

11044 NORTH WAUWATOSA ROAD
MEQUON, WI



AVAILABLE FOR SALE
1.71 ACRES
(up to 9.5 potentially available acres)



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Suite ME110
Milwaukee, WI 53203

GENERAL INFORMATION

A truly unique opportunity in one of Milwaukee’s most active affluent suburbs. Use the 1.71 acres for your own home or business, or pair it with neighboring properties for a much bigger project. Located at the intersection of two important commercial arterials (Mequon Road and Wauwatosa Road), this property can be combined with adjacent parcels with willing sellers. Nearly 10 acres can be assembled for redevelopment!

Property Description	Mature wooded lot currently used as a single-family residence with 2 ½ car garage.
List Price	\$459,000 (approximately \$268,421/acre)
Stories	1 plus full basement
Building Size (Per Assessor)	Approximately 1,100 sq. ft.
Year Built	1949
Parcel Dimensions	1.71 acres
Zoning	R-3 Suburban Residential
Tax Key	140270600800
2022 Real Estate Taxes	\$2,903.14

Average Household Income

	1 Mile	3 Mile	5 Miles
2020	\$117,347	\$118,244	\$117,760
2027	\$131,757	\$135,966	\$135,496

Population

	1 Mile	3 Miles	5 Miles
2020	4,114	27,096	73,425
2027	4,483	27,155	73,924



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

AERIAL



-  SUBJECT PROPERTY
-  OTHER AVAILABLE PROPERTIES

Parcel A: Unlisted

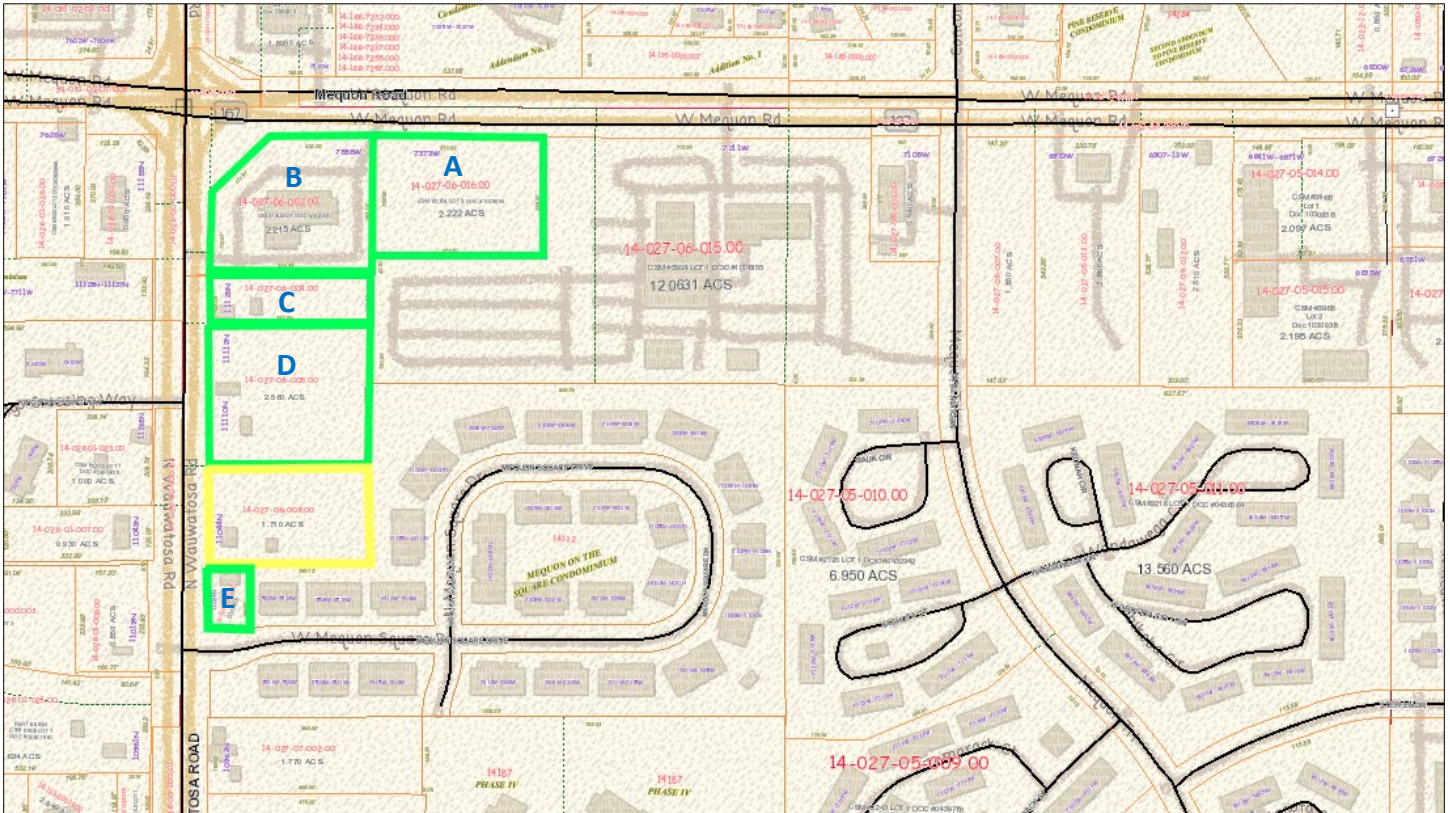
Parcel B: Listed (7555 W Mequon Rd – \$2,200,000 – 2.25 Acres)

Parcel C: Listed (11126 N Wauwatosa Rd – \$499,000 – 0.84 Acres)

Parcel D: Listed (11110-11112 N Wauwatosa Rd – \$798,600 – 2.56 Acres)

Parcel E: Unlisted

PARCEL MAP



- ▬ SUBJECT PROPERTY
- ▬ OTHER AVAILABLE PROPERTIES

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PROXIMATE NEW DEVELOPMENT

Outpost Natural Foods

Spur 16
20,000 SF Commercial,
155 Apts & 10 Town Homes

Mequon Town Center
36,000 SF Commercial & 28
Luxury Apts.



The Reserve (81 Apts)

White House Senior
Housing

Dermond Properties
(33 Apts)

Foxtown
Mixed use includes 3
Restaurants, Office,
Retail, 96 Apts, 23
Single Family
Residences

DEMOGRAPHICS – 1 MILE



Demographic and Income Profile

11044 N Wauwatosa Rd, Mequon, WI
 Wauwatosa Rd, Mequon, Wisconsin, 53097
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 43.21996
 Longitude: -88.00273

Summary	Census 2010	Census 2020	2022	2027
Population	3,572	4,114	4,273	4,483
Households	1,458	1,692	1,777	1,883
Families	1,086	-	1,288	1,358
Average Household Size	2.45	2.42	2.39	2.37
Owner Occupied Housing Units	1,161	-	1,315	1,410
Renter Occupied Housing Units	294	-	462	473
Median Age	44.4	-	47.2	48.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.96%	0.10%	0.25%
Households	1.17%	0.21%	0.31%
Families	1.06%	0.14%	0.28%
Owner HHS	1.40%	0.46%	0.53%
Median Household Income	2.34%	3.23%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	33	1.9%	24	1.3%
\$15,000 - \$24,999	25	1.4%	17	0.9%
\$25,000 - \$34,999	79	4.4%	49	2.6%
\$35,000 - \$49,999	92	5.2%	61	3.2%
\$50,000 - \$74,999	200	11.3%	186	9.9%
\$75,000 - \$99,999	314	17.7%	345	18.3%
\$100,000 - \$149,999	330	18.6%	362	19.2%
\$150,000 - \$199,999	323	18.2%	407	21.6%
\$200,000+	381	21.4%	433	23.0%
Median Household Income	\$117,347		\$131,757	
Average Household Income	\$160,420		\$177,277	
Per Capita Income	\$64,047		\$71,533	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	171	4.8%	183	4.3%	194	4.3%
5 - 9	227	6.4%	225	5.3%	222	5.0%
10 - 14	275	7.7%	276	6.5%	257	5.7%
15 - 19	270	7.6%	245	5.7%	241	5.4%
20 - 24	129	3.6%	205	4.8%	167	3.7%
25 - 34	270	7.6%	461	10.8%	482	10.8%
35 - 44	480	13.4%	420	9.8%	531	11.8%
45 - 54	679	19.0%	607	14.2%	537	12.0%
55 - 64	550	15.4%	751	17.6%	706	15.8%
65 - 74	286	8.0%	536	12.5%	693	15.5%
75 - 84	183	5.1%	275	6.4%	345	7.7%
85+	54	1.5%	89	2.1%	107	2.4%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,181	89.1%	3,393	82.5%	3,502	82.0%	3,612	80.6%
Black Alone	148	4.1%	182	4.4%	191	4.5%	207	4.6%
American Indian Alone	5	0.1%	4	0.1%	4	0.1%	4	0.1%
Asian Alone	157	4.4%	257	6.2%	270	6.3%	301	6.7%
Pacific Islander Alone	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	11	0.3%	39	0.9%	43	1.0%	52	1.2%
Two or More Races	69	1.9%	240	5.8%	263	6.2%	308	6.9%
Hispanic Origin (Any Race)	83	2.3%	148	3.6%	160	3.7%	179	4.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 19, 2023

DEMOGRAPHICS – 1 MILE

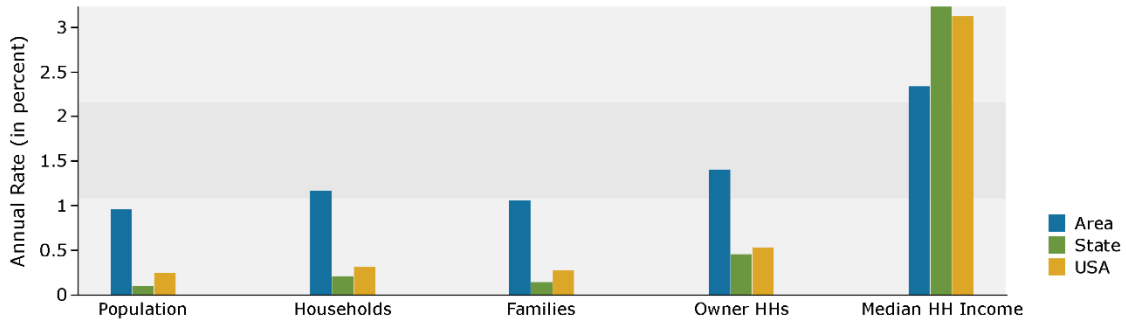


Demographic and Income Profile

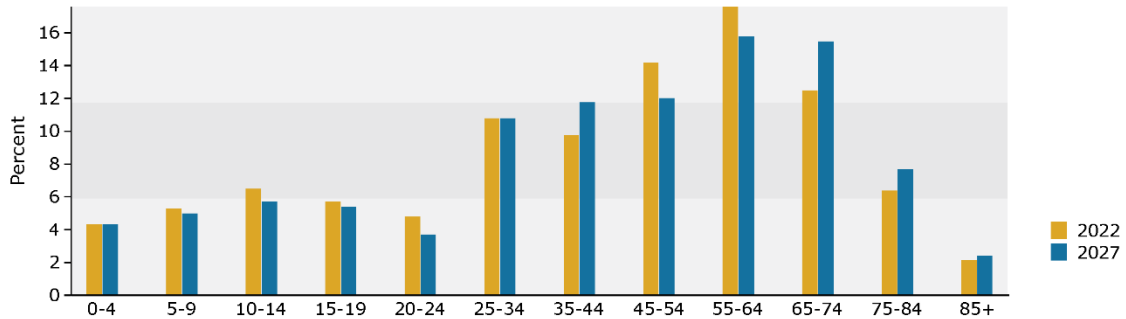
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Prepared by Esri
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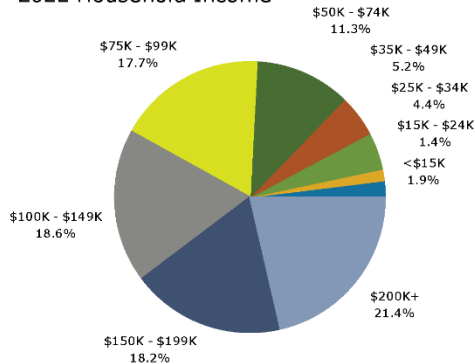
Trends 2022-2027



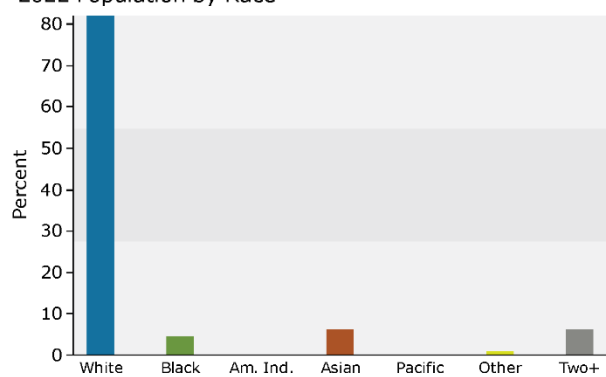
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 3.7%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 19, 2023

DEMOGRAPHICS – 3 MILES



Demographic and Income Profile

11044 N Wauwatosa Rd, Mequon, WI
 Wauwatosa Rd, Mequon, Wisconsin, 53097
 Ring: 3 mile radius

Prepared by Esri
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Summary	Census 2010	Census 2020	2022	2027				
Population	26,187	27,278	27,096	27,155				
Households	10,701	11,243	11,325	11,416				
Families	6,899	-	7,195	7,246				
Average Household Size	2.42	2.40	2.36	2.35				
Owner Occupied Housing Units	6,585	-	6,963	7,183				
Renter Occupied Housing Units	4,116	-	4,362	4,232				
Median Age	40.7	-	43.4	44.0				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.04%	0.10%	0.25%					
Households	0.16%	0.21%	0.31%					
Families	0.14%	0.14%	0.28%					
Owner HHs	0.62%	0.46%	0.53%					
Median Household Income	3.38%	3.23%	3.12%					
Households by Income			2022	2027				
		Number	Percent	Number	Percent			
<\$15,000		1,003	8.9%	669	5.9%			
\$15,000 - \$24,999		829	7.3%	571	5.0%			
\$25,000 - \$34,999		700	6.2%	562	4.9%			
\$35,000 - \$49,999		947	8.4%	905	7.9%			
\$50,000 - \$74,999		1,729	15.3%	1,568	13.7%			
\$75,000 - \$99,999		1,600	14.1%	1,683	14.7%			
\$100,000 - \$149,999		2,042	18.0%	2,468	21.6%			
\$150,000 - \$199,999		994	8.8%	1,340	11.7%			
\$200,000+		1,482	13.1%	1,650	14.5%			
Median Household Income		\$80,707		\$95,319				
Average Household Income		\$118,244		\$135,966				
Per Capita Income		\$49,946		\$57,735				
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,653	6.3%	1,476	5.4%	1,490	5.5%		
5 - 9	1,796	6.9%	1,630	6.0%	1,586	5.8%		
10 - 14	1,998	7.6%	1,773	6.5%	1,650	6.1%		
15 - 19	1,888	7.2%	1,678	6.2%	1,636	6.0%		
20 - 24	1,403	5.4%	1,506	5.6%	1,314	4.8%		
25 - 34	2,718	10.4%	3,029	11.2%	3,020	11.1%		
35 - 44	3,085	11.8%	2,921	10.8%	3,181	11.7%		
45 - 54	3,956	15.1%	3,254	12.0%	2,996	11.0%		
55 - 64	3,639	13.9%	4,086	15.1%	3,695	13.6%		
65 - 74	1,955	7.5%	3,176	11.7%	3,554	13.1%		
75 - 84	1,338	5.1%	1,754	6.5%	2,162	8.0%		
85+	758	2.9%	814	3.0%	872	3.2%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	17,265	65.9%	16,184	59.3%	16,150	59.6%	15,979	58.8%
Black Alone	6,817	26.0%	7,429	27.2%	7,202	26.6%	7,119	26.2%
American Indian Alone	58	0.2%	63	0.2%	61	0.2%	64	0.2%
Asian Alone	1,014	3.9%	1,518	5.6%	1,537	5.7%	1,645	6.1%
Pacific Islander Alone	10	0.0%	5	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	386	1.5%	568	2.1%	575	2.1%	606	2.2%
Two or More Races	638	2.4%	1,510	5.5%	1,567	5.8%	1,738	6.4%
Hispanic Origin (Any Race)	985	3.8%	1,425	5.2%	1,427	5.3%	1,479	5.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 19, 2023

DEMOGRAPHICS – 3 MILES

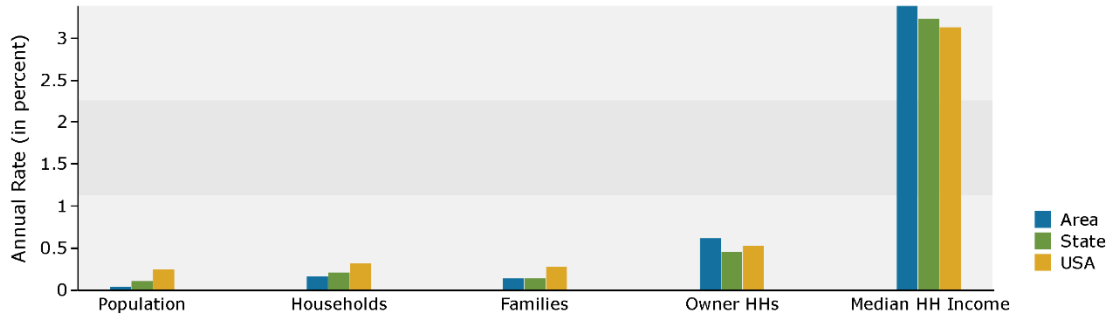


Demographic and Income Profile

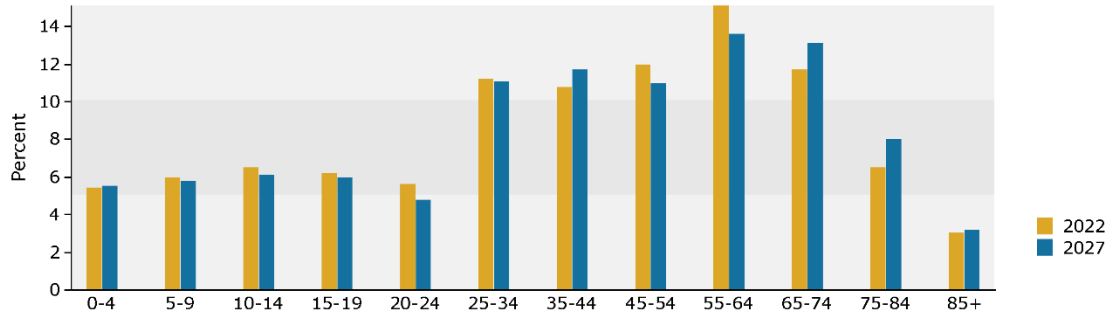
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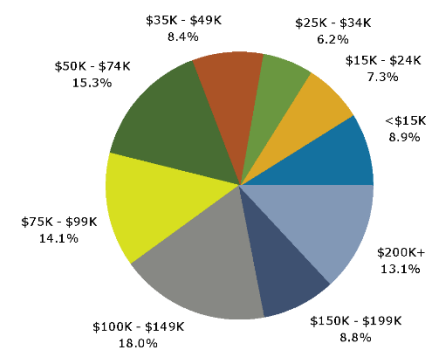
Trends 2022-2027



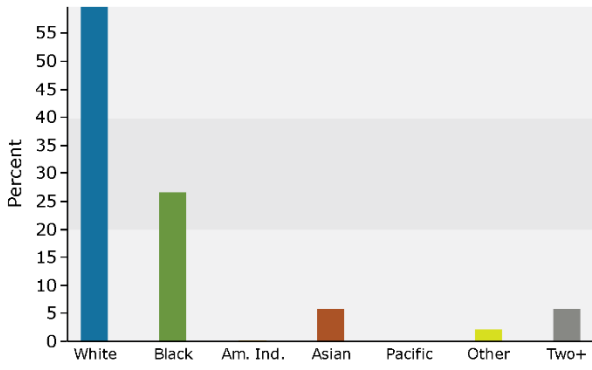
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 19, 2023

DEMOGRAPHICS – 5 MILES



Demographic and Income Profile

11044 N Wauwatosa Rd, Mequon, WI
 Wauwatosa Rd, Mequon, Wisconsin, 53097
 Ring: 5 mile radius

Prepared by Esri
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Summary	Census 2010	Census 2020	2022	2027				
Population	71,331	73,425	73,645	73,924				
Households	29,217	30,332	30,729	31,054				
Families	19,099	-	19,636	19,804				
Average Household Size	2.40	2.37	2.35	2.33				
Owner Occupied Housing Units	19,050	-	19,791	20,400				
Renter Occupied Housing Units	10,167	-	10,938	10,654				
Median Age	40.6	-	43.0	43.7				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.08%	0.10%	0.25%					
Households	0.21%	0.21%	0.31%					
Families	0.17%	0.14%	0.28%					
Owner HHS	0.61%	0.46%	0.53%					
Median Household Income	3.41%	3.23%	3.12%					
Households by Income			2022	2027				
		Number	Percent	Number	Percent			
<\$15,000		2,236	7.3%	1,534	4.9%			
\$15,000 - \$24,999		1,841	6.0%	1,356	4.4%			
\$25,000 - \$34,999		2,157	7.0%	1,591	5.1%			
\$35,000 - \$49,999		3,103	10.1%	2,670	8.6%			
\$50,000 - \$74,999		4,958	16.1%	4,689	15.1%			
\$75,000 - \$99,999		4,300	14.0%	4,467	14.4%			
\$100,000 - \$149,999		5,795	18.9%	6,944	22.4%			
\$150,000 - \$199,999		2,553	8.3%	3,537	11.4%			
\$200,000+		3,785	12.3%	4,265	13.7%			
Median Household Income		\$79,940		\$94,547				
Average Household Income		\$117,760		\$135,496				
Per Capita Income		\$48,670		\$56,353				
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	4,543	6.4%	4,017	5.5%	4,047	5.5%		
5 - 9	5,012	7.0%	4,454	6.0%	4,323	5.8%		
10 - 14	5,336	7.5%	4,926	6.7%	4,555	6.2%		
15 - 19	4,955	6.9%	4,813	6.5%	4,629	6.3%		
20 - 24	3,744	5.2%	4,237	5.8%	3,922	5.3%		
25 - 34	7,511	10.5%	7,963	10.8%	8,276	11.2%		
35 - 44	8,678	12.2%	8,070	11.0%	8,327	11.3%		
45 - 54	10,961	15.4%	8,848	12.0%	8,364	11.3%		
55 - 64	9,324	13.1%	10,726	14.6%	9,731	13.2%		
65 - 74	5,340	7.5%	8,369	11.4%	9,208	12.5%		
75 - 84	3,854	5.4%	4,765	6.5%	5,921	8.0%		
85+	2,074	2.9%	2,458	3.3%	2,620	3.5%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	48,060	67.4%	43,168	58.8%	43,154	58.6%	42,639	57.7%
Black Alone	17,731	24.9%	20,410	27.8%	20,349	27.6%	20,272	27.4%
American Indian Alone	219	0.3%	200	0.3%	197	0.3%	204	0.3%
Asian Alone	2,629	3.7%	3,992	5.4%	4,073	5.5%	4,375	5.9%
Pacific Islander Alone	26	0.0%	26	0.0%	24	0.0%	24	0.0%
Some Other Race Alone	1,040	1.5%	1,479	2.0%	1,517	2.1%	1,611	2.2%
Two or More Races	1,626	2.3%	4,150	5.7%	4,330	5.9%	4,799	6.5%
Hispanic Origin (Any Race)	2,738	3.8%	3,771	5.1%	3,815	5.2%	3,945	5.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 19, 2023

DEMOGRAPHICS – 5 MILES

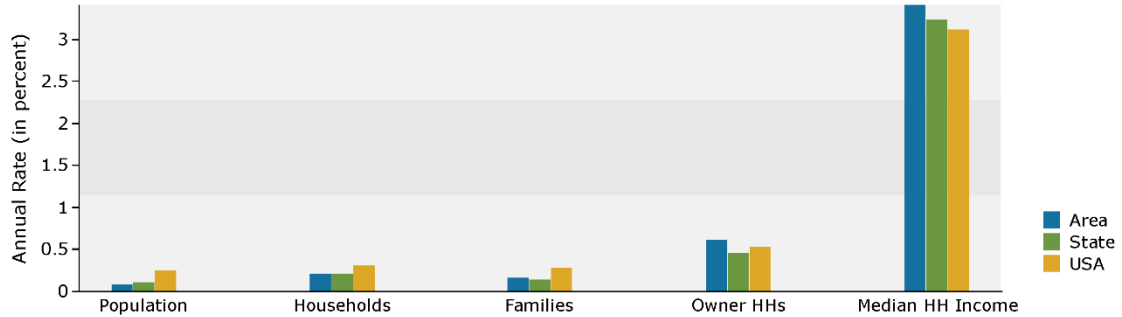


Demographic and Income Profile

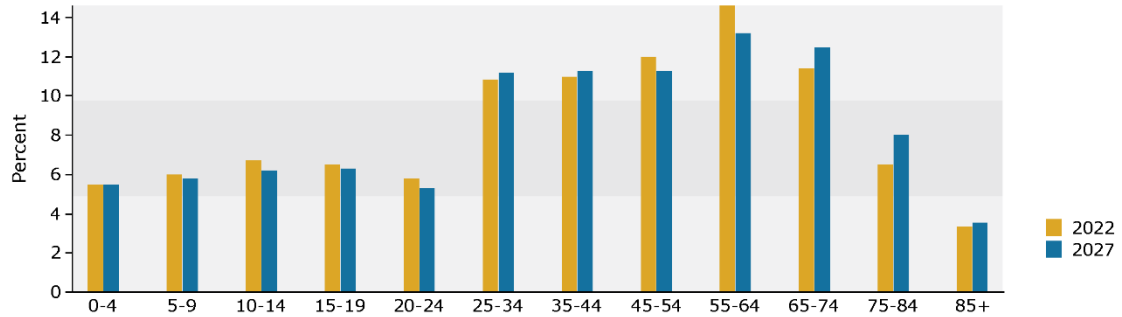
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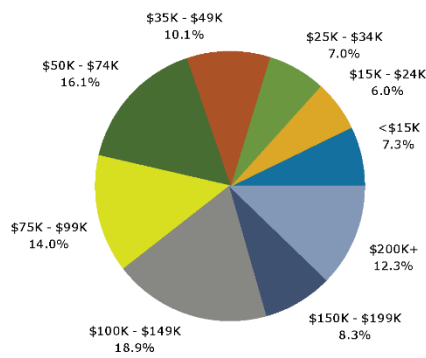
Trends 2022-2027



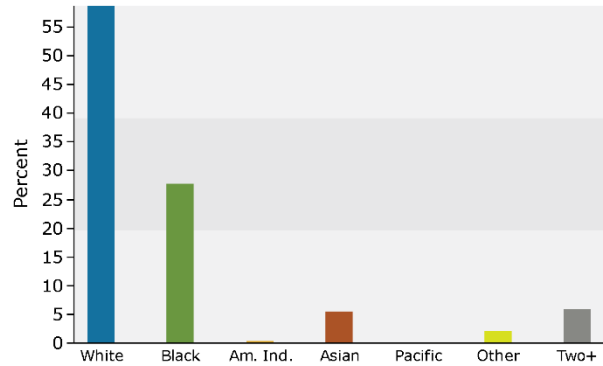
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.2%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

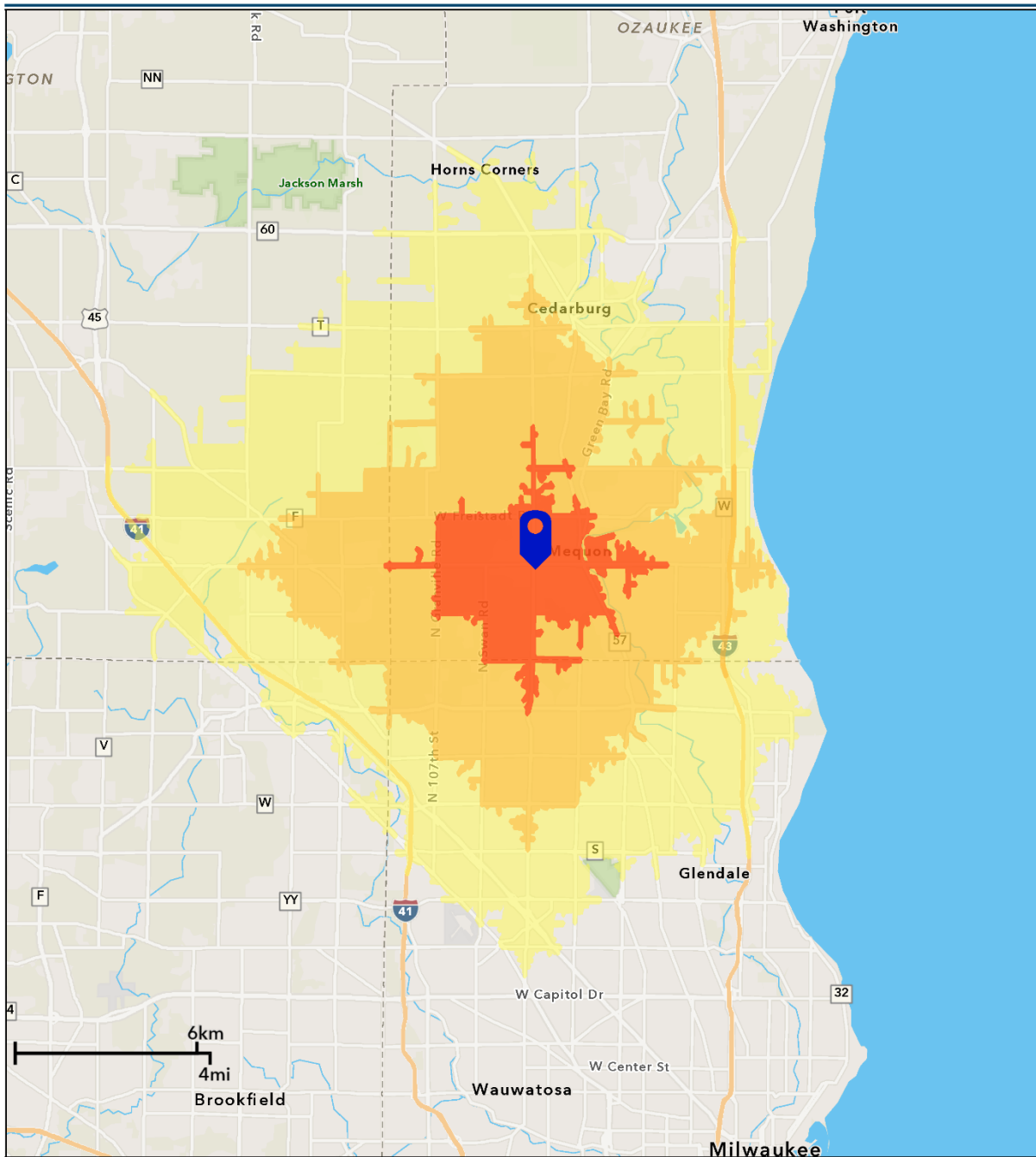
April 19, 2023

DRIVETIME (5, 10, 15)



11044 N Wauwatosa Rd, Mequon, WI

5, 10, 15 Minute Drive Time



April 19, 2023

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Page 1 of 1

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm or 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:

- The duty to provide brokerage services to your 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 (see lines 42-51).
- 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 (see lines 23-41).
- 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 lines 42-51).
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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. 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): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.