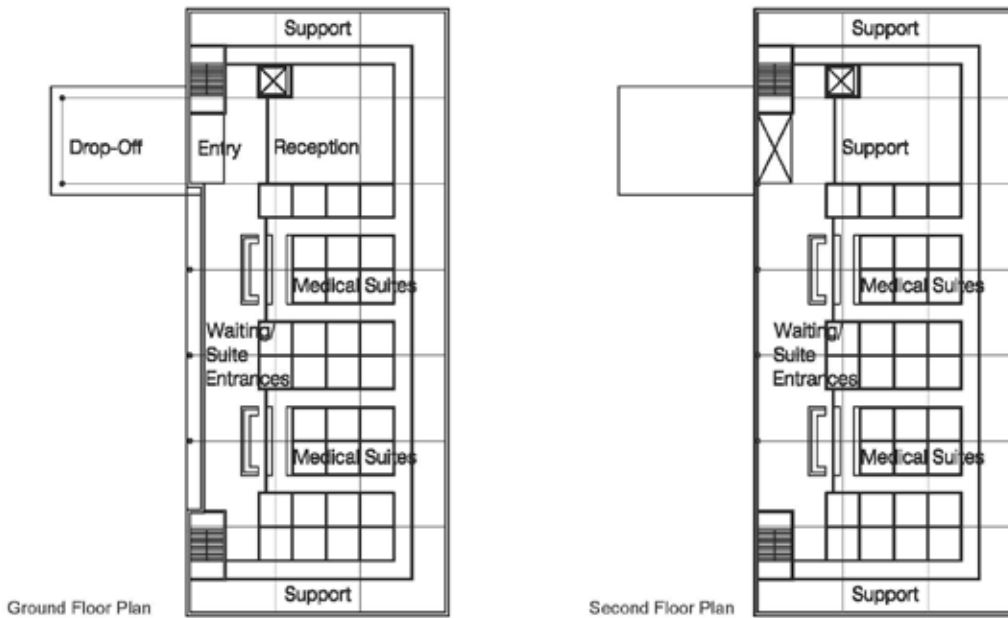
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Southeast Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Conceptual Medical Office Building



Conceptual Floor Plan

00058.34 | March 1st, 2019 | Scale: 1/32" = 1'-0"

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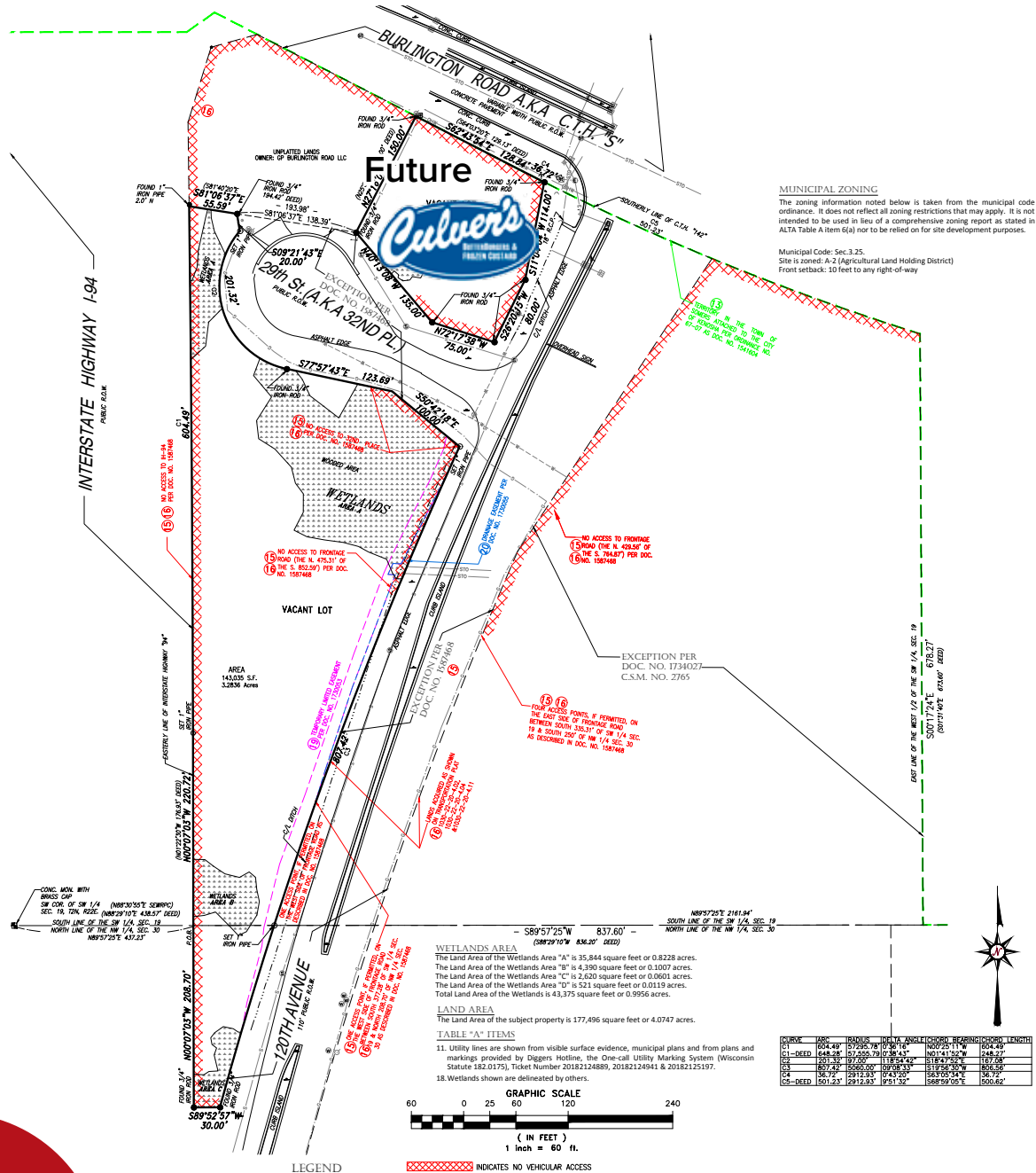
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Development Site For Sale

In Southeast Wisconsin's HOTTEST Corridor

Southwest Quadrant of I-94 & Hwy 142 / Kenosha, WI / 53144

Survey



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WETLAND EXHIBIT

CLIENT
The Barry Company

SITE ADDRESS
Vacant Land at 320th Avenue, City of Kenosha, Kenosha County, Wisconsin.

WETLANDS AREA
The Land Area of the Wetlands Area "A" is 35,844 square feet or 0.8228 acres.
The Land Area of the Wetlands Area "B" is 4,350 square feet or 0.1007 acres.
The Land Area of the Wetlands Area "C" is 2,200 square feet or 0.0503 acres.
The Land Area of the Wetlands Area "D" is 521 square feet or 0.0119 acres.
Total Land Area of the Wetlands is 43,375 square feet or 0.9956 acres.

LAND AREA
The Land Area of the subject property is 177,496 square feet or 4.0747 acres.

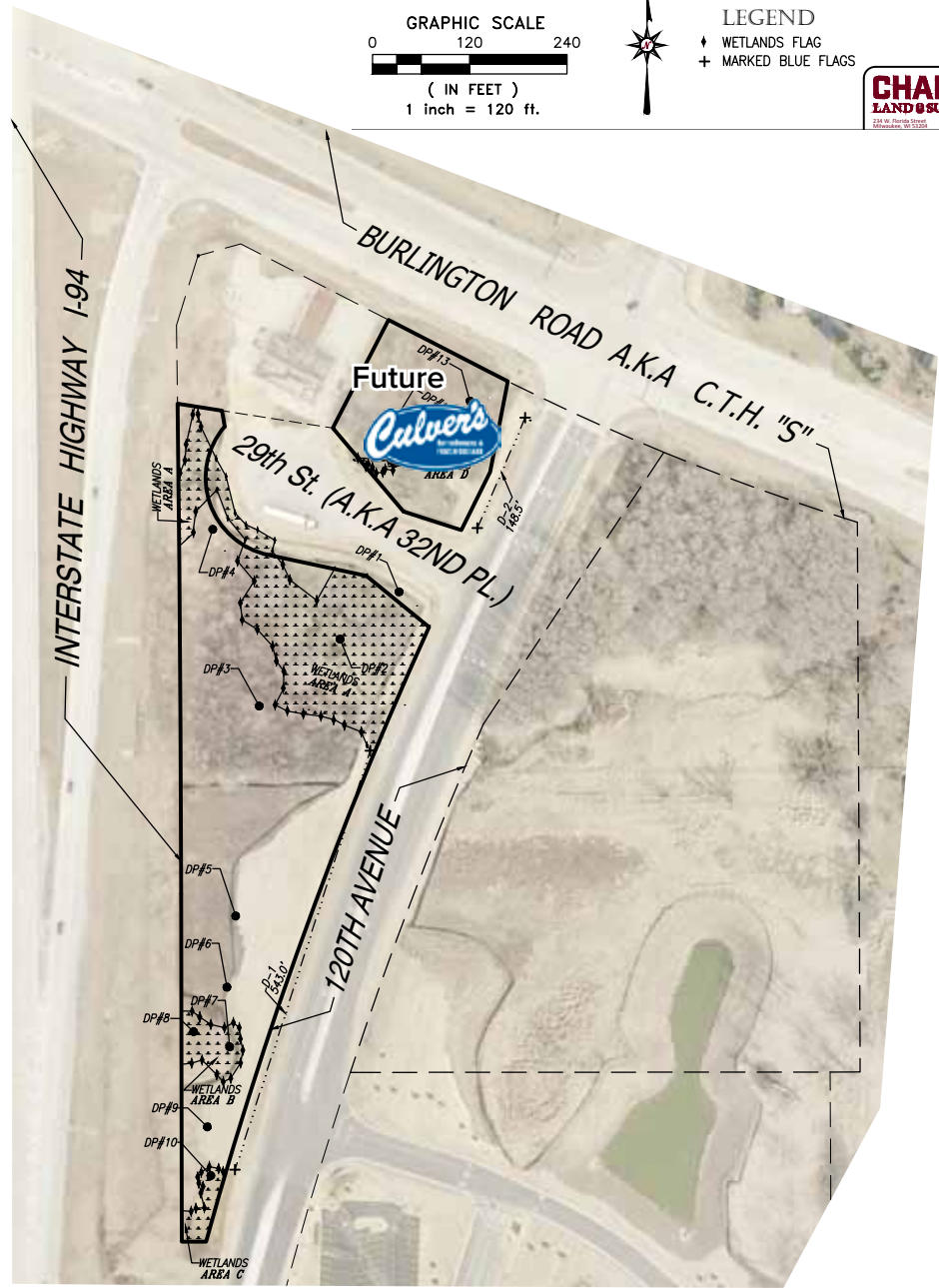
GRAPHIC SCALE
0 120 240
(IN FEET)
1 inch = 120 ft.

LEGEND
♦ WETLANDS FLAG
+ MARKED BLUE FLAGS

CHAPUT LAND SURVEYS
224 W. Florida Street
Kenosha, WI 53140
608-226-8888
www.chaputland.com

DATE	REVISION DESCRIPTION	BY
NOV. 14, 2018	DATE NUMBER	

Drawing No. 2018064EWET2011-F1



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THE HOT CORRIDOR:

Momentum builds along I-94 between Milwaukee and Illinois



from Kenosha Area Business Alliance

Since 2013, major economic development wins in Kenosha County have accounted for:

10,700
JOBS

\$1.4 BILLION
IN CAPITAL INVESTMENT

11MM+ SF
OF DEVELOPMENT

Some of the companies that have recently selected Kenosha County as the site of their new HQs, production or distribution operations:



Kenosha County is perfectly centered between Milwaukee and Chicago, in a state known for its pro-business policies, skilled workforce and high quality of life.



For additional economic details, visit KABA.org or view their recent summary [HERE](#)

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 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
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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Drafted by Attorney Debra Peterson Conrad