



FULLY IMPROVED INDUSTRIAL & BUSINESS PARK LAND SITES JACKSON NORTHWEST BUSINESS PARK

1/8 MILE FROM HIGHWAY 60 & HIGHWAY 45 INTERCHANGE, JACKSON, WI



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VILLAGE OF JACKSON

The Village of Jackson is the fastest growing community in Washington County. The Jackson Northwest Business Park, situated 1/8 mile east and north of the intersection of State Highways 45 and 60, offers easy access to the metro area freeway system. The Village of Jackson has a 'pro-business' attitude and an easy approval process. The Park is fully improved with all services and utilities within its boundaries allowing for easy connections to municipal services and fiber optic. On-site storm water detention capacity was engineered for the entire park which allows land buyers to maximize buildable acreage.

The Park is home to nearly sixty companies that have located there in the last 22 years, comprising over 265 acres of developed industrial land. Combined with one of the lowest tax rates in the metropolitan area, Jackson is an attractive choice to locate a business. Nearly five hundred acres of residential housing land has been developed in the Jackson area in recent years. There are numerous restaurants and other services within a short drive from the Park.

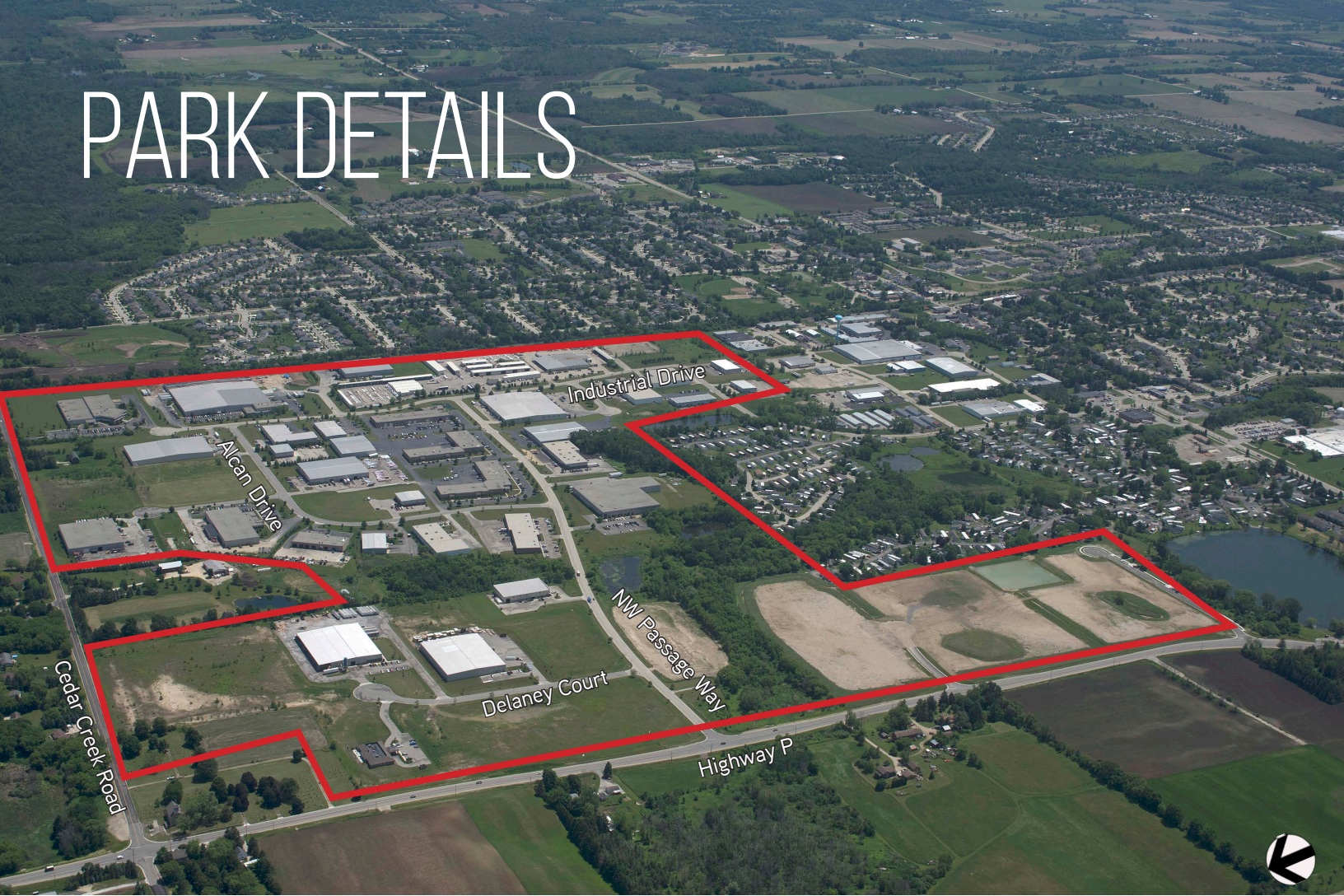
Jackson is a few miles north of the Hwy. 41/45 split, where Cabela's and Ashley Furniture have new stores. Jackson and the surrounding immediate areas have seen tremendous growth and new development, resulting in increased appreciation and value for those constructing commercial and industrial facilities.



JACKSON NORTHWEST BUSINESS PARK



PARK DETAILS



Park Size: 265 Acres (+/- 49 Acres Available)

Zoning: (PUD) Planned Unit Development

Topography: Generally Level, Master Graded

Outside Storage: Allowed with Proper Screening

Tax Rate: \$18.36/\$1,000 of Assessed Value (2018)

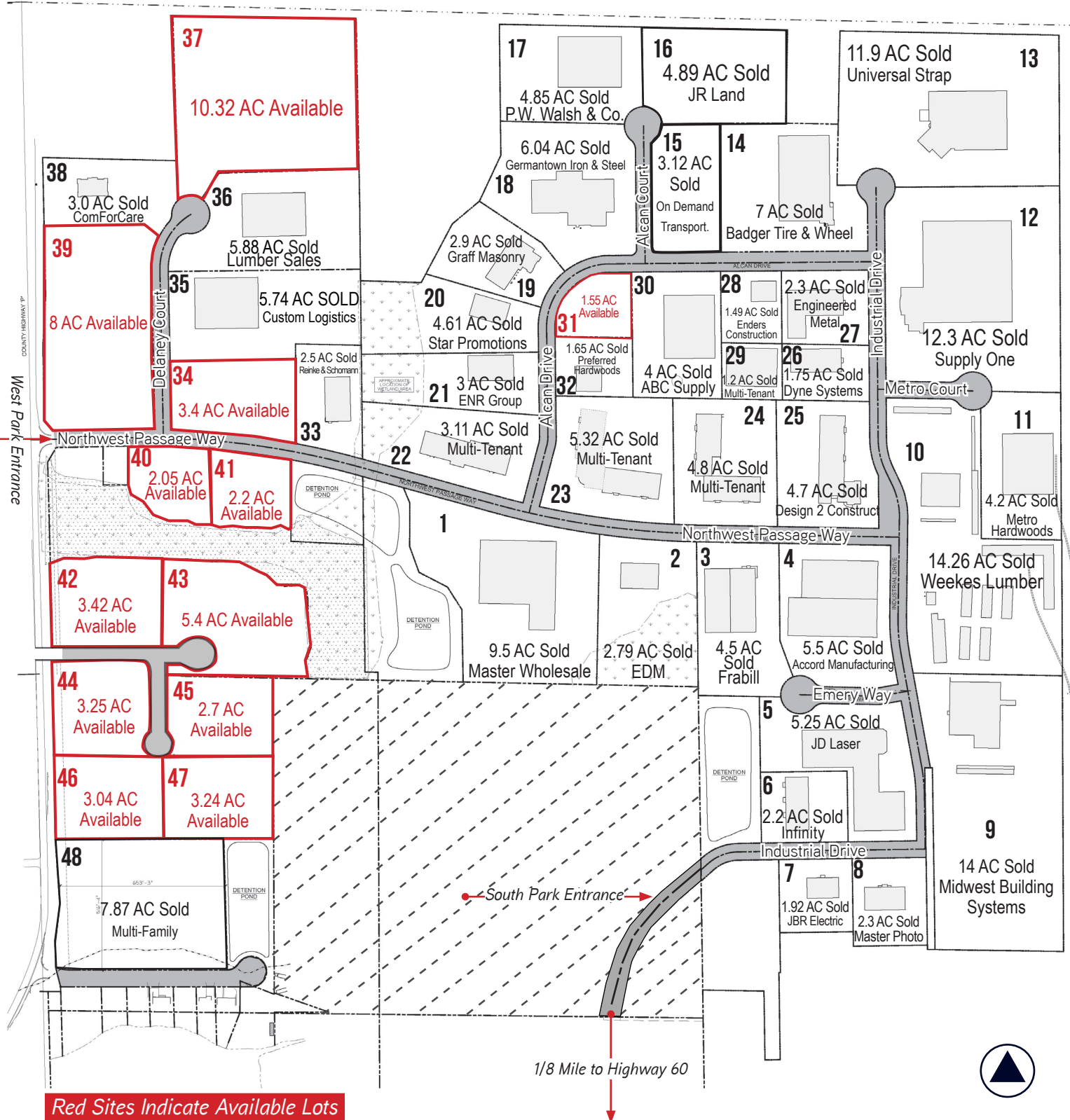
Utilities: Fully Improved with Village Water, Sewer, Storm Water Detention, Gas and Electric

Fiber Optics/Wifi: Fiber Optics & Wifi Connections Throughout the Park

JACKSON NW BUSINESS PARK

SITE PLAN

- Lot lines are for depiction purposes only
- Lot lines can be moved to accommodate specific users and acreage
- Map is not to scale



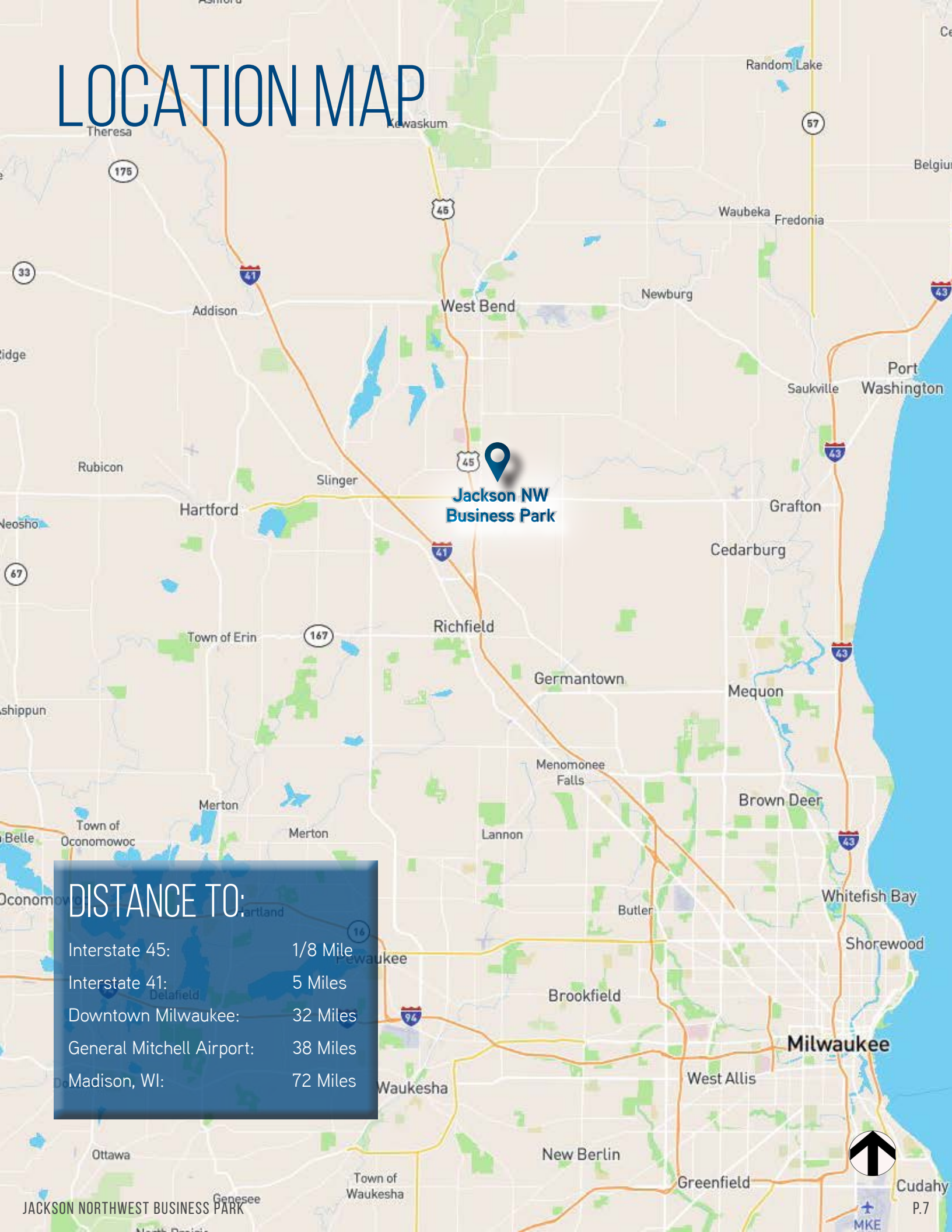
PRICING SCHEDULE

SITE	ACRES	PRICE PER ACRE
1	9.5	SOLD
2	2.79	SOLD
3	4.5	SOLD
4	5.5	SOLD
5	5.25	SOLD
6	2.2	SOLD
7	1.92	SOLD
8	2.3	SOLD
9	14	SOLD
10	14.26	SOLD
11	4.2	SOLD
12	12.3	SOLD
13	11.9	SOLD
14	7	SOLD
15	3.12	SOLD
16	4.89	SOLD
17	4.85	SOLD
18	6.04	SOLD
19	2.9	SOLD
20	4.61	SOLD
21	3	SOLD
22	3.11	SOLD
23	5.32	SOLD
24	4.8	SOLD

SITE	ACRES	PRICE PER ACRE
25	4.7	SOLD
26	1.75	SOLD
27	2.3	SOLD
28	1.49	SOLD
29	1.2	SOLD
30	4	SOLD
31	1.55	\$84,900
32	1.65	SOLD
33	2.5	SOLD
34	3.4	\$94,900
35	5.74	SOLD
36	5.88	SOLD
37	10.32	\$89,900
38	3	SOLD
39	8	\$99,900
40	2.05	\$99,900
41	2.2	\$99,900
42	3.42	\$99,900
43	5.4	\$99,900
44	3.25	\$99,900
45	2.7	\$99,900
46	3.04	\$99,900
47	3.24	\$99,900
48	7.87	SOLD

Red Text Indicates Available Lots

LOCATION MAP



**Jackson NW
Business Park**

DISTANCE TO:

Interstate 45:	1/8 Mile
Interstate 41:	5 Miles
Downtown Milwaukee:	32 Miles
General Mitchell Airport:	38 Miles
Madison, WI:	72 Miles



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