

OFFERING MEMORANDUM

6349-6475 S HOWELL AVE

OAK CREEK, WI 53154

±37 ACRES

FIVE CONTIGUOUS LAND ASSEMBLAGES



6349-6475 S HOWELL AVE
Oak Creek, WI 53154

**Property Lines are estimates.*

THE
DICKMAN
COMPANY, INC.
REAL ESTATE

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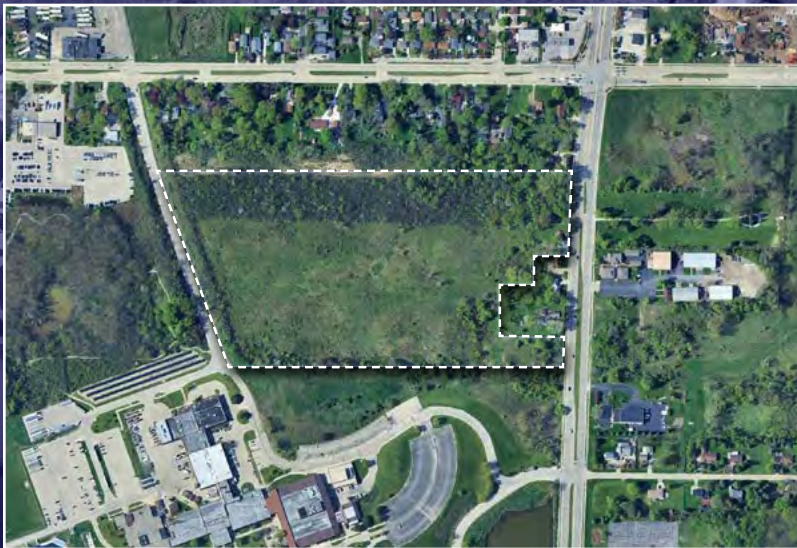
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THE OFFERING

6349-6475 S HOWELL AVE

Oak Creek, WI 53154



\$7,400,000

PURCHASE PRICE



5

NO OF PARCELS

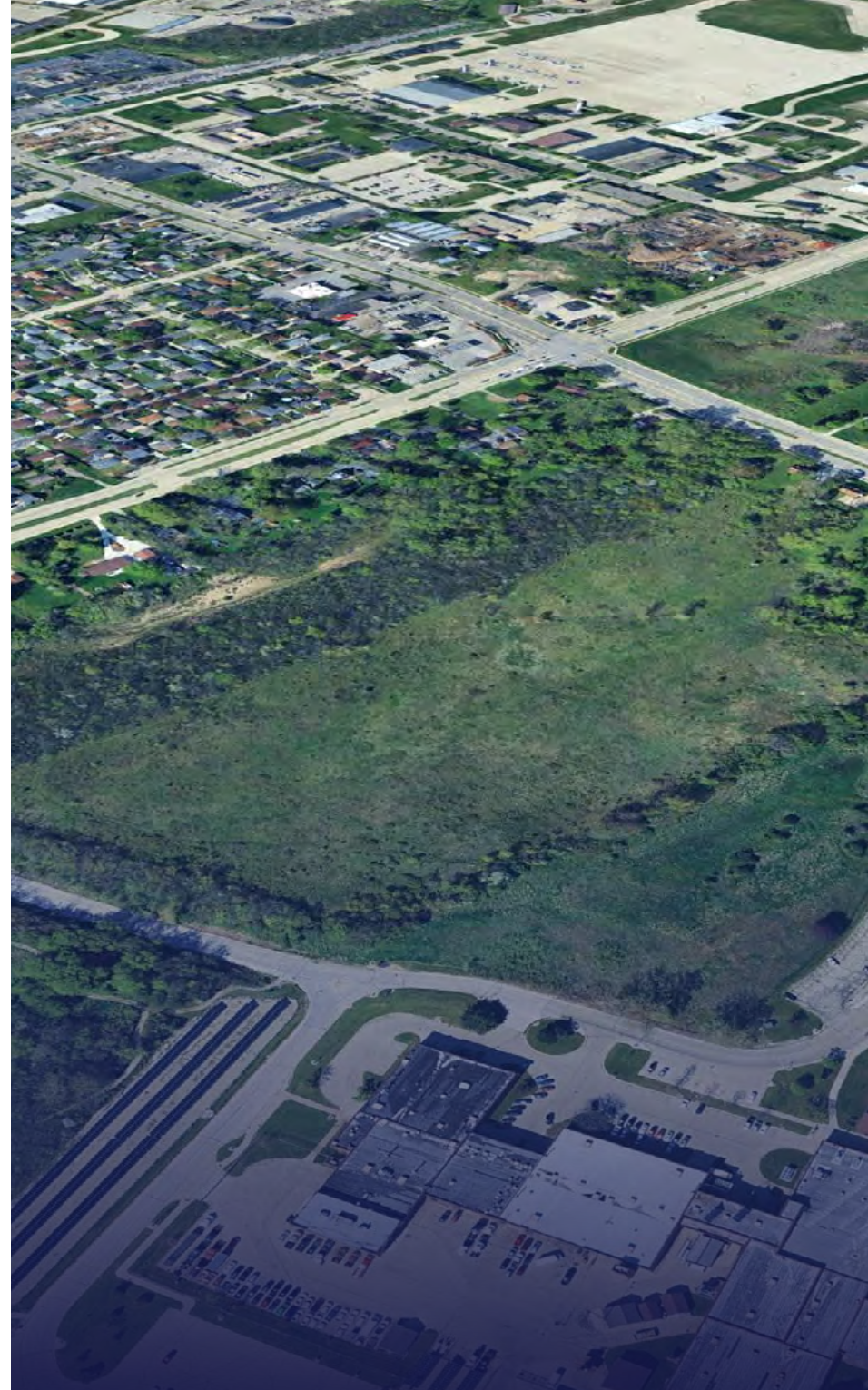


Situated along Oak Creek's primary commercial corridor, 6349-6475 S Howell Avenue encompasses a rare 37-acre parcel zoned M-1 (Manufacturing District), offering broad flexibility for industrial, logistics, and mixed-use development. The site benefits from extensive frontage on Howell Avenue, immediate access to Milwaukee Mitchell International Airport, and seamless connectivity to I-94, positioning it as a strategic hub within Southeast Wisconsin's expanding industrial market. With scale, visibility, and infrastructure advantages, the property provides investors and developers a compelling platform to capture strong regional demand for modern industrial and distribution facilities.

Price/SF **\$81.42**

Land Size \pm 37 AC

Total Lot Size 1,611,720 SF



INVESTMENT HIGHLIGHTS

±37-Acre Assemblage Across Five Parcels

Contiguous land offering scale and flexibility for phased or master-planned development initiatives.

M-1 Manufacturing Zoning

Broad entitlements supporting industrial, logistics, and flex uses, enabling diverse development strategies.

Prime Corridor Frontage with Interstate Access

Direct frontage on WI-38 (Howell Avenue) with seamless connectivity to I-94, combining visibility with regional reach.

Proximity to Milwaukee Mitchell International Airport

Immediate access to a major air cargo and passenger hub, strengthening logistics efficiency and connectivity.

Established Growth Market

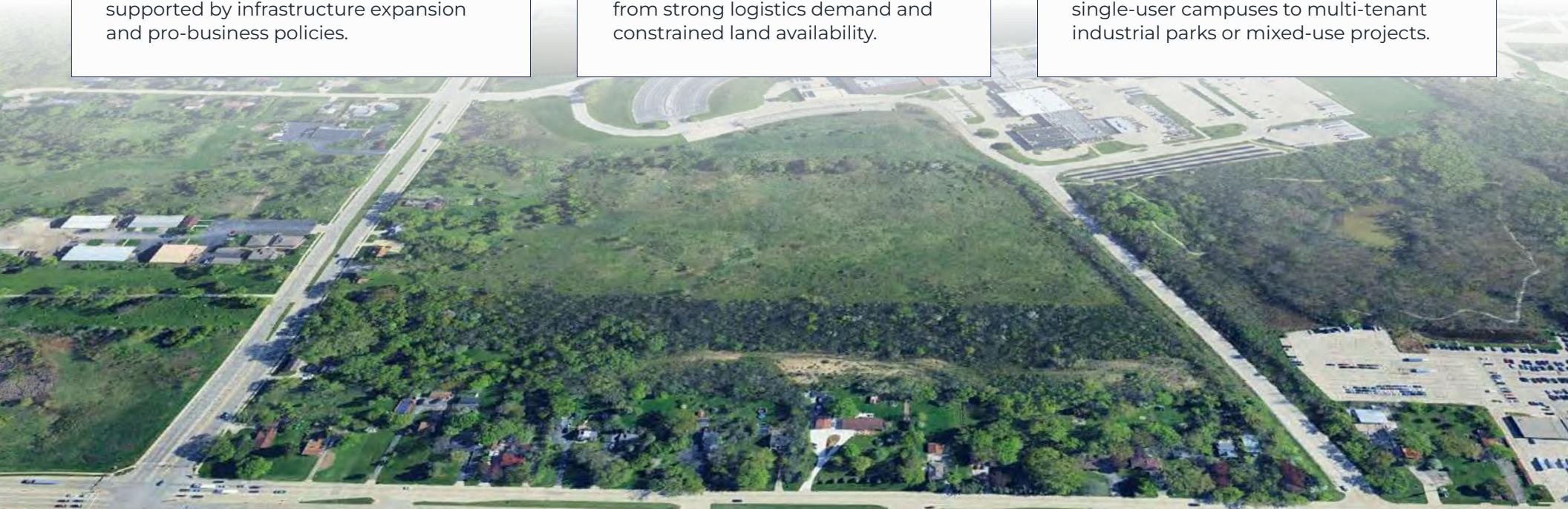
Oak Creek continues to attract significant industrial and commercial investment, supported by infrastructure expansion and pro-business policies.

Strategic Regional Positioning

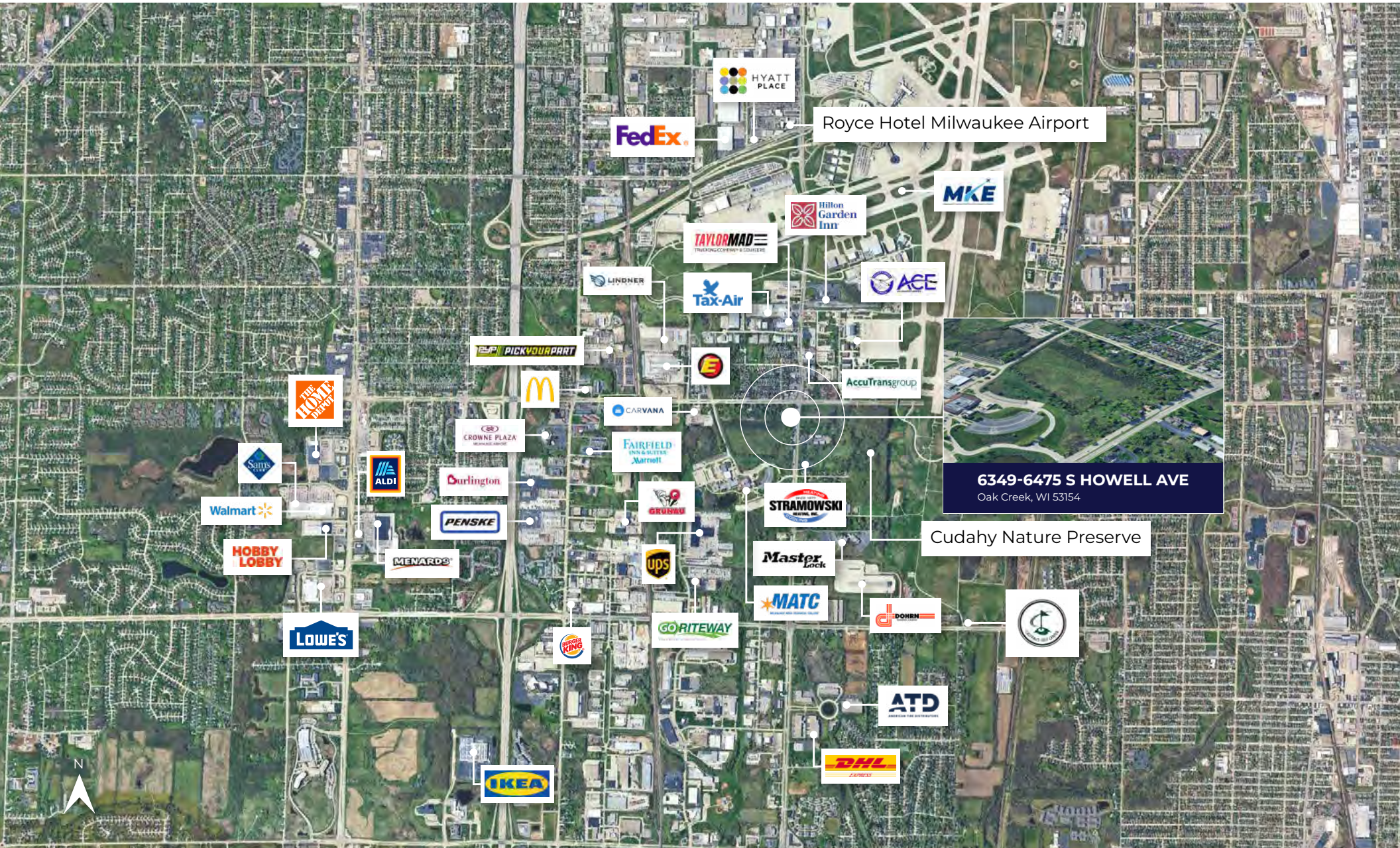
Situated within Greater Milwaukee's industrial corridor, benefiting from strong logistics demand and constrained land availability.

Scalable Development Opportunity

Parcel size and configuration accommodate a range of concepts, from single-user campuses to multi-tenant industrial parks or mixed-use projects.



IMMEDIATE MAP



PROPERTY OVERVIEW

6349-6475 S HOWELL AVENUE

OAK CREEK, WI 53154

1,611,720 SF
TOTAL LOT SIZE



37 AC
LOT SIZE

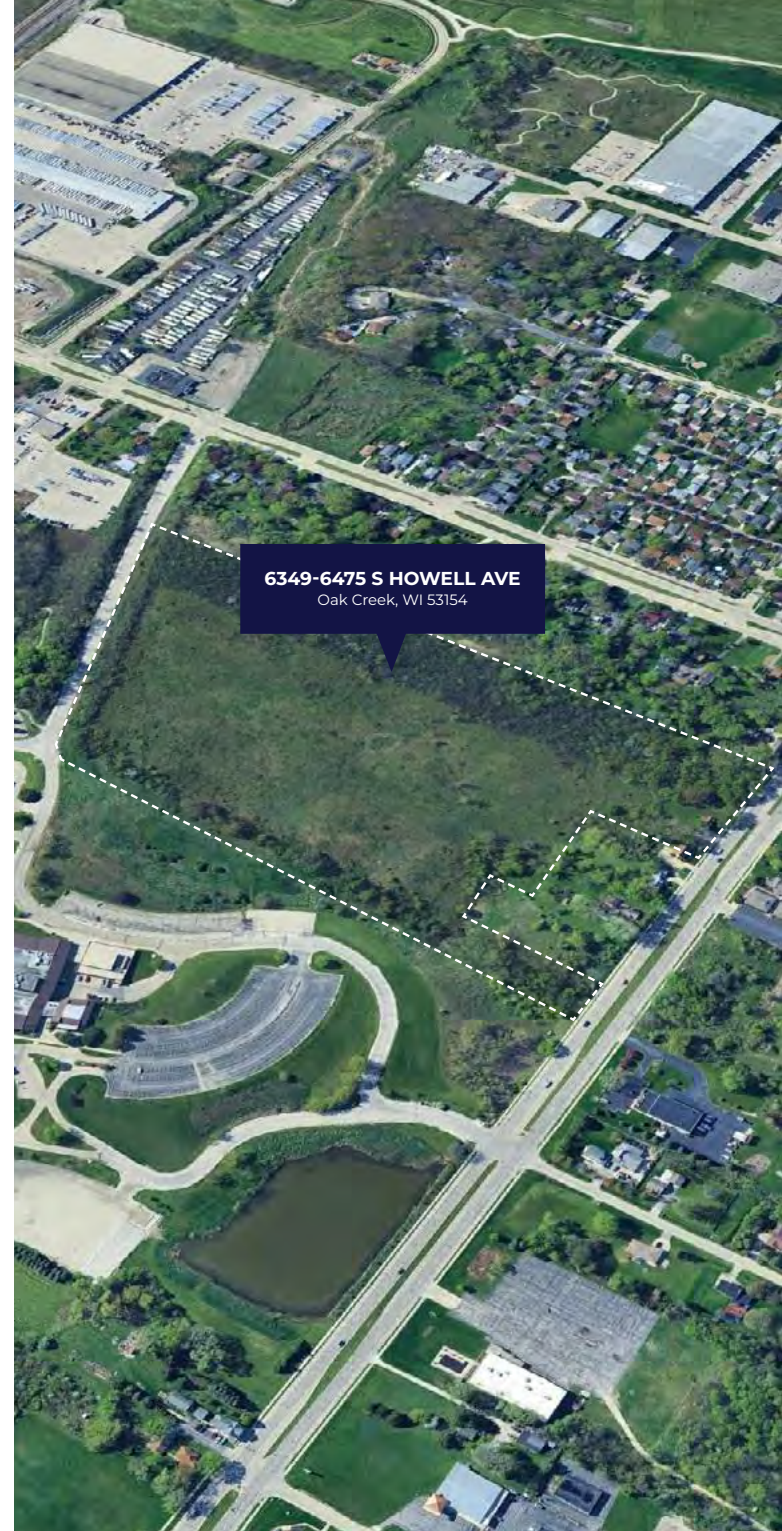


6349-6475 S Howell Avenue is a 37-acre land assemblage of five contiguous parcels strategically positioned along Oak Creek's primary commercial corridor with direct frontage on WI-38 (Howell Avenue). Zoned M-1 (Manufacturing District), the site offers broad flexibility for industrial, logistics, and mixed-use development, creating an attractive platform for a wide range of users. Its scale, visibility, and multi-parcel configuration provide developers with a rare opportunity to establish a significant presence in one of Southeast Wisconsin's most active growth markets.

The property offers exceptional connectivity with immediate access to I-94 and Milwaukee Mitchell International Airport, ensuring seamless integration into regional and national logistics networks. Oak Creek's pro-business environment, expanding infrastructure, and strong industrial demand further elevate the site's appeal, positioning it as a prime candidate for modern industrial, distribution, or flex development. With its frontage, access, and zoning advantages, the Howell Avenue assemblage stands out as a high-impact investment opportunity within Greater Milwaukee's industrial corridor.

PROPERTY DETAILS

Property Type	Vacant Land
Submarket	Milwaukee SE
Market	Milwaukee/Madison
Location Type	Suburban
Zoning	M1 (Manufacturing District)
Flood Zone	B & X (Moderate Flood Hazard)
APN	7189962000, 7189969000, 7189971000, 7189971000, 7189972000
Nearby Airport	2-minute drive to Milwaukee Mitchell International Airport
Access	Direct frontage on WI-38 5-minute drive to I-94

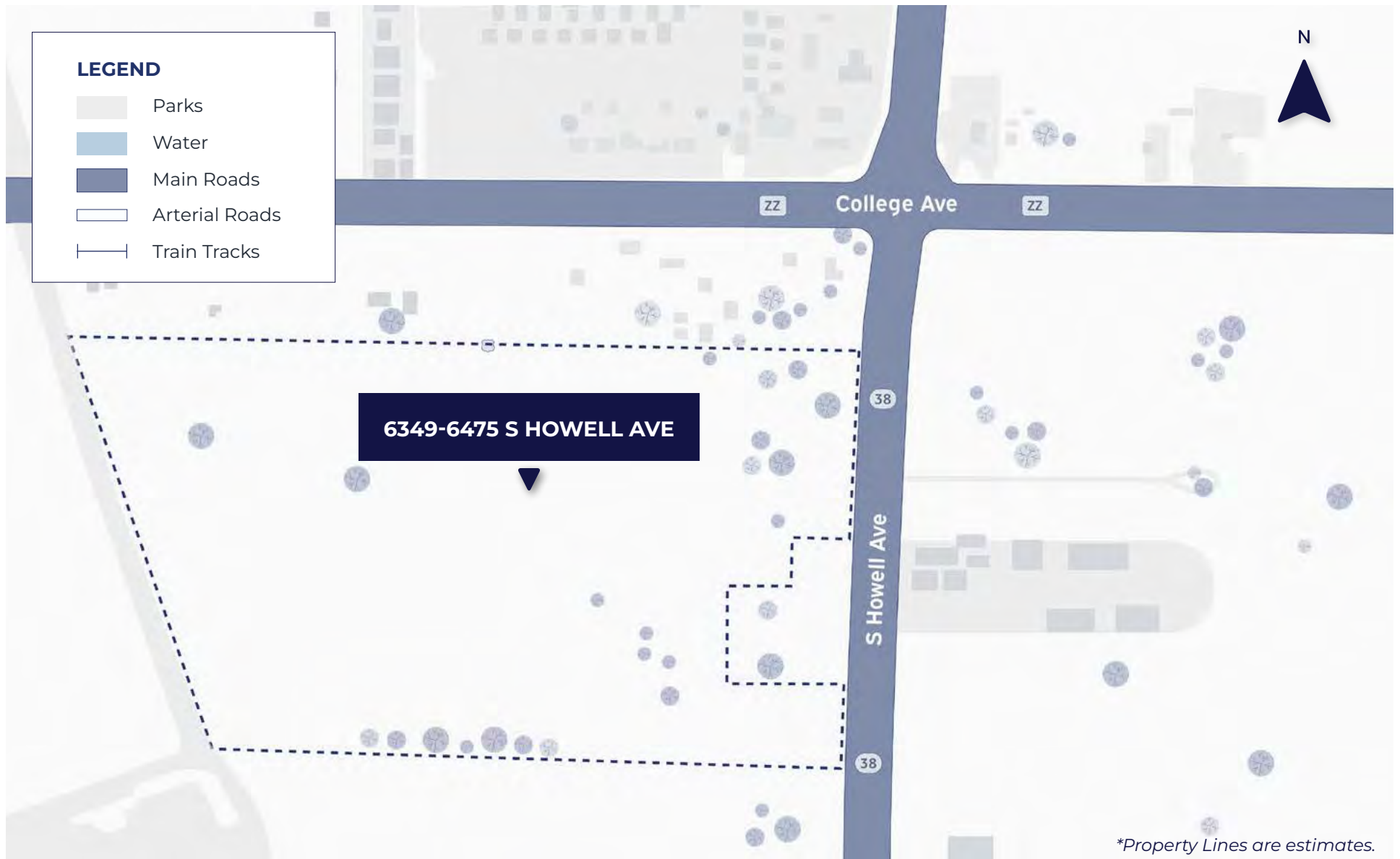


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PROPERTY PHOTOS



SITE PLAN



NORTH VIEW



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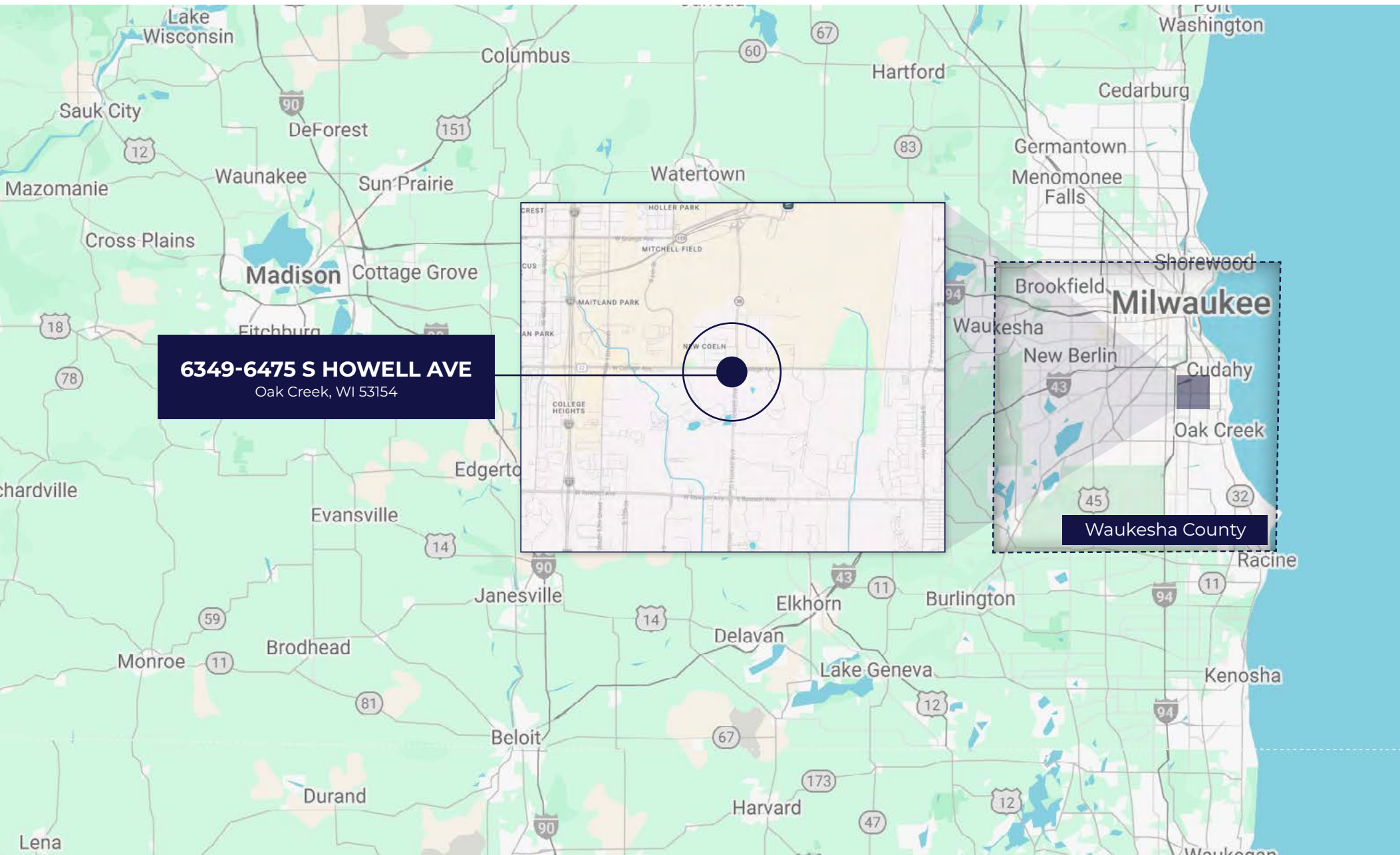
SOUTH VIEW



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REGIONAL MAP



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Waukesha County

THE CITY OF OAK CREEK

A HIGH-GROWTH SUBURBAN MARKET IN MILWAUKEE COUNTY

Oak Creek is a rapidly growing suburban city in southeastern Milwaukee County, located approximately 10 miles south of downtown Milwaukee along the Lake Michigan corridor. With a population of roughly 38,373 residents, the city has evolved from its agricultural roots into a prominent residential and employment hub within the Milwaukee metropolitan area. Oak Creek offers strong regional access via Interstate 94, Highway 100, and proximity to General Mitchell International Airport, providing efficient connectivity to Milwaukee, Chicago, and major Midwest markets. The city's development is anchored by Drexel Town Square, a modern mixed-use district that serves as Oak Creek's civic and commercial center.

The city supports a diversified and resilient economy with strengths in manufacturing, healthcare, logistics, and retail. Oak Creek benefits from above-average household incomes, available developable land, and a business-friendly environment that has attracted both corporate users and industrial operators. Ongoing redevelopment initiatives, including the Lake Vista lakefront project, highlight the city's focus on reinvestment and long-term growth. Combined with strong infrastructure and continued population and employment expansion, Oak Creek remains a strategic suburban location within the greater Milwaukee market.



Photo from On Milwaukee website

DEMOGRAPHICS



38,373

2024 POPULATION



\$93,120

2023 MEDIAN HOUSEHOLD INCOME

Source: U.S. Census Bureau

AREA HIGHLIGHTS

DISCOVER WISCONSIN CHOICE DESTINATION

OAK CREEK WISCONSIN (2019)

SOUTH SUBURBAN CHAMBER OF COMMERCE BUSINESS OF THE YEAR





OAK CREEK WISCONSIN (2017)






AREA AMENITIES

Oak Creek offers a balanced mix of employment centers, residential neighborhoods, and community amenities. The area features strong commercial activity, modern mixed-use districts, and extensive green space, making it an attractive location for both employers and residents.

HEALTHCARE & WELLNESS

-  Froedtert Community Hospital - Oak Creek
-  National Technologies
-  The Master Lock Company
-  Milwaukee Mitchell International Airport

RETAIL

-  Drexel Town Square
-  IKEA - Oak Creek
-  Market Place Village
- Tower Square Shopping Center by Founders

ENTERTAINMENT

-  South Shore Cinema
-  Performing Arts & Education Center
-  Milwaukee Yard Indoor Sports Complex
- Oak Creek Historical Museum


PARKS & OUTDOOR RECREATION

-  Camelot Park
-  Manor Marquette Park
-  Cudahy Nature Preserve

EDUCATION & COMMUNITY SERVICES

-  Milwaukee Area Technical College Oak Creek Campus
-  Oak Creek High School
-  Oak Creek West Middle School

GOLF

-  Gastrau's Golf Center
-  Milwaukee County Golf
-  Oak Hills Golf Course

GREATER MILWAUKEE

MILWAUKEE METROPOLITAN AREA

The Milwaukee Metropolitan Area is a major economic center in Wisconsin, with a diverse economy, strong business climate, and growing population that support ongoing business growth and investment. Home to approximately 1.57 million residents, the area offers excellent regional connectivity via I-94, Highway 18, and Milwaukee Mitchell International Airport, making it easily accessible for businesses. It hosts 18 Fortune 1000 headquarters and is anchored by major employers like GE HealthCare and MetalTek International, fostering a highly skilled workforce and pro-business environment. With over 1,100 acres of industrial land ready for development, the region provides ample space for expansion. Backed by strong economic fundamentals, stable tenant retention, and sustained market growth, the Milwaukee Metro remains a resilient and attractive investment destination in Southeast Wisconsin.

#2 STRONG STEM WORKFORCE

BROOKINGS INSTITUTION (2023)

#4 EMERGING TECH & INNOVATION HUB

TECHCRUNCH (2024)

#3 TOP METRO FOR MANUFACTURING

NATIONAL ASSOCIATION OF MANUFACTURERS (2024)

#5 MOST FISCALLY FIT CITY

WALLETHUB (2023)



\$77,006
MEDIAN HOUSEHOLD INCOME

\$130.86B
2023 GDP

1,574,452
2024 POPULATION

38.8
MEDIAN AGE

LARGEST METRO AREA IN WISCONSIN



MAJOR EMPLOYERS & KEY INDUSTRIES

This metro area is home to 1.56 million residents and 18 Fortune 1000 headquarters, supported by infrastructure like I-94, Highway 18, and Mitchell International Airport. Its diverse economy spans manufacturing, healthcare, logistics, and finance. As of January 2025, the unemployment rate stood at 3.6%, notably below the national average of 4.4%. With a skilled labor force, over 1,100 acres of development-ready industrial land, and a pro-business environment, the region continues to attract long-term investment and retain stable tenancy.

TOP MILWAUKEE METRO EMPLOYERS



32,000



14,000



10,800



7,500



6,200

TOP INDUSTRIES IN MILWAUKEE METROPOLITAN AREA

INDUSTRIAL & MANUFACTURING 17%

BUSINESS & PROFESSIONAL SERVICES 16%

FINANCE & INSURANCE 13%

REAL ESTATE & CONSTRUCTION 12%

COMMUNICATIONS 8%

NON-PROFIT 5%

IT & TECHNOLOGY 5%

GOVERNMENT & EDUCATION 5%

F&B RESTAURANTS 5%

Source: MMAC (Metropolitan Milwaukee Association of Commerce)

DEMOGRAPHICS

204,595

2024 Population

\$67,772

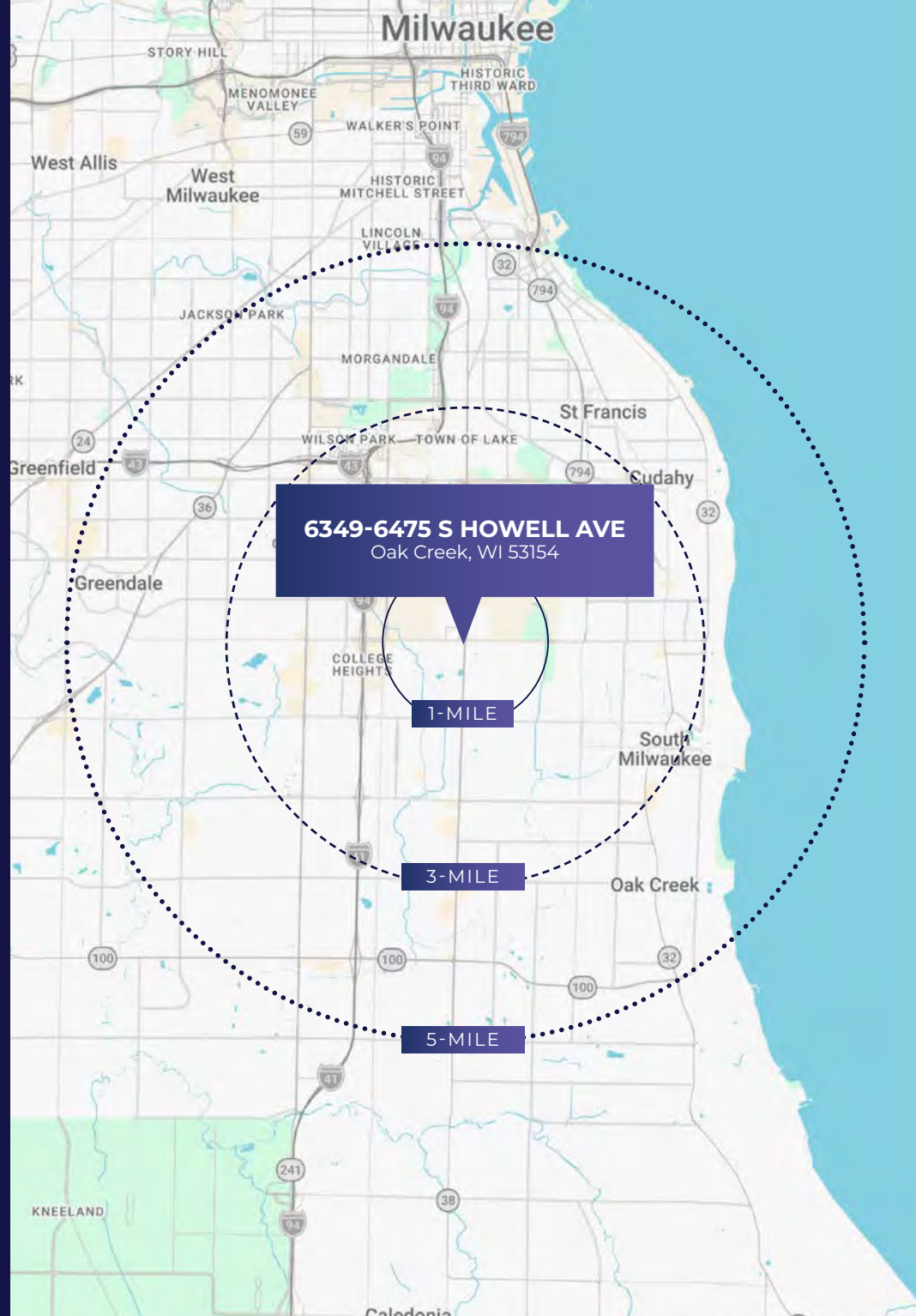
Median HH Income

86,135

2024 Households

	1-MILE	3-MILE	5-MILE
POPULATION			
2024 Population	1,260	69,396	204,595
2029 Population Projection	1,228	67,482	199,036
Median Age	37.5	40.7	39.9
HOUSEHOLDS			
2024 Households	513	29,322	86,135
2029 Household Projection	501	28,496	83,755
INCOME			
Average Household Income	\$78,288	\$81,906	\$85,114
Median Household Income	\$71,045	\$66,939	\$67,772
DAYTIME DEMOGRAPHICS			
Total Businesses	242	3,003	8,556
Total Employees	4,068	32,547	80,917

Source: CoStar





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