

GENERAL INFORMATION

Located along the eastern gateway to Union Grove in Tax Increment District 6, this 43-acre property provides ease of access to I-94 via Durand Avenue (Hwy 11). The site is approximately 4 miles from I-94 and 5 miles from Foxconn's Wisconn Valley Science and Technology Park.

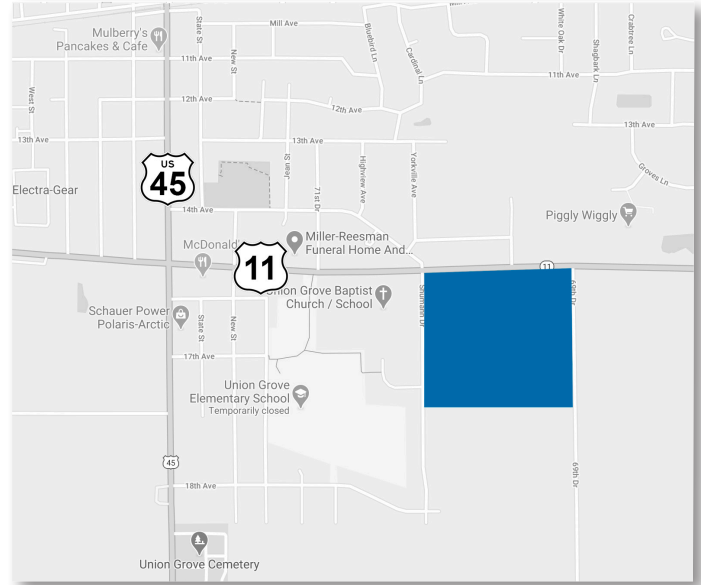
Address: 4513 69th Drive

Tax ID: 186032132005100

Zoning: C-1, General Commercial (land adjacent to Hwy 11)
I-1, Light Industrial (southern portion)

Land use plan category: Commercial (adjacent to Hwy 11),
Industrial (southern portion)

Utilities: Water and Sewer located at the site



LOCATION ADVANTAGES

Trade Area Information: 2019 Values

	1-mile	3-mile	5-mile
Total Population	2,881	7,695	11,294
Daytime Population	1,862	7,157	10,915
Households	1,081	2,785	4,217
Median Household Income	\$75,542	\$69,183	\$75,446

Average Daily Vehicles:

Hwy 11 between 67th and 69th Dr: 13,400 VPD

Hwy 11 at Shuman Dr: 16,100 VPD

ABOUT UNION GROVE

Ideally located at the intersection of U.S. Highway 45 and Wisconsin Highway 11, only five miles west of Interstate 94. Union Grove is a growing town with small-town charm with access to larger cities.

Businesses access major markets in a tri-county area and across the Midwest.

Residents enjoy the safety and friendliness of small-town living, quality local schools, and easy access to major-league sports and entertainment in the nearby cities of Milwaukee and Chicago.

Recent Developments:

Granary Apartments (Complete): 73-unit multi-family development at State and Mill Ave. by Sawall Development.

The Residences at Dunham Grove (Under Construction): 120 multi-family units and 63 single-family homes at 69th Drive, east of Shuman Drive by Pre/3.

Major Employers:

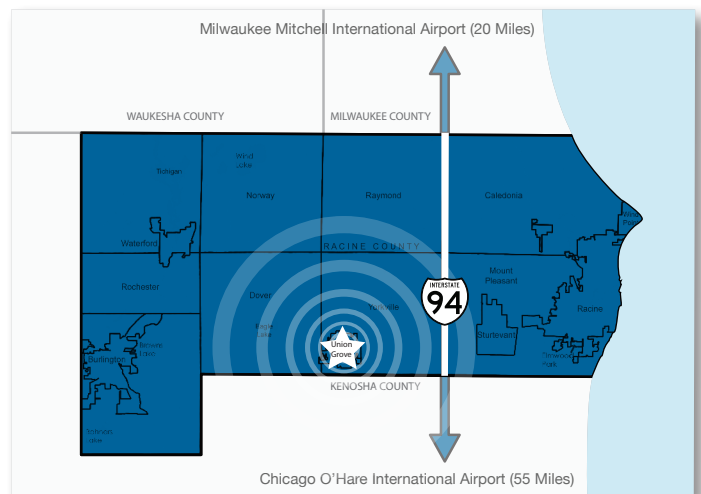
American Roller

Community State Bank

Regal Beloit

Oak Ridge Care Center

Wisconsin Veterans Home at Union Grove



RCEDC'S FINANCIAL AND TECHNICAL SUPPORT IS PROVIDED BY OUR DEDICATED STAFF THROUGH:



Laura Million
262.898.7530
LMillion@RCEDC.ORG