



## LAND FEATURES

<b>Lot Sizes:</b>	3.86 - 14.68 Acres
<b>Zoning:</b>	M-1 (PUD)
<b>Sewer &amp; Water:</b>	Municipal (MMSD) - master storm water management system - no site detention needed for individual sites. Oak Creek water.
<b>Green Space:</b>	25%
<b>Gas &amp; Electric Service:</b>	WEC - New 90 MW Electrical Substation
<b>Oak Creek Tax Mill Rate:</b>	\$21.66 / \$1,000 of assessed value
<b>Sale Price:</b>	\$115,000 - \$142,000 / acre

## ADVANTAGES OF OAKVIEW

- Located within close proximity of Drexel Town Square, numerous retail, lodging and conference amenities.
- Lot sizes are customizable to user requirements.
- Open to users, developers, and general contractors.
- Excellent accessibility to I-94, 2 miles to Ryan Road Interchange and 3.5 miles to 7 Mile Road Interchange.
- 12 minute travel time to Milwaukee General Mitchell International Airport.
- Close proximity to UPS (5.5 miles) and new FedEx across the street.
- Access to a large, diverse labor pool.
- Park covenants and infrastructure specs: [www.oakviewbusinesspark.com](http://www.oakviewbusinesspark.com).

**Jeff Hoffman, CCIM, SIOR**  
Principal  
414.203.3038  
jhoffman@boerke.com

**Chad Vande Zande**  
Principal  
414.203.3049  
cvandezande@boerke.com

**Nick Unger**  
Real Estate Advisor  
414.203.3016  
nunger@boerke.com

731 N Jackson Street  
Suite 700  
Milwaukee, WI 53202  
Main: 414.347.1000  
**boerke.com**

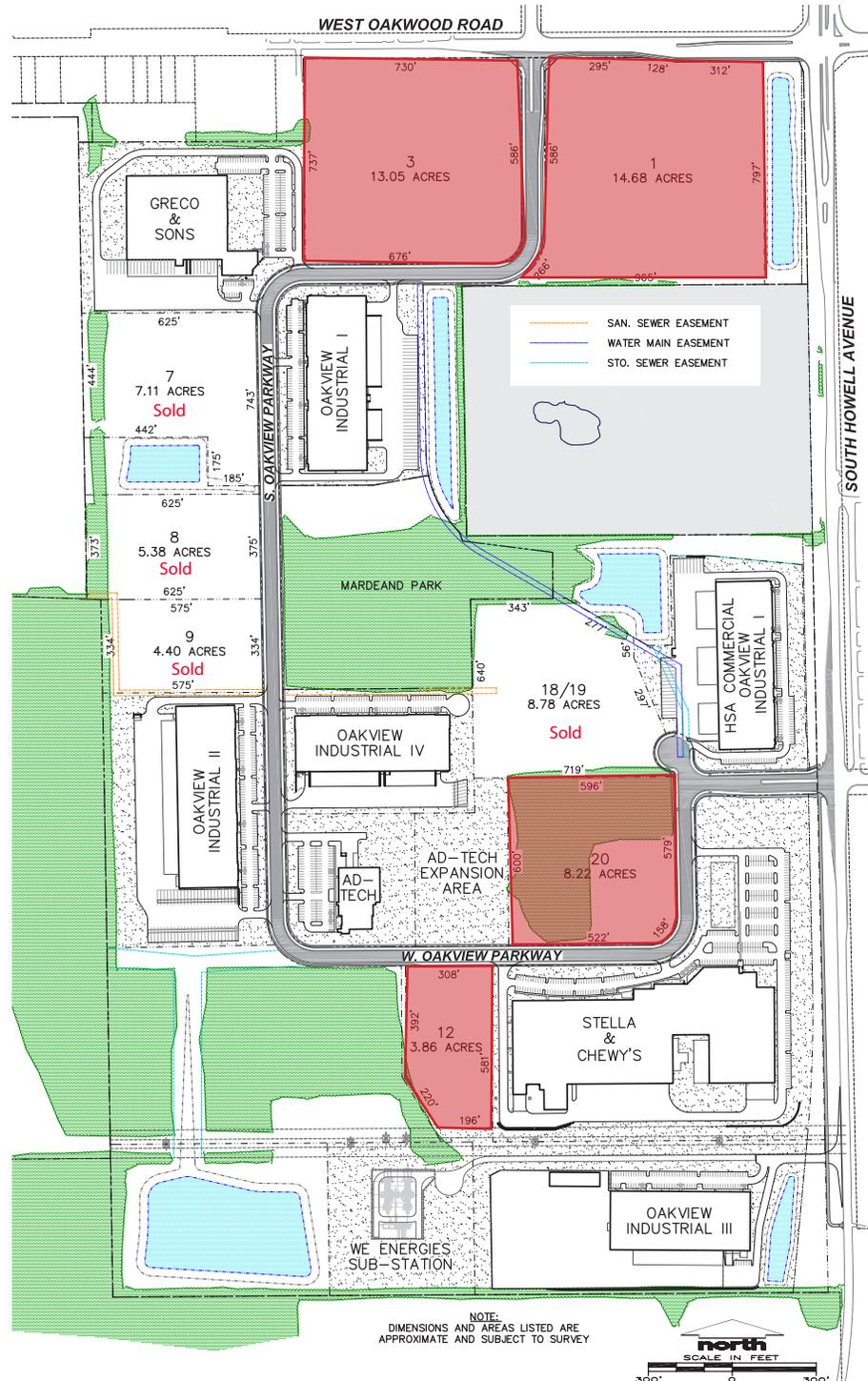


The Boerke Company / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**OakView Business Park**  
Oak Creek, WI



**Jeff Hoffman, CCIM, SIOR**  
Principal  
414.203.3038  
jhoffman@boerke.com

**Chad Vande Zande**  
Principal  
414.203.3049  
cvandezande@boerke.com

**Nick Unger**  
Real Estate Advisor  
414.203.3016  
nunger@boerke.com

731 N Jackson Street  
Suite 700  
Milwaukee, WI 53202  
Main: 414.347.1000  
**boerke.com**



*The Boerke Company / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

PARCEL #	ACRES	PARCEL PRICE	PRICE / ACRE	PRICE / SF
1	14.68	\$2,084,560	\$142,000	\$3.26
3	13.05	\$1,853,100	\$142,000	\$3.26
6	10.75	SOLD		
7	7.11	SOLD		
8&9	9.78	SOLD		
10	6.5	SOLD		
11	6.68	SOLD		
12	3.86	\$443,900	\$115,000	\$2.64
13	6.34	SOLD		
14	10.08	SOLD		
15	2.1	SOLD		
16	2.34	SOLD		
17	8.747	SOLD		
18&19	8.78	SOLD		
20	8.22	\$945,300	\$115,000	\$2.64
21	4.79	SOLD		
22	4.97	SOLD		
23	7.24	SOLD		
24	4.0	SOLD		
25	4.24	SOLD		
Future Expansion	15.81	SOLD		

**Jeff Hoffman, CCIM, SIOR**  
Principal  
414.203.3038  
jhoffman@boerke.com

**Chad Vande Zande**  
Principal  
414.203.3049  
cvandezande@boerke.com

**Nick Unger**  
Real Estate Advisor  
414.203.3016  
nunger@boerke.com

731 N Jackson Street  
Suite 700  
Milwaukee, WI 53202  
Main: 414.347.1000  
**boerke.com**



*The Boerke Company / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

<b>TOTAL AGE DISTRIBUTION</b>	<b>5 MINUTES</b>	<b>15 MINUTES</b>	<b>30 MINUTES</b>
MEDIAN AGE	37.5	39.2	36.5
AGE 19 YEARS OR LESS	3,710 (26.2%)	26,853 (24.2)	189,610 (25.6%)
AGE 20 TO 64 YEARS	8,404 (59.4%)	65,899 (59.4%)	439,997 (59.5%)
AGE 65 YEARS OR OVER	2,027 (14.3%)	18,171 (16.4%)	109,665 (14.8%)
<b>OCCUPATION</b>	<b>5 MINUTES</b>	<b>15 MINUTES</b>	<b>30 MINUTES</b>
WHITE COLLAR WORKERS	4,983 (66.4%)	33,703 (61.2%)	208,886 (57.3%)
BLUE COLLAR WORKERS	2,522 (33.6%)	21,376 (38.8%)	155,368 (42.7%)
<b>EDUCATIONAL ATTAINMENT</b>	<b>5 MINUTES</b>	<b>15 MINUTES</b>	<b>30 MINUTES</b>
HIGH SCHOOL GRADUATE	2,986 (30.3%)	24,474 (31.0%)	149,156 (29.7%)
ANY COLLEGE (SOME COLLEGE OR HIGHER)	6,374 (64.6%)	48,106 (60.9%)	289,337 (57.7%)
COLLEGE DEGREE + (BACHELOR DEGREE OR HIGHER)	3,338 (33.8%)	23,174 (29.3%)	138,999 (27.7%)



HSA Spec Building



Stella & Chewy's

**Jeff Hoffman, CCIM, SIOR**  
Principal  
414.203.3038  
jhoffman@boerke.com

**Chad Vande Zande**  
Principal  
414.203.3049  
cvandezande@boerke.com

**Nick Unger**  
Real Estate Advisor  
414.203.3016  
nunger@boerke.com

731 N Jackson Street  
Suite 700  
Milwaukee, WI 53202  
Main: 414.347.1000  
**boerke.com**

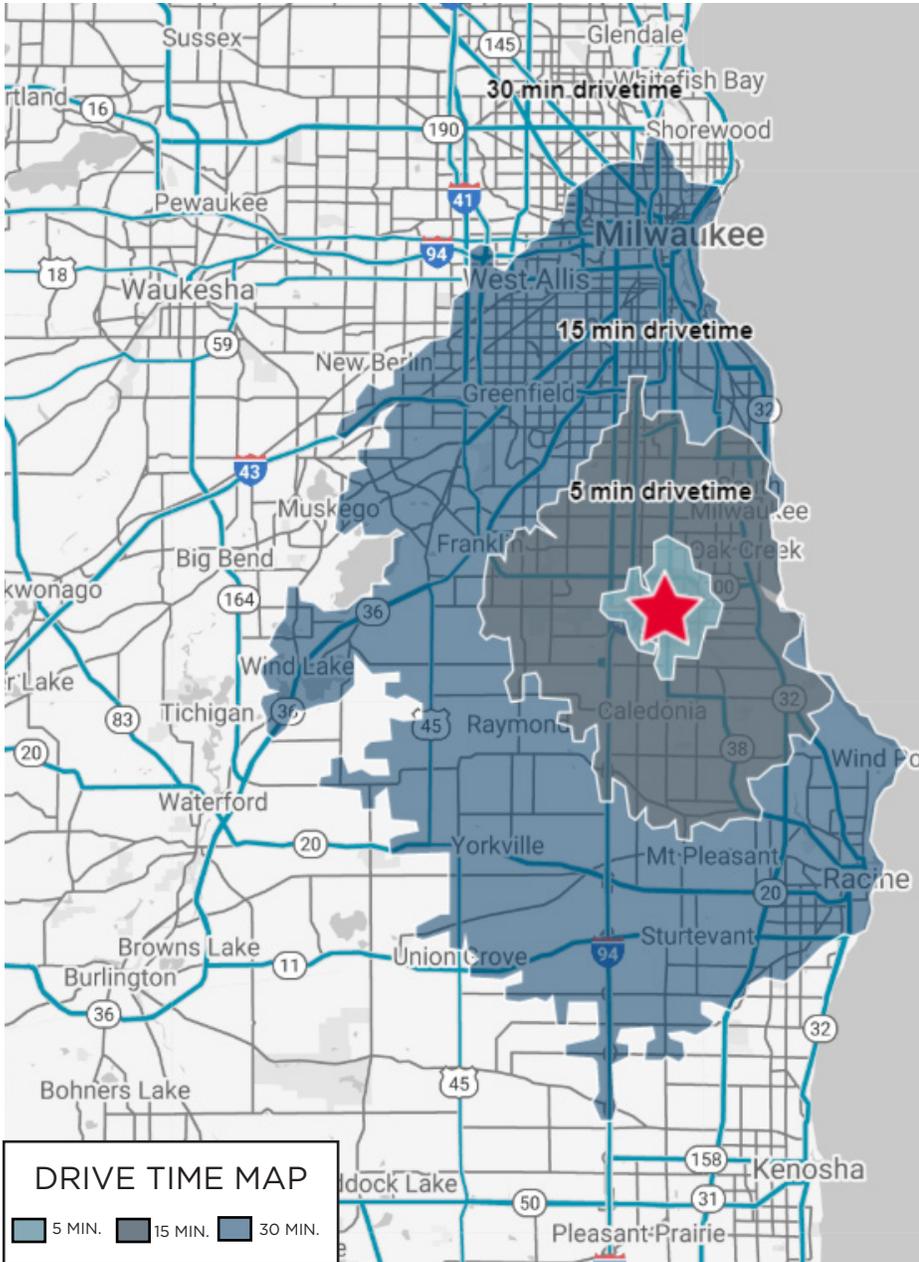


*The Boerke Company / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**OakView Business Park**  
Oak Creek, WI



**DRIVE TIMES TO KEY AREAS**

**I-94 AT RYAN ROAD (NEAREST ON-RAMP)**  
2 MINUTES / 2 MILES

**SEVEN MILE ROAD (I-94 ON-RAMP)**  
5 MINUTES / 3.5 MILES

**DREXEL TOWN SQUARE**  
8 MINUTES / 3.3 MILES

**MITCHELL INTERNATIONAL AIRPORT**  
12 MINUTES / 6.6 MILES

**PORT OF MILWAUKEE**  
16 MINUTES / 13.4 MILES

**DOWNTOWN MILWAUKEE**  
20 MINUTES / 15.2 MILES

**WAUKESHA**  
41 MINUTES / 32.4 MILES

**MADISON**  
1 HOUR 30 MINUTES / 89.6 MILES

**OSHKOSH**  
2 HOURS 5 MINUTES / 110 MILES

**APPLETON**  
2 HOURS 17 MINUTES / 121 MILES

**GREENBAY**  
2 HOURS 34 MINUTES / 138 MILES

**DOWNTOWN CHICAGO**  
1 HOUR 23 MINUTES / 79.5 MILES

**PORT OF CHICAGO**  
1 HOUR 41 MINUTES / 93.2 MILES

**O'HARE INTERNATIONAL AIRPORT**  
1 HOUR 7 MINUTES / 67.2 MILES

**Jeff Hoffman, CCIM, SIOR**  
Principal  
414.203.3038  
jhoffman@boerke.com

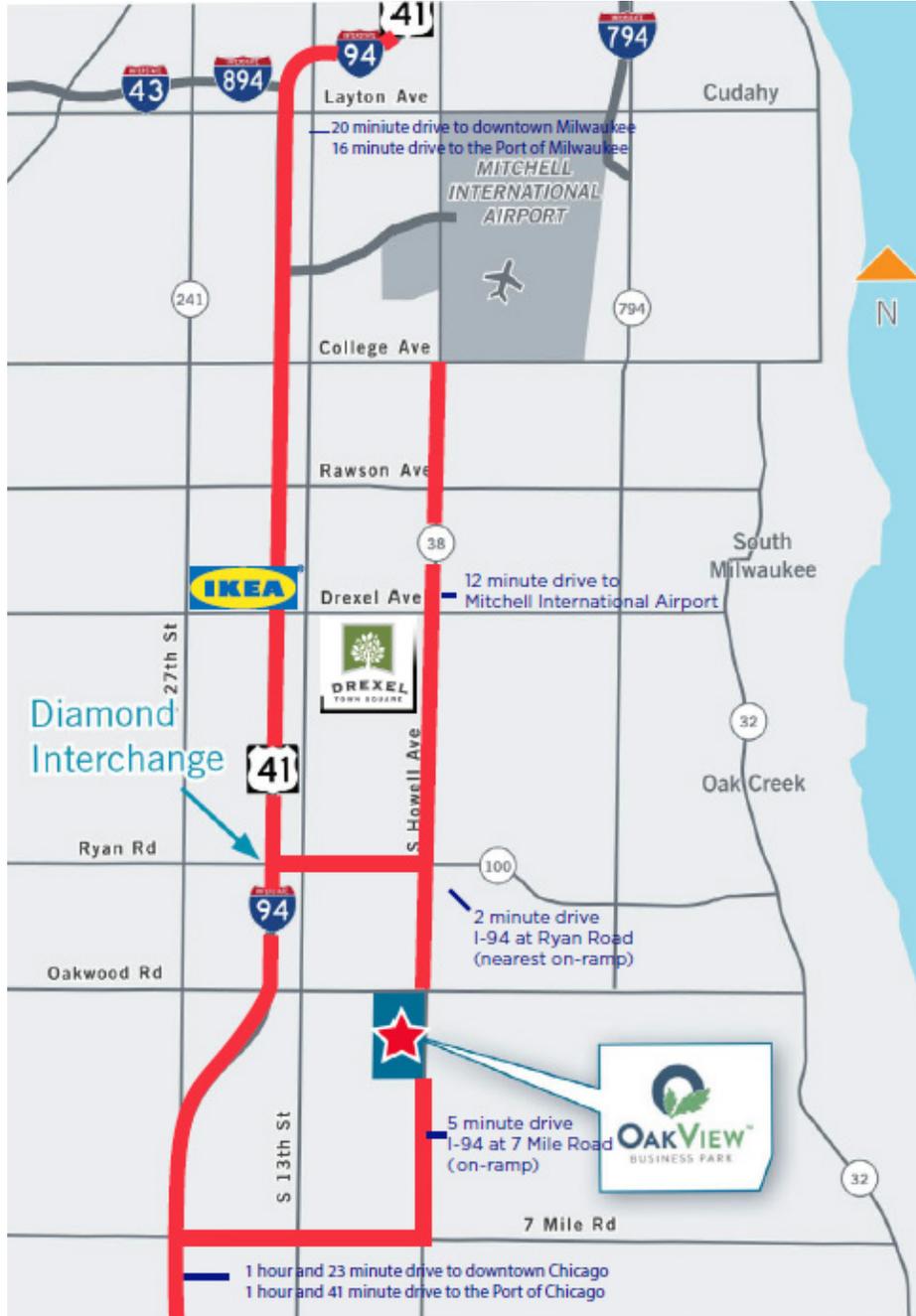
**Chad Vande Zande**  
Principal  
414.203.3049  
cvandezande@boerke.com

**Nick Unger**  
Real Estate Advisor  
414.203.3016  
nunger@boerke.com

731 N Jackson Street  
Suite 700  
Milwaukee, WI 53202  
Main: 414.347.1000  
**boerke.com**



OakView Business Park  
Oak Creek, WI



Jeff Hoffman, CCIM, SIOR  
Principal  
414.203.3038  
jhoffman@boerke.com

Chad Vande Zande  
Principal  
414.203.3049  
cvandezande@boerke.com

Nick Unger  
Real Estate Advisor  
414.203.3016  
nunger@boerke.com

731 N Jackson Street  
Suite 700  
Milwaukee, WI 53202  
Main: 414.347.1000  
boerke.com



# 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:

### 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. A 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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 of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 or 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
  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. At a later time, you may also provide the Firm or 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.

### NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.