

RYAN BUSINESS PARK



BUILD TO SUIT OPPORTUNITIES
FOR SALE OR FOR LEASE

SEC of S. 13th St. & Ryan Rd. / Oak Creek, WI



DEVELOPMENT OPPORTUNITY

RYAN BUSINESS PARK



Location

SEC of 13th St. & Ryan Rd.
Oak Creek, WI 53154

Availability

14.5 acres: can be demised
Zoning: Planned Business
Development (pending)

Traffic Counts

115,000 vpd on I-94
38,900 vpd on W. Ryan Road
5,100 vpd on S. 13th Street

Access

Full access with traffic signal
from S. 13th Street

Full access with traffic signal
from W. Ryan Road

Major Area Employers

Northwestern Mutual	2,000
Amazon	1,500
Caterpillar Global Mining	813
PPG Industries	440
General Mitchell Intl. Airport	400
Reinhart Food Service	324
Master Lock (Corp. HQ)	275

Features

- High profile corner site opportunity in fast growing city of Oak Creek
- Anchored by 2.8M SF Amazon Fulfillment Center with projected 1,500 jobs
- Easy access to Ryan Road / I-94 Interchange (0.2 miles)
- Site is perfect for a variety of uses including technology, and/or R&D headquarters site, big box retail, restaurant, hotel, and banks
- Municipal water and sewer service the site
- Storm water detention is offsite and accounted for
- Located within a 10 minute drive from the \$10 billion **FOXCONN** technology research and manufacturing campus in Mount Pleasant

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	5,061	33,008	96,542
HOUSEHOLDS	2,253	12,943	37,961
AVE HOUSEHOLD INCOME	\$86,069	\$95,755	\$87,842
DAYTIME POPULATION	5,627	34,443	85,253

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AREA TRAFFIC GENERATORS



Ascension

2.0 MI



2.9 MI



2.9 MI



Northwestern
Mutual

3.4 MI

FOXCONN

15.4 MI



MITCHELL
INTERNATIONAL AIRPORT
6.4 MI

NOTABLE OAK CREEK DEVELOPMENTS



85 Acre mixed-use development which includes residential, retail, hotel, and civic components.

Anchored by: Oak Creek City Hall & Public Library

meijer

190,000 SF

Froedtert & MEDICAL COLLEGE of WISCONSIN

Oak Creek Campus

FORGE & FLARE

emerald row
OAK CREEK

Other notable tenants include:



PETSMART

Associated Bank

TOWNEPLACE SUITES
MARRIOTT



- First and only IKEA store in WI
- Opened Spring of 2018
- 290,000 SF

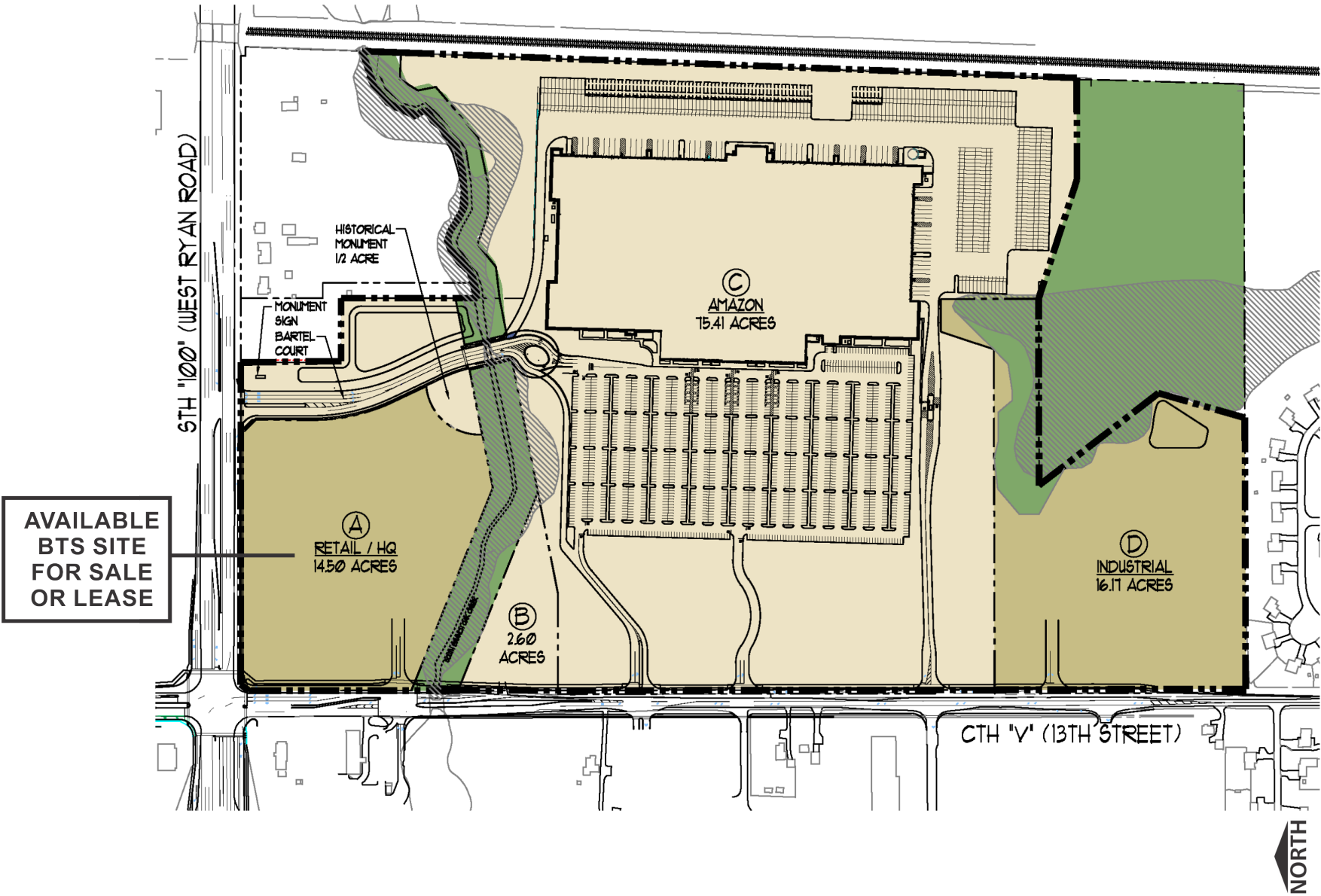
General Mitchell
International Airport is located
LESS THAN 7 MILES
from Oak Creek

Oak Creek is
CONVENIENTLY LOCATED
just 80 miles from Chicago
and 330 miles
from Minneapolis
and is part of the
metro Milwaukee area

Oak Creek has become a
**REGIONAL RETAIL
DESTINATION**
in the past year with the
opening of IKEA
and other multi-use
developments

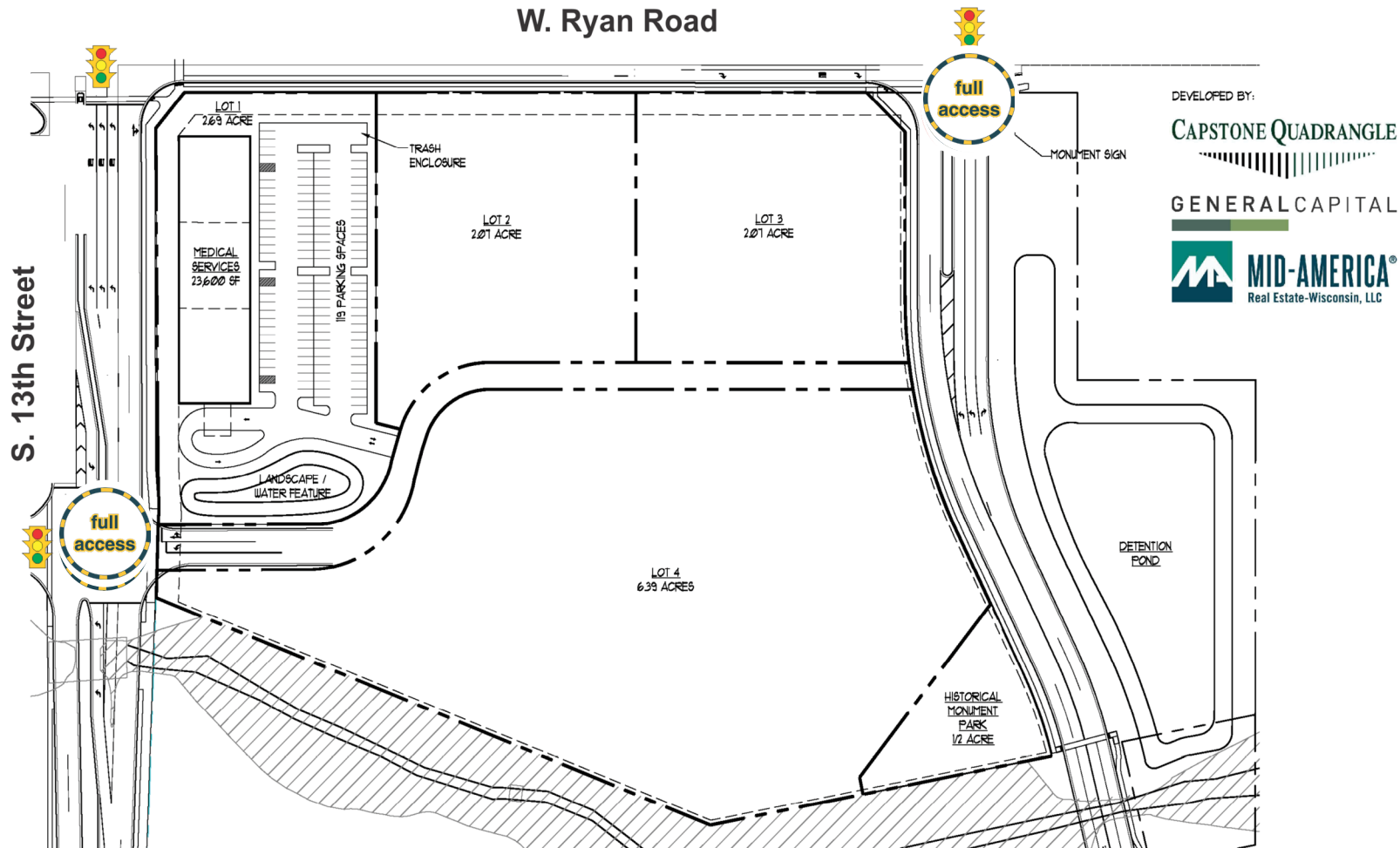
Oak Creek continues
to be one of the
**FASTEST
GROWING CITIES**
in Milwaukee County

RYAN BUSINESS PARK



OVERALL SITE PLAN

RYAN BUSINESS PARK



Conceptual Development Plan

↑
1" = 100'-0"
DS06
05.03.19

Partners in Design
ARCHITECTS

262.652.2800
Kenosha, WI

847.940.0300
Riverwoods, IL

RYAN BUSINESS PARK



NORTH FACING AERIAL

RYAN BUSINESS PARK

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CONTACT

BROKER 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:

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:

- 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 within 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 of 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 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").
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.

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.)

CONFIDENTIAL 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.

