

# 7821 120<sup>TH</sup> AVENUE

PLEASANT PRAIRIE, WI 53158

VACANT LAND  
FOR SALE





## PROPERTY INFORMATION

LIST PRICE	Market Price
PARCEL SIZE	7.45 Acres
PARCEL NUMBER	91-4-122-072-0108
ZONING	B4 (Village of Pleasant Prairie Zoning Districts: <a href="https://ecode360.com/9346859">https://ecode360.com/9346859</a> )
LAND USE	Please refer to website link above for additional detail
UTILITIES	Please see note 11b on the survey on page 5 dated 9/16/2024
SPECIAL	Please see notes 11 and 12 per the attached survey dated 9/16/2024
2023 REAL ESTATE TAXES	\$11,423,12 (Note: Delinquent charge shown on 2023 tax bill below has been discharged)
TOPOGRAPHY	Generally flat
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> <li>• Well-located partially improved parcel just off major development Hwy 50 corridor</li> <li>• Flexible PDD zoning</li> <li>• Minutes from pending new Hard Rock Casino &amp; Hotel development at I95 &amp; Hwy 60</li> <li>• Conveniently located +-40 miles to downtown Milwaukee; +-55 miles to downtown Chicago</li> <li>• 20.55 acre companion parcel (non-contiguous) also at 120th Avenue also for sale by seller; portfolio pricing for both parcels. Call Broker.</li> </ul>

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

# PIVOTAL LAND OPPORTUNITY IN BURGEONING PLEASANT PRAIRIE

## 7.45-ACRE PARCEL LOCATION

- Neighboring major development Highway 50 corridor
- Near significant big box retailers
- Flexible planned development district zoning

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## A CORRIDOR PRIMED FOR MORE GROWTH

Approximately 30 minutes from downtown Milwaukee, one hour from downtown Chicago

### Proposed \$360 million casino development nearby in the city of Kenosha

- Approved by Kenosha City Council and the Kenosha County Board
- Menominee Indian Tribe of Wisconsin development would be on a 60-acre site and include Hard Rock Casino, hotel, concert venue, and Hard Rock Café

### LogistiCenter at Pleasant Prairie broke ground in June

- Three-building logistics center that will total 2,384,765 square feet

Near significant, high-traffic retail nodes

## 7.8%

POPULATION INCREASE  
BETWEEN 2010 AND 2020

## 4.8M

PER-YEAR VISITS  
SHOPPES AT PRAIRIE RIDGE

## NEARBY RETAIL



## SIGNIFICANT BUSINESSES







# 2023 REAL ESTATE TAX BILL

VILLAGE PLEASANT PRAIRIE  
TREASURER  
9915 39TH AVENUE  
PLEASANT PRAIRIE WI 53158



☐ Check For Billing Address Change.

BRANKO TUFANJAC  
1020 EVERGREEN DR  
LAKE FOREST IL 60045

STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2023  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY

Bill #: 574300425  
Parcel #: 91-4-122-072-0108  
Alt. Parcel #: 9141220720108

Total Due For Full Payment \$12,911.84  
Pay to Local Treasurer By Jan 31, 2024

OR PAY INSTALLMENTS OF:	
1ST INSTALLMENT Pay to Local Treasurer \$5,372.60 BY January 31, 2024	2ND INSTALLMENT Pay to Local Treasurer \$3,769.62 BY April 30, 2024
3RD INSTALLMENT Pay to Local Treasurer \$3,769.62 BY July 31, 2024	

Amount Enclosed \$

STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2023  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY

BRANKO TUFANJAC  
1020 EVERGREEN DR  
LAKE FOREST IL 60045

BILL NUMBER: 574300425  
IMPORTANT: - Correspondence should refer to parcel number.  
- See reverse side for important information.  
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
1948633 1846024 1821730 1182864 ACRES: 7.432  
SEC 07, T 01 N, R 22 E, NW1/4  
PLAT: MB-METES AND BOUNDS  
PT NW 1/4 SEC 7 T 1 R 22 CONN NW COR OF NW 1/4  
SD SEC THC S 1384.77 FT THC E 151.98 FT TO ELY  
ROW OF 120TH AVE & POB THC E 10.20 FT THC N 02  
DEG 12' 18" E 37.18 FT ALONG ELY ROW OF ...

Parcel #: 91-4-122-072-0108  
Alt. Parcel #: 9141220720108

Property Address: 7821 120TH AVE

Assessed Value Land 836,100	Ass'd. Value Improvements	Total Assessed Value 836,100	Ave. Assmt. Ratio 0.9266	Net Assessed Value Rate (Does NOT reflect credits)	0.013662385
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Est. Fair Mkt. Land 902,300	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 902,300	A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$1,027.13
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Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change
KENOSHA COUNTY	1,862,179	2,237,228	3,102.42	3,038.27	-2.1%
VILLAGE OF PLEASANT PRAIRIE	3,522,917	4,081,955	3,099.44	3,583.92	15.6%
KENOSHA UNIF SCHOOL DIST	62,821,256	61,091,327	4,650.23	4,060.25	-12.7%
GATEWAY TECHNICAL COLLEGE	3,677,585	3,475,157	547.54	535.62	-2.2%
LIBRARY			199.66	205.06	2.7%
<b>Total</b>	<b>71,903,937</b>	<b>70,885,667</b>	<b>11,599.29</b>	<b>11,423.12</b>	<b>-1.5%</b>
Parcel #: 91-4-122-072-0108	First Dollar Credit Lottery & Gaming Credit Net Property Tax		11,599.29	11,423.12	-1.5%

Make Check Payable to:  
VILLAGE PLEASANT PRAIRIE  
TREASURER  
9915 39TH AVENUE  
PLEASANT PRAIRIE WI 53158  
262-694-1400

Full Payment Due On or Before January 31, 2024  
\$12,911.84

Or pay the following installments to:  
5372.60 DUE BY 01/31/2024  
3769.62 DUE BY 04/30/2024  
3769.62 DUE BY 07/31/2024

Net Property Tax 11,423.12  
DELINQUENT UTILITY CHG 1,488.72

FOR INFORMATIONAL PURPOSES ONLY  
- Voter Approved Temporary Tax Increases  
Taxing Jurisdiction  
KENOSHA UNIF SCHOOL DIST

Total  
Additional Taxes  
420,544.62  
Total Additional Taxes  
Applied to Property  
75.33  
Year  
Increase Ends  
2038

TOTAL DUE FOR FULL PAYMENT  
Pay By January 31, 2024

\$ 12,911.84

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

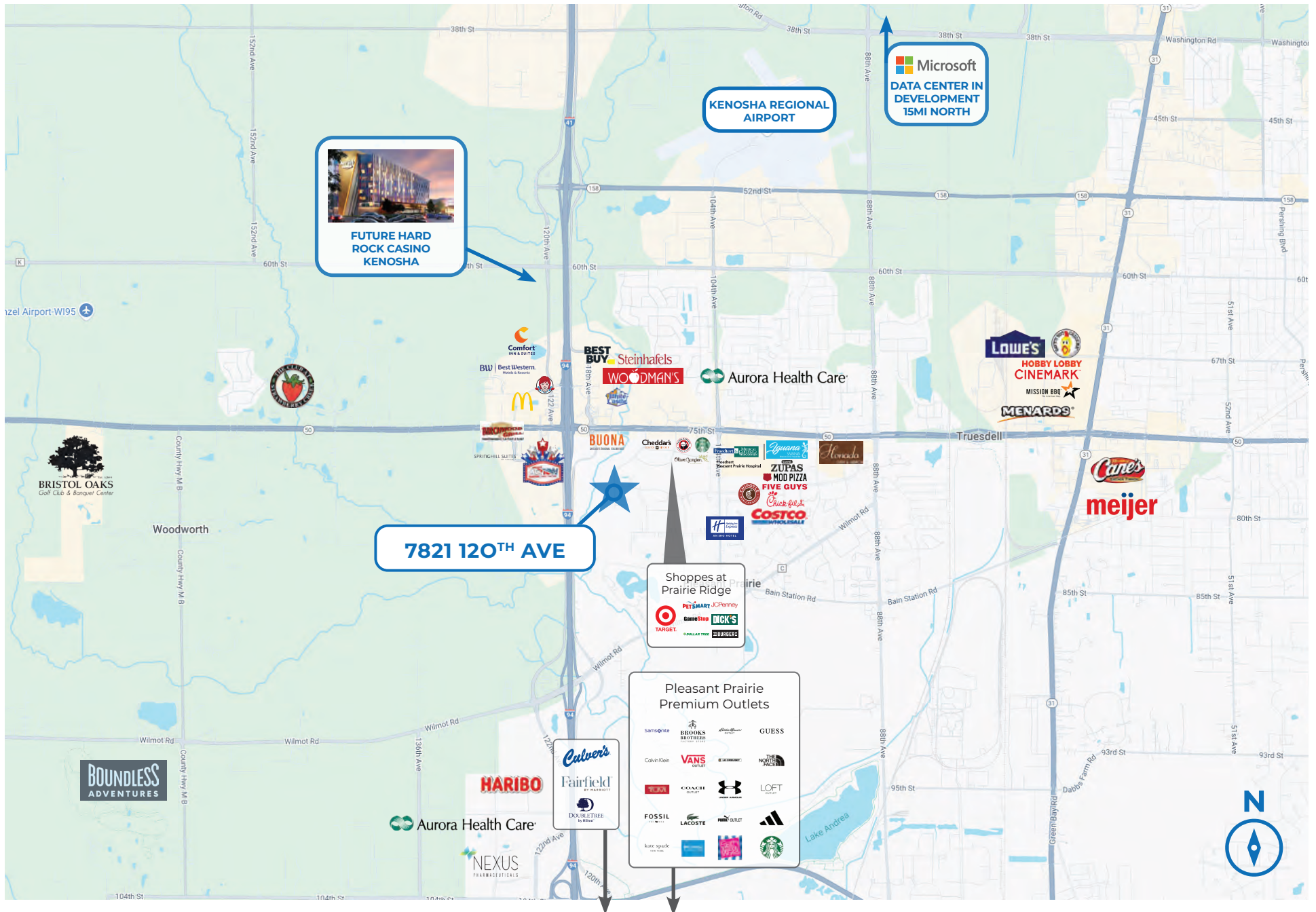
PW-0803 (R. 8-15)





# POINTS OF INTEREST MAP

7821 120<sup>TH</sup> AVENUE, PLEASANT PRAIRIE, WI





# ABOUT KENOSHA COUNTY & PLEASANT PRAIRIE

Pleasant Prairie and Kenosha County offer a unique blend of natural beauty, strategic location, and community amenities that make the area an attractive destination for commercial development and future growth. Nestled between Milwaukee and Chicago, this area provides easy access to major urban centers while maintaining a peaceful, suburban atmosphere.

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## COUNTY OVERVIEW



**Well-Positioned:** Kenosha County is strategically located between Milwaukee and Chicago, making it the perfect location to serve both markets.



**Easily accessible:** Pleasant Prairie is bordered by Illinois, Lake Michigan, I-94, and the City of Kenosha, making it accessible by major highways and transportation networks.



**Supportive Community:** The local government is proactive in supporting economic development so that businesses can thrive.



**Commercial Development:** Pleasant Prairie ranks as one of the largest manufacturing municipalities in Wisconsin and is experiencing growth and expansion in commercial development.

[https://www.pleasantprairiewi.gov/business/economic\\_development](https://www.pleasantprairiewi.gov/business/economic_development)

## PLEASANT PRAIRIE

**62,534**

Housing Units within 15 minutes

**234,887**

Population

**\$99,818**

Median Household Income

**\$264,800**

Average Home Value

[https://www.pleasantprairiewi.gov/business/economic\\_development/village\\_stats](https://www.pleasantprairiewi.gov/business/economic_development/village_stats)



# AREA DEMOGRAPHICS

7821 120<sup>TH</sup> AVENUE, PLEASANT PRAIRIE, WI

America's  
Action Territory

7821 120<sup>TH</sup> AVE

28,000 VPD

101,000 VPD

	5 MILES	10 MILES	20 MILES
POPULATION	45,023	208,716	798,506
EMPLOYMENT (WHITE COLLAR)	62.7%	59.1%	58.9%
EMPLOYMENT (BLUE COLLAR)	22.5%	25.0%	25.2%
EMPLOYMENT (SERVICES)	14.8%	16.0%	15.9%
UNEMPLOYMENT	3.6%	5.3%	5.5%
EDUCATION (COLLEGE DEGREE)	37%	33%	33.0%
MEDIAN HOUSEHOLD INCOME	\$92,038	\$81,723	\$82,815
MEDIAN NET WORTH	\$279,754	\$239,568	\$268,802





# CONFIDENTIALITY & DISCLAIMER

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TRANSWESTERN (including their affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “Transwestern” or “Agent”) is offering for sale the parcel at 7821 120th Avenue, Pleasant Prairie, WI (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Agent makes no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the seller. The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the seller and any conditions to the seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Transwestern.

Each prospective purchaser will be responsible for any claims for commissions by any broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.





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