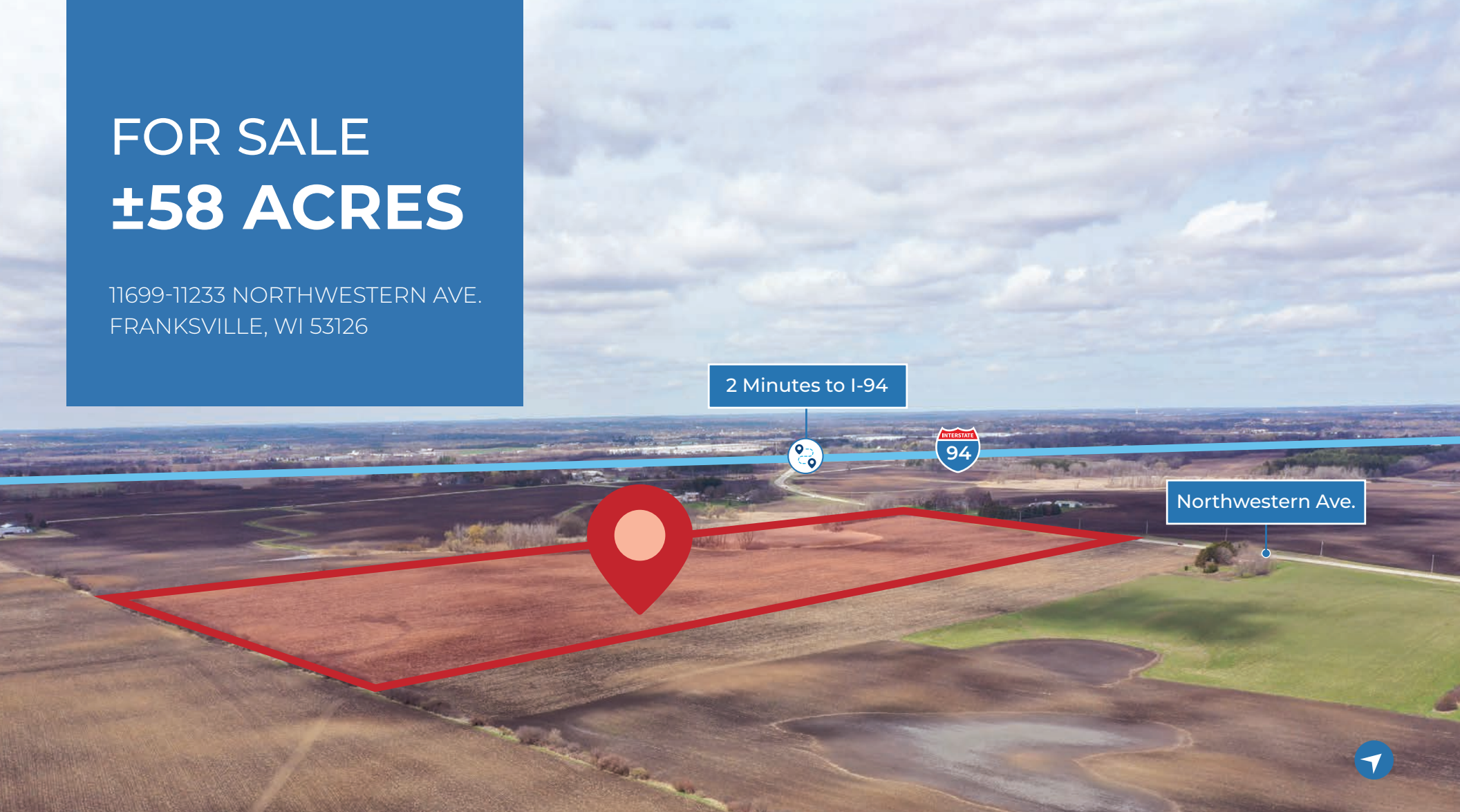


FOR SALE ±58 ACRES

11699-11233 NORTHWESTERN AVE.
FRANKSVILLE, WI 53126



STRATEGIC DEVELOPMENT OPPORTUNITY

LOCATED 2 MINUTES FROM I-94









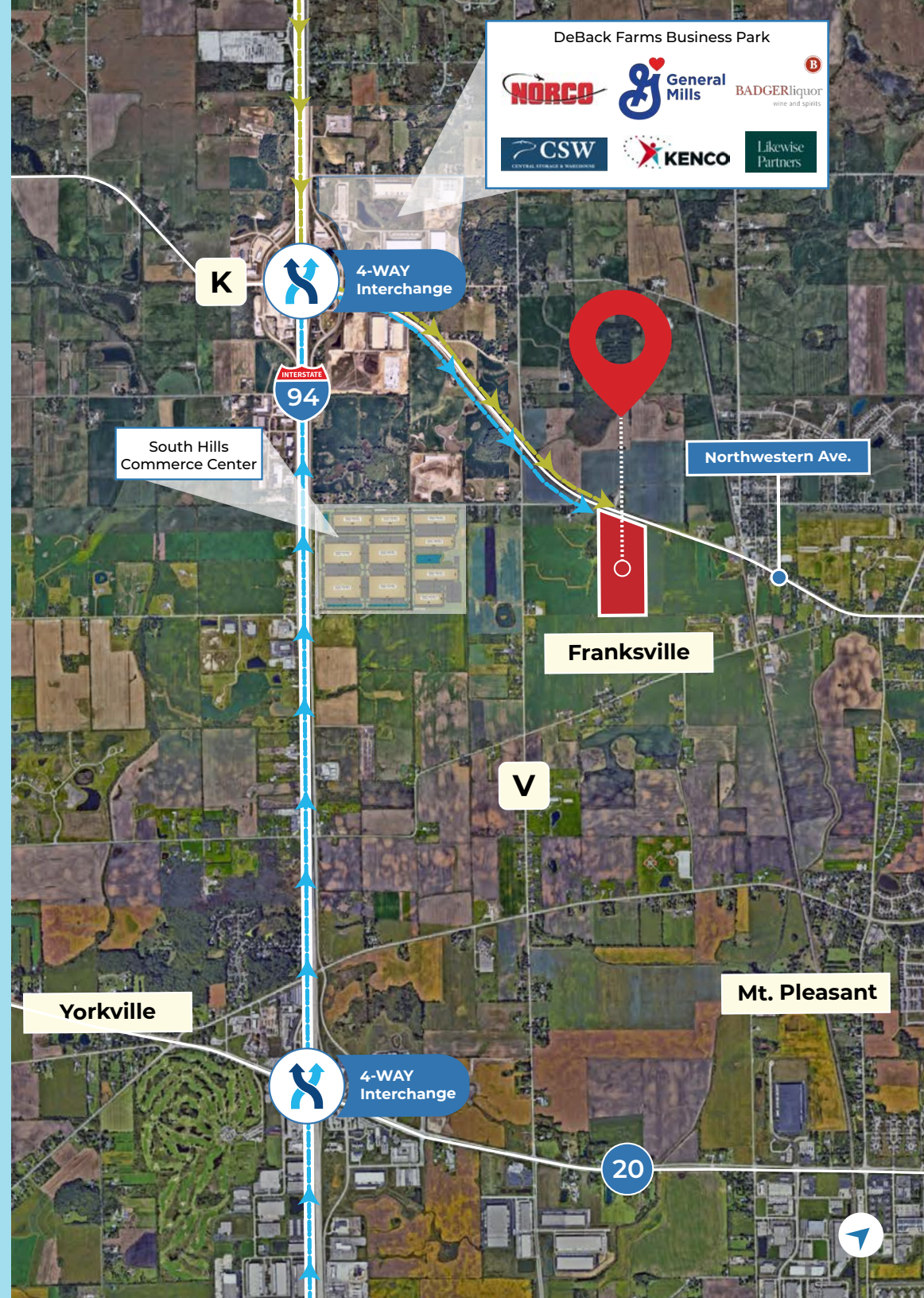
JONES LANG LASALLE BROKERAGE, INC.
A LICENSED REAL ESTATE BROKER

IN THE PATH OF PROGRESS

This prime 58-acre parcel offers an exceptional development opportunity in a strategic location between Milwaukee and Greater Chicago, with low real estate costs and a favorable tax environment. Easily accessible via Interstate 94, the site is ideally positioned to serve both markets, being less than an hour from Chicago's O'Hare International Airport and just 30 minutes from Milwaukee's General Mitchell International Airport. Situated in a thriving area experiencing significant growth, including the nearby DeBack Farms Business Park, Caledonia Business Park, and proposed South Hills Commerce Park, this property benefits from strong surrounding momentum and Wisconsin's attractive business incentives. The state offers a Manufacturing Tax Credit that effectively reduces the corporate income tax rate to 0.4%, while investing over \$214 million in preparing the next generation of Wisconsin workers. The low industrial vacancy rate in surrounding counties further enhances its potential for Class A industrial development. RCEDC's staff provides additional support for business growth through financial, talent recruitment, and technical assistance resources. This land presents a rare chance to establish a foothold in a rapidly expanding industrial corridor with substantial economic advantages.

SITE SPECIFICATIONS

-  Site area: 58 AC
-  Address: 11699-11233 Northwestern Ave.
Franksville, WI 53126
-  County: Racine
-  Zoned: M-2 General Manufacturing
-  TID 1: Potential for TIF
-  Sale Price: Contact Broker





±58
ACRES

MARKET CONNECTIVITY

DRIVE TIMES

14 miles to Mitchell International Airport

20 miles to Milwaukee, WI

20 Miles to Wisconsin/Illinois border

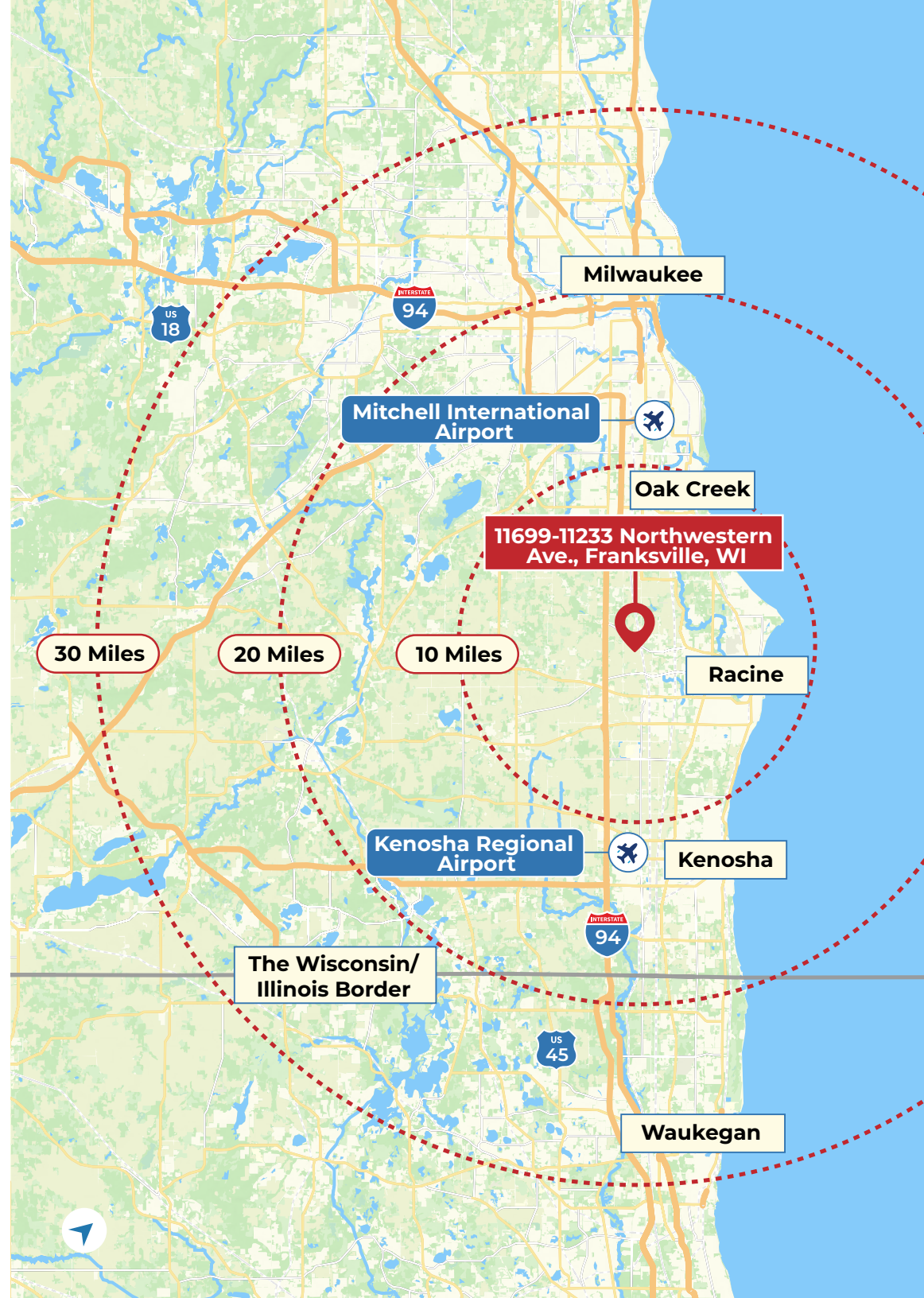
60 miles to O'Hare International Airport

FRANKSVILLE DEMOGRAPHICS

	5 Miles	10 Miles	20 Miles
Population	34,785	212,798	943,863
Households	14,850	91,611	422,081
Daytime Population	37,506	194,367	941,016
Household Income	\$90,858	\$75,608	\$71,612

RACINE COUNTY

The Racine area boasts a wealth of business expansion prospects, with diverse options spanning vibrant downtown areas and well-established business parks. Notably, the region offers more than 1,000 acres of shovel-ready land, primed for immediate development and poised to accommodate a wide range of commercial and industrial ventures.



SOUTHEAST WISCONSIN

The Racine area boasts a wealth of business expansion prospects, with diverse options spanning vibrant downtown areas and well-established business parks. Notably, the region offers more than 1,000 acres of shovel-ready land, primed for immediate development and poised to accommodate a wide range of commercial and industrial ventures.

KEY MARKET INDICATORS

Supply	Total Inventory (SF)	82,603,011	▲
	Total Vacancy (%)	10.55%	▼
	Total Availability (%)	13.0%	▼
Demand	Total Net Absorption (SF)	267,911	▼

▲ Quarterly trend

SUBMARKET DRIVERS



E-commerce



Food



Packaging



Manufacturing



Local distribution

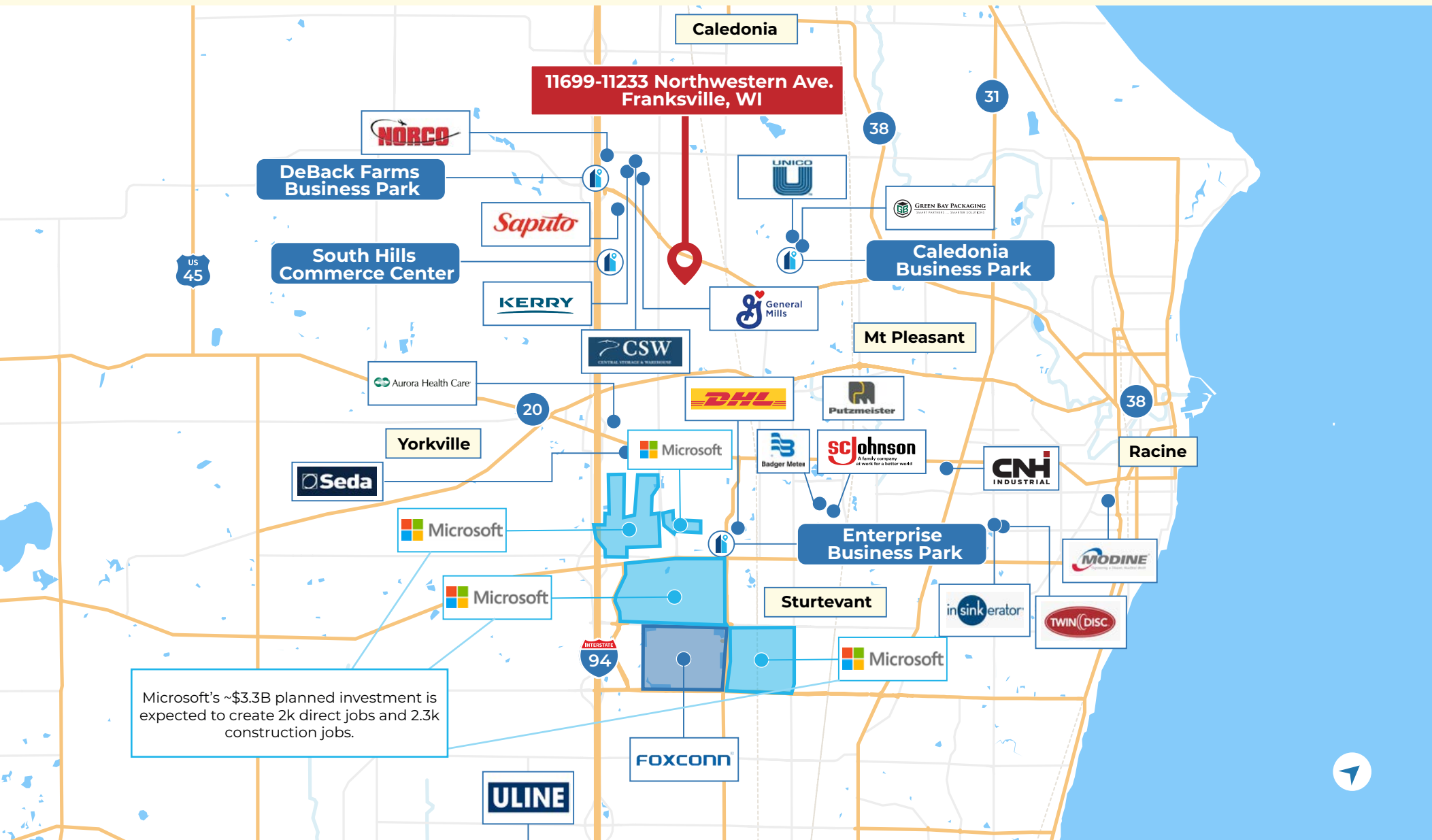


Consumer products



CORPORATE NEIGHBORS

With a growing population that reached 197,188 by the end of 2024, and a low unemployment rate of 3.3%, Racine County is part of a thriving SE Wisconsin region that's home to over 5,400 diverse businesses, ranging from legacy and advanced manufacturing to cutting-edge technology and e-commerce companies.





For more information, please contact:

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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 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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).
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) 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): _____

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.