

20.55 ACRES AT 120TH AVENUE

PLEASANT PRAIRIE, WI 53154



PROPERTY INFORMATION

LIST PRICE	Market Price
PARCEL SIZE	20.55 Acres
PARCEL NUMBER	92-4-122-182-0025
ZONING	A-2 & AIR 5 per Kenosha County ArcGIS mapping (mapping.kenoshacountywi.gov)
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
2023 REAL ESTATE TAXES	\$561.62 (note: delinquency charge shown on 2023 tax bill below has been discharged and is not reflective of typical real estate taxes).
TOPOGRAPHY	Generally flat
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none">• Well-located and freeway visible large parcel between Hwys C (south) & bustling Hwy 50 (north) development corridors• Minutes from pending new Hard Rock Casino & Hotel development at I95 & Hwy 60• Conveniently located 41 miles to downtown Milwaukee; 54 miles to downtown Chicago• 7.45 acre companion parcel (non-contiguous) also at 7821 120th Avenue also for sale by seller; portfolio pricing for both parcels. Call Broker.
INFORMATION/REFERENCE LINKS	Please see notes 11 and 12 per the survey on page 5 dated 9/16/2024

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

20.55-ACRE PARCEL LOCATION

- Between Highway C and bustling Highway 50
- Great visibility from highway routes
- A-2 General Agricultural and Air-5 Airport Overlay District Height zoning

20.55 ACRES AT 120TH AVENUE

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

**BEST
BUY**

TARGET

DICK'S

**COSTCO
WHOLESALE**

WOODMAN'S

**PLEASANT PRAIRIE
PREMIUM OUTLETS**
A SHILOH CENTER

SIGNIFICANT BUSINESSES

ULINE

RUST-OLEUM

Aurora Health Care

Pfizer

SHILOH

HARIBO

2023 REAL ESTATE TAX BILL

20.55 ACRES AT 120TH AVENUE

COMPANION PARCEL
AVAILABLE; SEE SEPARATE
MARKETING PACKAGE.

20.55 ACRES

Des Plaines River

N

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



☐ Check For Billing Address Change.

BRANKO TUPANJAC
1020 EVERGREEN DR
LAKE FOREST IL 60045-4319

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

Bill #: 574303462
Parcel #: 92-4-122-182-0025
Alt. Parcel #: 9241221820025

Total Due For Full Payment \$3,061.27
Pay to Local Treasurer By Jan 31, 2024

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to Local Treasurer	Pay to Local Treasurer
\$2,690.67	\$185.30
BY January 31, 2024	BY April 30, 2024
3RD INSTALLMENT	
Pay to Local Treasurer	
\$185.30	
BY July 31, 2024	

Amount Enclosed \$

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

BRANKO TUPANJAC
1020 EVERGREEN DR
LAKE FOREST IL 60045-4319

BILL NUMBER: 574303462

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.
1948840 1946456 1719977 ACRES: 20.540
SEC 18, T 01 N, R 22 E, NW¼
PLAT: MB-METES AND BOUNDS
BLOCK/CONDO: N/A 25
1851-D-6 PT NW¼ SEC 18 T1 R22 BEG 630 FT S
AND 66 FT E OF NW COR 1/4 (E LN HY) E 400 FT N
210 FT E 584 FT (E LN1/2 1/4 S 1037.21 FT W...

Parcel #: 92-4-122-182-0025
Alt. Parcel #: 9241221820025

Property Address: 120TH AVE

Assessed Value Land 41,100	Ass'd. Value Improvements	Total Assessed Value 41,100	Ave. Assmt. Ratio 0.9266	Net Assessed Value Rate (Does NOT reflect credits)	0.013662385
Est. Fair Mkt. Land 88,700	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 88,700	A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$50.49

Taxing Jurisdiction	2022	2023	2022	2023	% Tax Change
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax	
KENOSHA COUNTY	1,882,179	2,237,228	152.51	149.35	-2.1%
VILLAGE OF PLEASANT PRAIRIE	3,522,917	4,081,955	152.36	176.17	15.6%
KENOSHA UNIF SCHOOL DIST	62,821,256	61,091,327	228.60	199.59	-12.7%
GATEWAY TECHNICAL COLLEGE	3,677,585	3,475,157	26.92	26.33	-2.2%
LIBRARY			9.81	10.08	2.8%

Total	71,903,937	70,885,667	570.20	561.52	-1.5%
Parcel #: 92-4-122-182-0025	First Dollar Credit Lottery & Gaming Credit Net Property Tax		570.20	561.52	-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
\$3,061.27

Or pay the following installments to:
2690.67 DUE BY 01/31/2024
185.30 DUE BY 04/30/2024
185.30 DUE BY 07/31/2024

Net Property Tax 561.52
DELINQUENT UTILITY CHG 2,499.75

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

Total Additional Taxes 429,344.62
Total Additional Taxes Applied to Property 3.95
Year Increase Ends 2035

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2024

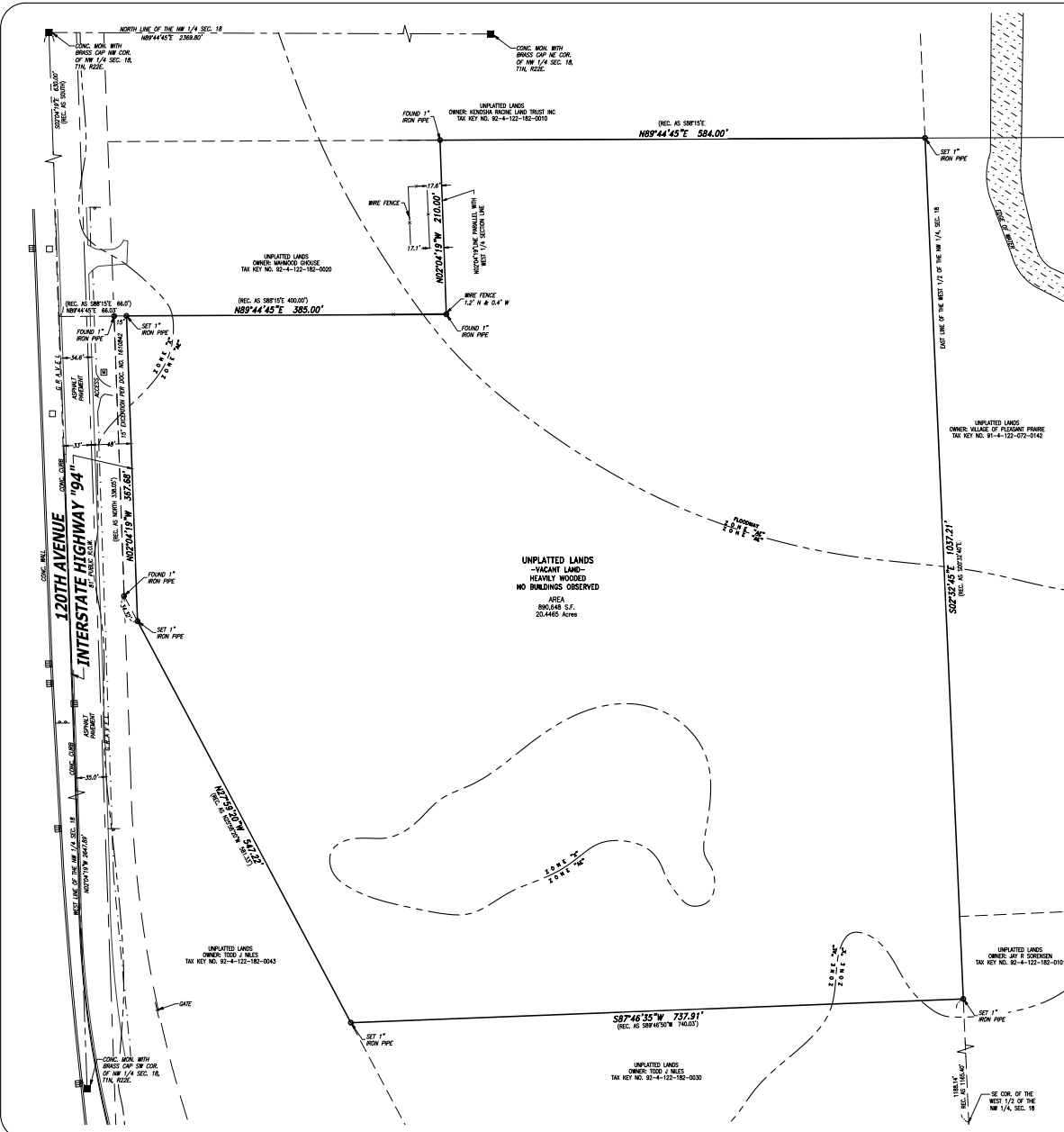
\$ 3,061.27

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.

PA-6850 (R 6-15)

LAND SURVEY

20.55 ACRES AT 120TH AVENUE



ALTA/NSPS LAND TITLE SURVEY

CLIENT
Hinsdale Management

SITE ADDRESS
Vacant Land at 120th Avenue, Village of Pleasant Prairie, Kenosha County, WI

LEGAL DESCRIPTION
Part of the West Half of the Northwest Quarter of Section 18, Town 1 North, Range 22 East of the Fourth Principal Meridian, and being more particularly described as: Commencing on the West line of said Quarter Section at a point 630.00 feet South from the Northwest corner thereof; thence South 88°15' East parallel to the North line of said Quarter Section 66.0 feet; and to the point of beginning of the parcel to be herein described, said point of beginning also being on the Easterly right-of-way line of Interstate Highway "94"; thence continue South 88°15' East parallel to the North line of said Quarter Section 400.00 feet; thence North parallel to the West line of said Quarter Section 210.0 feet; thence South 88°15' East parallel to the North line of said Quarter Section 584.0 feet and to the East line of the West Half of the Northwest Quarter of Section 18 (as established by prior surveys); thence South 8°32'40" East along and upon the East line of the West Half of said Quarter Section 1037.21 feet and to a point which is 1165.40 feet North from the Southeast corner of the West Half of the Northwest Quarter of said Section 18; thence South 89°46'50" West 740.03 feet; thence North 2°5'20" West 53.13 feet and to the Easterly right-of-way line of said Interstate Highway "94"; thence North along and upon said right-of-way line and parallel to the West line of said Quarter Section 338.05 feet and to the point of beginning EXCEPTING THEREFROM those lands conveyed to State of Wisconsin, Department of Transportation as contained in Warranty Deed dated February 4, 2010 and recorded in the Kenosha County Register of Deeds office on February 10, 2010 as Document No. 1810842, said land lying and being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin.

Tax Key: 92-4-122-182-0025

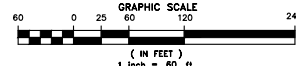
BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD83 (2011), in which the West line of the NW 1/4 bears S02°04'19\"/>

TITLE COMMITMENT
This survey was prepared based on Chicago Title Insurance Company Commitment No. LT-220440, effective date of January 15, 2024 which lists the following easements and/or restrictions from schedule B-1:

- 1, 6, 7, 8, & 10 visible evidence shown, if any.
- 2, 3, 4, 5, 9 & 12 not survey related.
11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Warranty Deed recorded on July 16, 1951, as Document No. 332060. Affects property by location, general in nature, can not be plotted.

- TABLE "A" ITEMS**
3. According to the flood insurance rate map of the County of Kenosha, Community Plan No. 53050502070, effective date of June 10, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), Zone AE (Special Flood Hazard Area without Base Flood Elevation) and Zone AE (Special Flood Hazard Area Regulatory Floodway).
 4. The Land Area of the subject property is 890,648 square feet or 20.4465 acres.

- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20240323121 and 20240323130. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.



LEGEND OF SYMBOLS & ABBREVIATIONS

① SANITARY MANHOLE	△ FIBER OPTIC MARKER	□ MAIL BOX
② STORM MANHOLE	□ FIBER OPTIC MANHOLE/WALT	□ FLAG POLE
③ CULVERT	□ TELEPHONE PEDSTAL	● BOLLARD
④ CURB INLET	○ TELEPHONE MANHOLE/WALT	✕ CROSS OUT
□ STORM INLET	△ TELEPHONE MARKER	○ IRON PIPE
□ CATCH BASIN	□ TRANSFORMER	● IRON REBAR/ROD
⑤ LATRINE	□ ELECTRIC METER/PEDSTAL	● MAG NAIL
⑥ UNKNOWN MANHOLE	□ ELECTRIC MANHOLE/WALT	■ SECTION MONUMENT
○ WELL	□ CABLE TV REAR/BOX CHASE	● BRUSH BUSH
○ TV MANHOLE/WALT	○ GAS VALVE	● CONCRETE TREE
○ WATER VALVE	○ GAS METER	○ DECIDUOUS TREE
○ DOWN SPOUT	△ GAS MARKER	○ BUSH
○ SPRINKLER VALVE	△ AIR CONDITIONING UNIT	△ NETLAND SYMBOL
○ WATER SHUT OFF	● VENT	→ DIRECTIONAL ARROW
○ SUMPPIPE	→ UTILITY POLE	✦ HANDICAP STALL
○ WATER MANHOLE	● GUY WIRE	□ DRAINAGE
○ FLOOD LIGHT	□ TRAFFIC SIGNAL POLE	CL - CENTERLINE
○ LIGHT POLE	□ SANITARY SINKER	CONC. - CONCRETE
	□ STORM SINKER	EL - ELEVATION
	□ WATER SIGN	EXT. - EXISTING
	□ FIBER OPTIC LINE	IM - IMPOST
	□ TELEPHONE LINE	MON. - MONUMENT
	□ OVERHEAD WIRE	P.C.B. - POINT OF BEGINNING
	□ CABLE TELEVISION	P.O.B. - POINT OF COMMENCEMENT
	□ GAS MAIN	RIGHT OF WAY
	□ SECTION	SEC. - SECTION
	□ TREE LINE	SO. FT. - SQUARE FEET
	□ NO ACCESS	N/ - WITH
		(R) - RECORDED AS
		(D) - DEEDED AS

To: Hinsdale Management
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(b) and 19 of Table A thereof. The field work was completed on September 9, 2024.

Date of Map: September 16, 2024



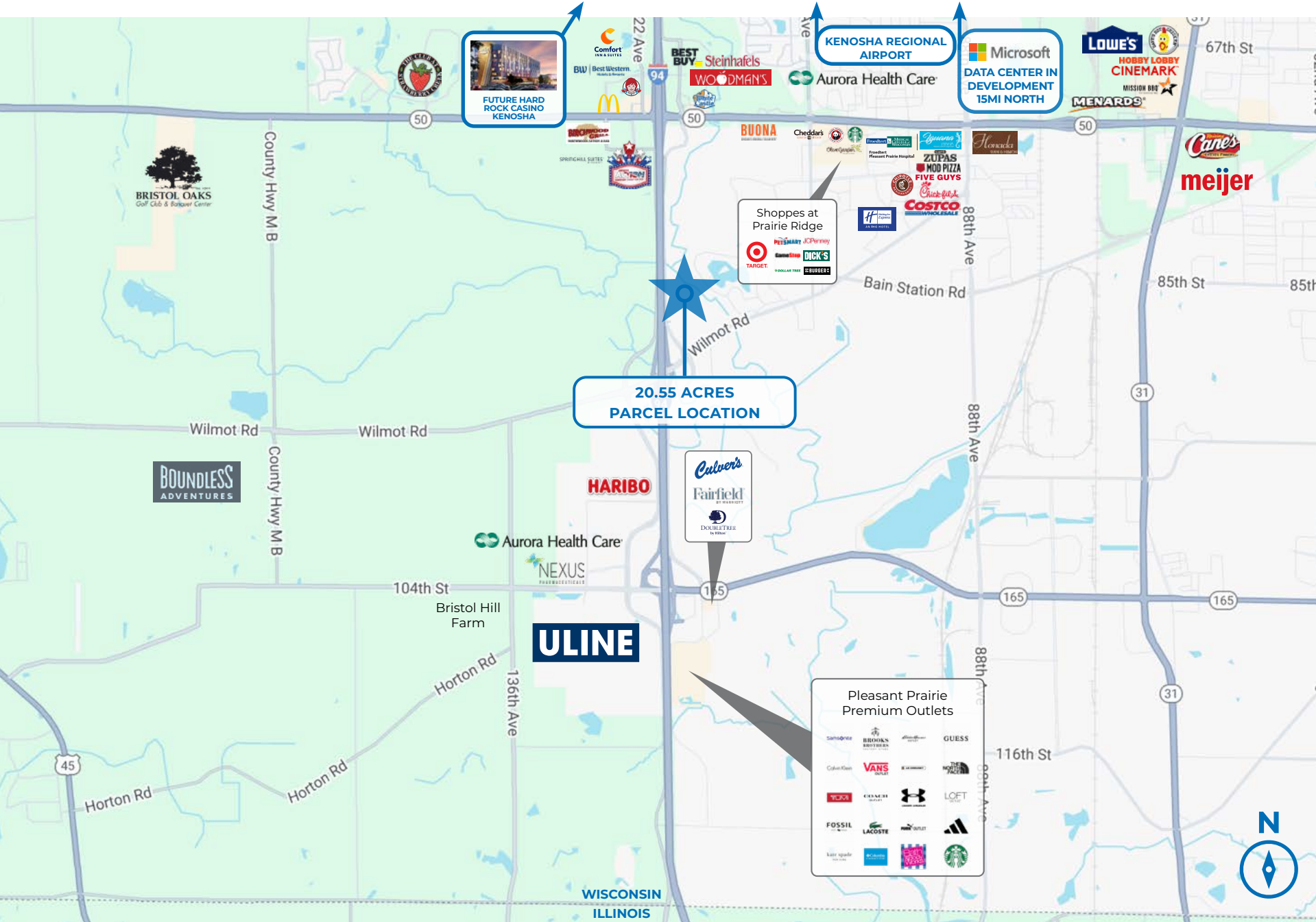
Date	Revision description

CHAPUT LAND & SURVEYS
124 W. Parkside Drive
Milwaukee, WI 53204
www.chaputlandandsurvey.com

DRAWN BY: KSD
DRAFTED BY: KSD
Drawing No. 5905.00

POINTS OF INTEREST MAP

20.55 ACRES AT 120TH AVENUE



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.

7821 120TH AVENUE, PLEASANT PRAIRIE, WI

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

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

AREA DEMOGRAPHICS

7821 120TH AVENUE, PLEASANT PRAIRIE, WI

20.55 ACRE LAND PARCEL

Des Plaines River

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

20.55 ACRES AT 120TH AVENUE

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 92-4-122-182-0025 at 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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