



Available

Rare For Sale or Build-to-Suit Land Opportunity with Freeway Visibility

**1150 W Donges Bay Road
Mequon, WI 53092**

Tax Key	15-029-110-012.00
Parcel Size	1.25 Acres
Zoning	B-4 / PUD
Taxes (2025)	\$4,372.98
Lease Rate	Negotiable
Sale Price	Contact Broker

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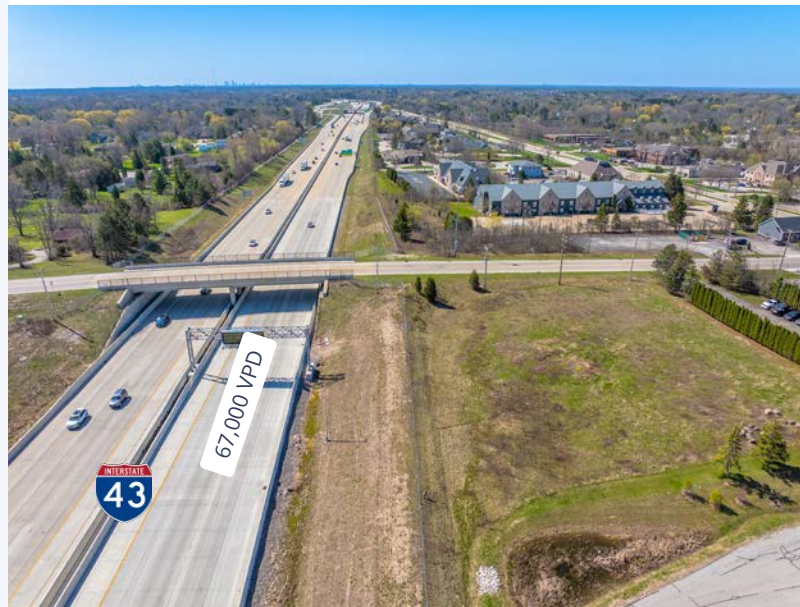
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Site Overview

1150 W Donges Bay Road Mequon, WI 53092

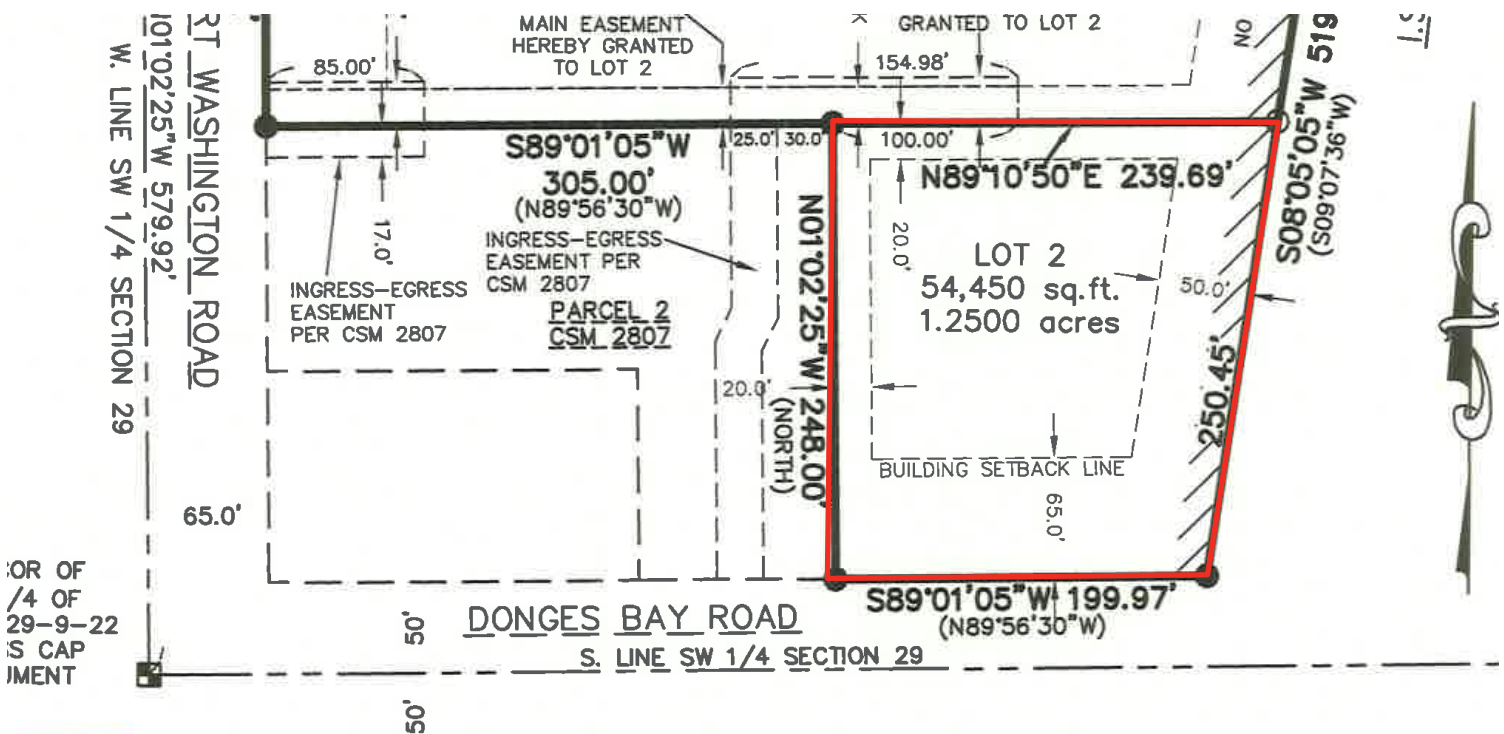
- This 1.25-acre commercial site is strategically located along the Port Washington Road and I-43 corridor, offering excellent visibility and accessibility, including freeway exposure for potential signage.
- The property has been conceptually planned with multiple independent site layouts demonstrating the ability to accommodate a 10,000+ square foot building with compliant parking, access, and circulation. These concepts were prepared with consideration of municipal requirements, significantly reducing development uncertainty for prospective buyers.
- The site benefits from dual access via Donges Bay Road and Port Washington Road, providing flexibility for ingress/egress and site design.
- Zoned B-4, the property is well suited for a variety of commercial uses, with particular appeal to medical, dental, professional office, and other owner-user developments seeking visibility, functionality, and ease of development.
- This offering presents a rare opportunity to acquire a development-ready site in a proven commercial corridor, where nearby properties have been successfully redeveloped for medical and commercial uses.



Utility Access:

- **Electricity:** Available at/along the property (utility poles present)
- **Municipal Sewer & Water:** Available in the area and serving the adjacent property at 10448 W Donges Bay Rd (shared property line)
- **Gas:** Available in the area and serving the adjacent property at 10448 W Donges Bay Rd (shared property line)
- **Cable/Telephone:** Available in the area (typical for surrounding properties)

Parcel Outline



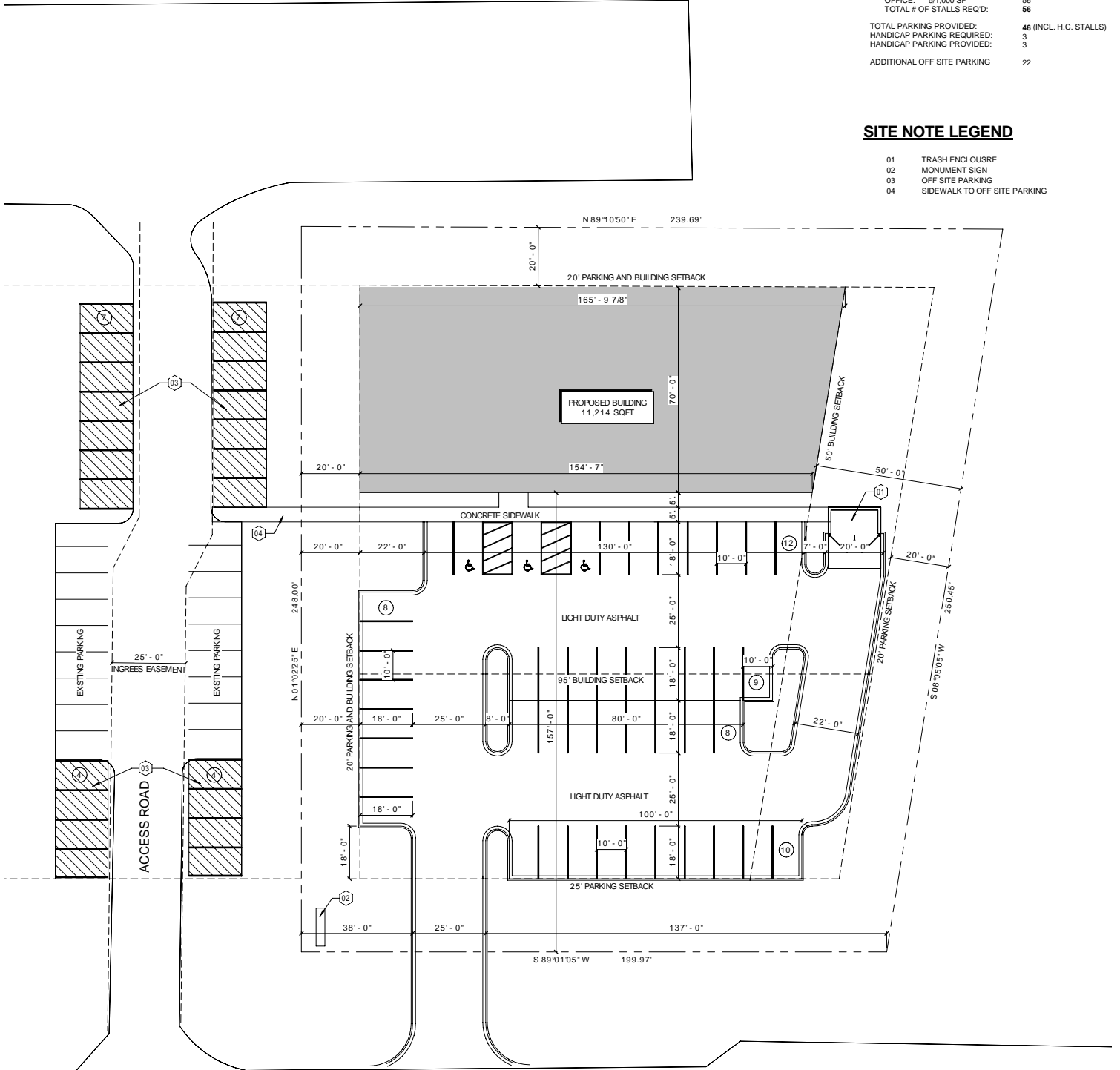
Proposed Use: Concept A

SITE DATA:

SITE AREA:	54,450 SF 1.25 ACRES
AREA OF PROPOSED BUILDING:	11,214 SF
MAX. GROSS FLOOR AREA RATIO:	****% (ACTUAL: ****%)
TOTAL HARD SURFACE AREA:	20,886 SF (**% OF SITE)
CONCRETE AREA:	2,402 SF
LIGHT DUTY PAVING:	18,484 SF
TOTAL GREEN SPACE AREA:	22,450 SF (**% OF SITE)
ZONING DISTRICT:	B-4/PUD
ALLOWABLE BUILDING HEIGHT:	42'-0"
BUILDING HEIGHT:	XX'-0"
FRONT YARD SETBACK:	95'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	25'-0"
HIGHWAY SETBACK:	50'-0"
PARKING STALL REQUIREMENTS:	
OFFICE:	5/1,000 SF
TOTAL # OF STALLS REQ'D:	56
	56
TOTAL PARKING PROVIDED:	46 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3
ADDITIONAL OFF SITE PARKING:	22

SITE NOTE LEGEND

- 01 TRASH ENCLOSURE
- 02 MONUMENT SIGN
- 03 OFF SITE PARKING
- 04 SIDEWALK TO OFF SITE PARKING



DONGES BAY ROAD



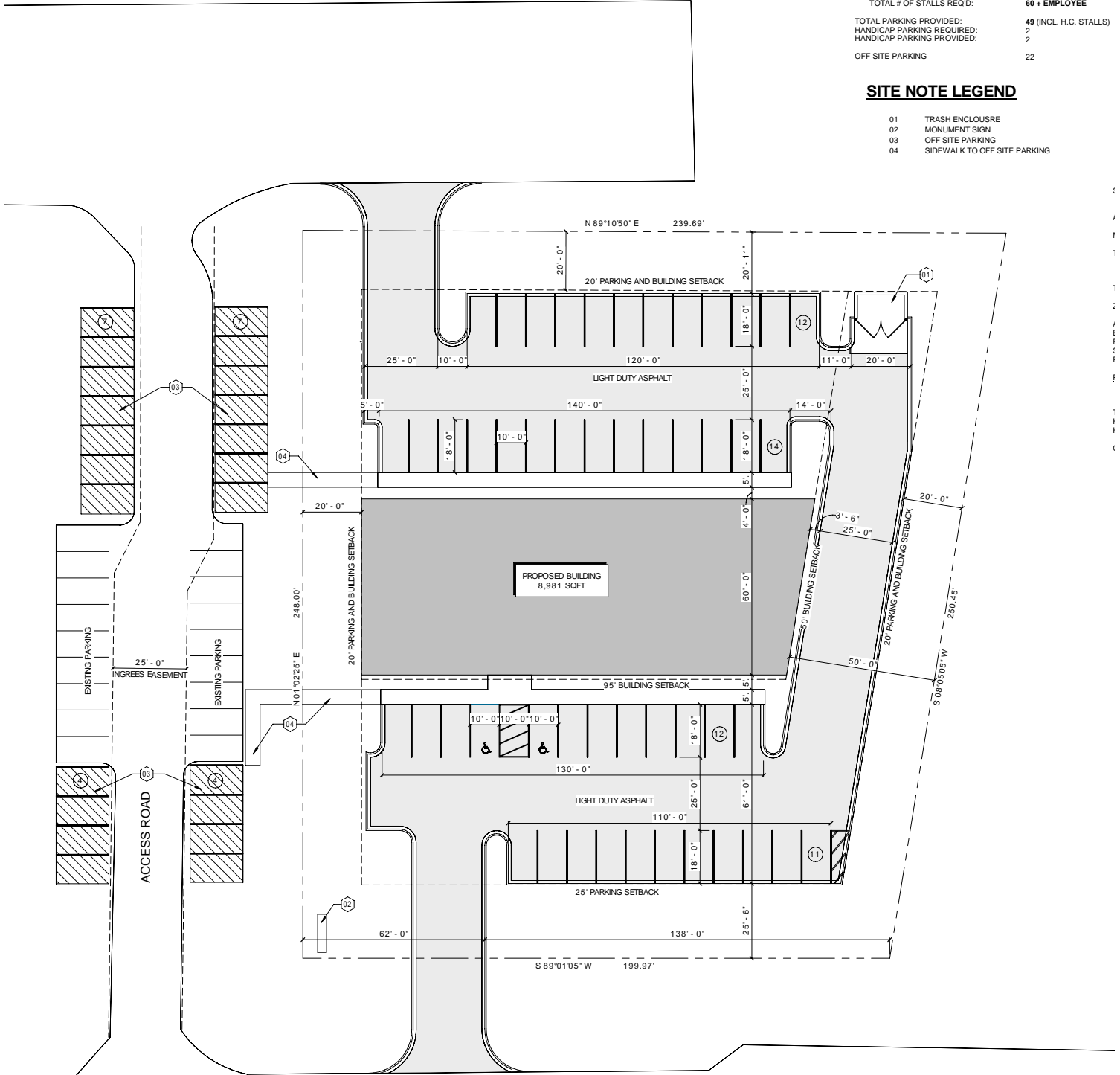
Proposed Use: Concept B

SITE DATA:

SITE AREA:	54,450 SF 1.25 ACRES
AREA OF PROPOSED BUILDING:	8,981 SF
MAX. GROSS FLOOR AREA RATIO:	****% (ACTUAL: 16.5%)
TOTAL HARD SURFACE AREA:	25,419 SF (46.7% OF SITE)
CONCRETE AREA:	3,259 SF
LIGHT DUTY PAVING:	22,160 SF
TOTAL GREEN SPACE AREA:	20,050 SF (36.8% OF SITE)
ZONING DISTRICT:	B-4/PUD
ALLOWABLE BUILDING HEIGHT:	42'-0"
BUILDING HEIGHT:	XX'-0"
FRONT YARD SETBACK:	95'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	25'-0"
PARKING STALL REQUIREMENTS:	
HEALTH CLUB: 1/2 OCC + EMPLOYEE	49 + EMPLOYEE
TOTAL # OF STALLS REQ'D:	60 + EMPLOYEE
TOTAL PARKING PROVIDED:	49 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
OFF SITE PARKING	22

SITE NOTE LEGEND

- 01 TRASH ENCLOSURE
- 02 MONUMENT SIGN
- 03 OFF SITE PARKING
- 04 SIDEWALK TO OFF SITE PARKING



DONGES BAY ROAD



Location



Demographics (2025)



Population

1 mi: 4,512
 3 mi: 23,378
 5 mi: 69,625



Daily Population

1 mi: 5,533
 3 mi: 26,679
 5 mi: 82,061



Households

1 mi: 1,948
 3 mi: 10,024
 5 mi: 29,545



Household Income

1 mi: \$131,674
 3 mi: \$132,282
 5 mi: \$102,742



Vacant Land Available

1150 W Donges Bay Road | Mequon, WI



W Donges Bay Road

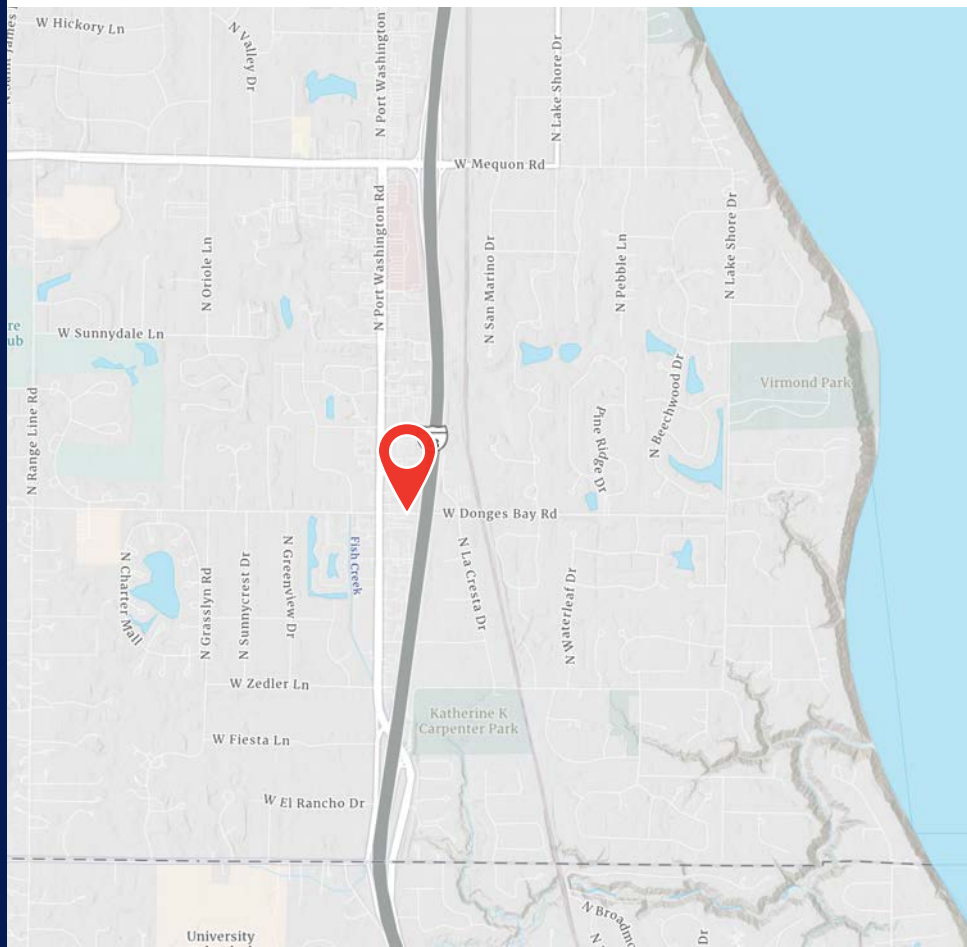
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State Of Wisconsin | Disclosure to Non-Residential Customers

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

Broker Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

Confidentiality Notice to Customers

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

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

Definition of Material Adverse Facts

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

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

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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