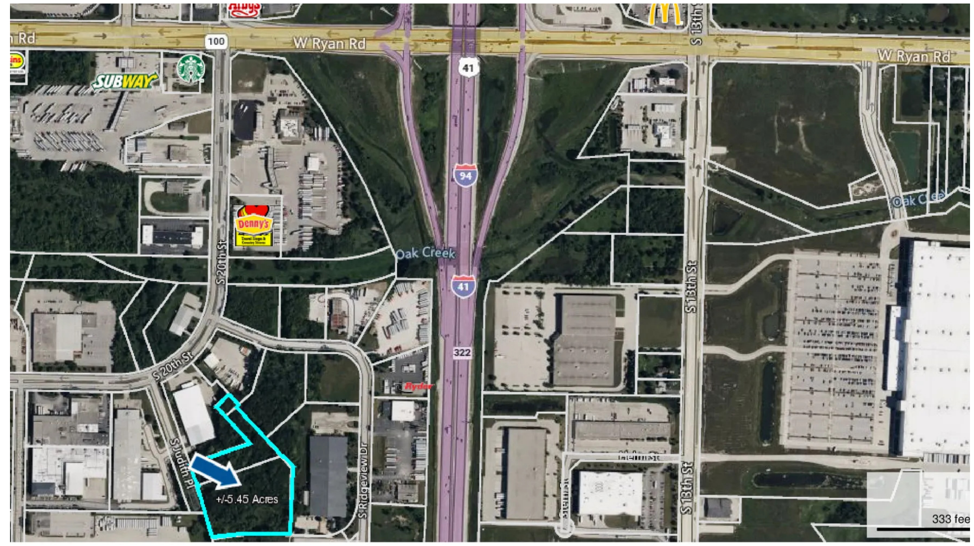
FOR SALE +/- 5.45 ACRE DEVELOPMENT OPPORTUNITY

Property Description

+/- 5.45 Acres of industrial land approximately 1 mile from 94/41; Located in the Southbranch Industrial Park.

Property Highlights

- PRIME LOCATION +/- 5.45 Acres of industrial land
- Zoned M1 Manufacturing / PUD offers potential for outside storage
- City sewer, water, and utilities at road
- Easy access Interstate 94/41 via W Ryan Rd
- *Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.



Location Description

94/41 North to W Ryan Road; West to S 20th St; South to Property

Demographics	2 Miles	5 Miles	10 Miles
Total Households	5,463	32,331	168,440
Total Population	13,748	80,292	405,156
Average HH Income	$113,089	$112,301	$95,823

Offering Summary	
Sale Price:	$575,000 ($105,505/Acre)
Lot Size:	+/- 5.45 Acres
Zoning:	M1 / PUD
Tax ID #'s:	9049994003; 9039014000; 9030021000
Taxes - 2025:	$6,209

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+/- 5.45 Acres | Industrial |Oak Creek, WI

AERIAL SITE MAP

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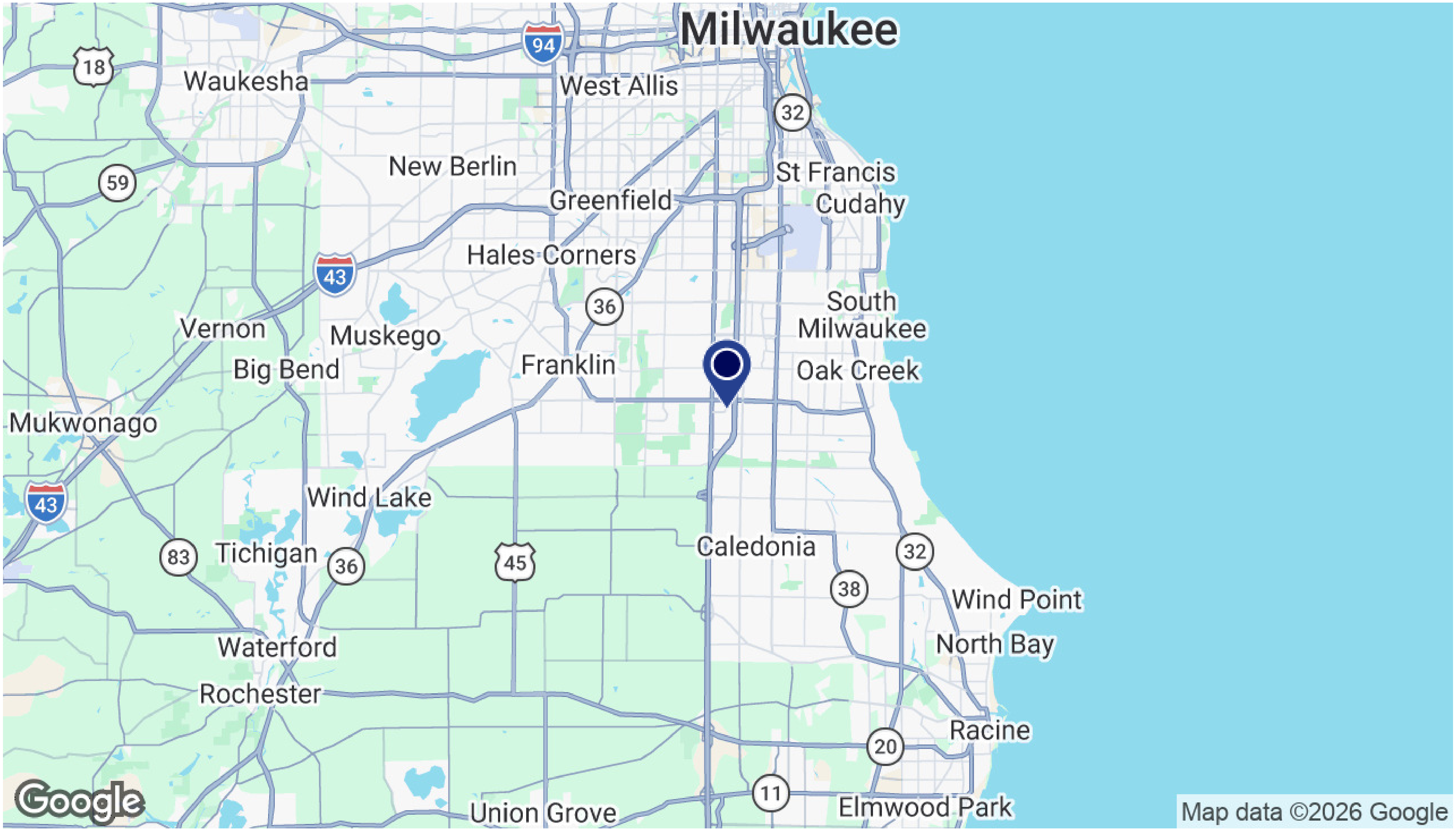
LOCATION MAP



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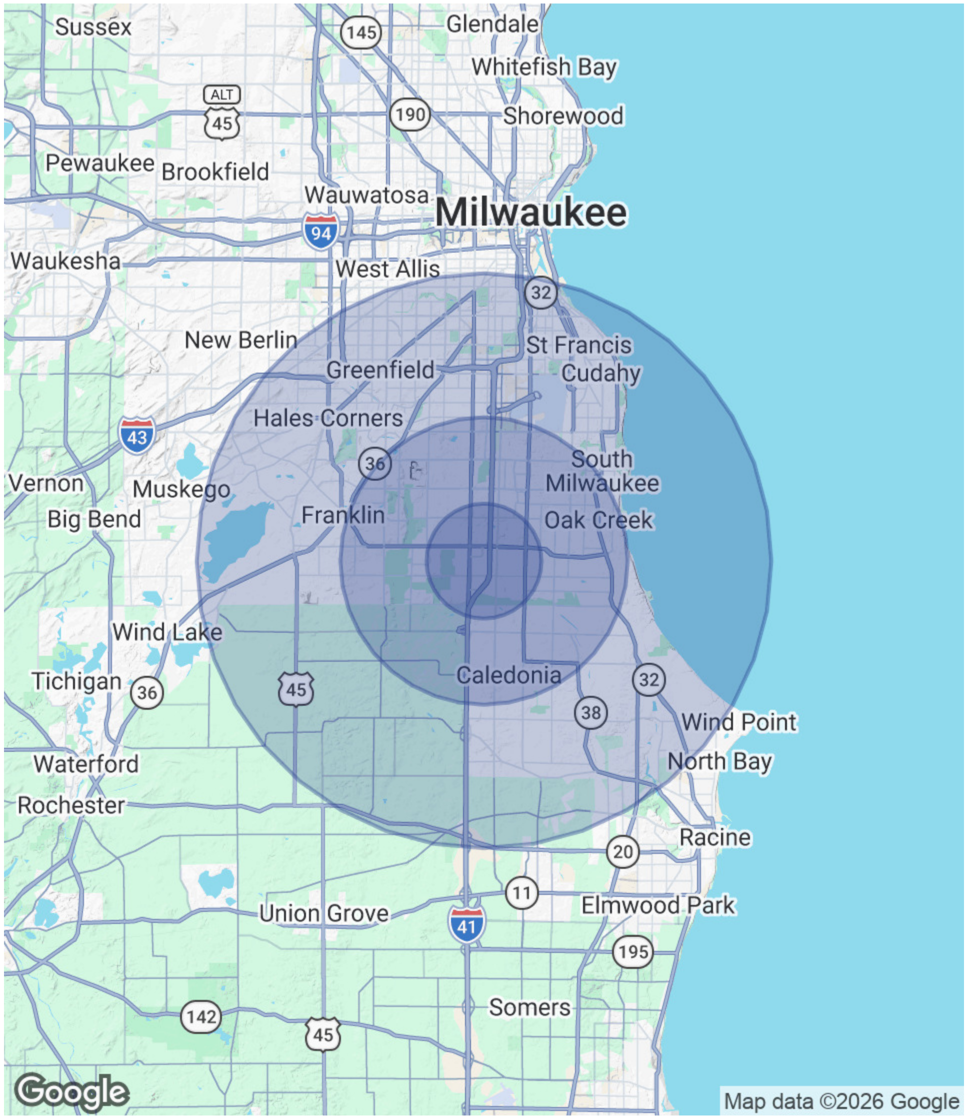
DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles
Total Population	13,748	80,292	405,156
Average Age	39.7	42.3	41.1
Average Age (Male)	39.2	41.8	40.1
Average Age (Female)	40.3	42.3	41.8

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	5,463	32,331	168,440
# of Persons per HH	2.5	2.5	2.4
Average HH Income	$113,089	$112,301	$95,823
Average House Value	$341,005	$315,272	$270,006

2023 American Community Survey (ACS)



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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 disclosyre 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 statues and is for information only. It is a plan-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 intent 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.