

**FOR SALE**

**DEVELOPMENT LAND**

**GREEN BAY ROAD (STH "31") & 18<sup>TH</sup> STREET (CTH "L")  
VILLAGE OF SOMERS, KENOSHA COUNTY WI**



**Pitts Brothers & Associates, LLC**

6309 – 60<sup>th</sup> Street, Suite 100

Kenosha, WI 53144

[Pittsbrothers.com](http://Pittsbrothers.com)

**Rob Pitts**

262.654.4900

262.496.8365

[rob@pittsbrothers.com](mailto:rob@pittsbrothers.com)

**Andy Pitts**

262.654.4900

262.496.8883

[andy@pittsbrothers.com](mailto:andy@pittsbrothers.com)

**Mike Pitts, Jr.**

262.654.4900

262.496.8777

[mpitts@pittsbrothers.com](mailto:mpitts@pittsbrothers.com)

**FOR SALE**

## DEVELOPMENT LAND

GREEN BAY ROAD (STH "31") & 18<sup>TH</sup> STREET (CTH "L")  
VILLAGE OF SOMERS, KENOSHA COUNTY WI

### Lot Size

- ±68.50 Acres or 2,983,860 Sq. Ft.

### Features

- High profile site located in the northwest quadrant of Green Bay Road (STH "31") and 18<sup>th</sup> Street (CTH "L") in the Village of Somers, Kenosha County
- Located within TID No. 5 (Tax Incremental District) – Village of Somers
- Large, divisible site with a number of adaptable land uses for the property.
- Significant corporate neighbor, Foxconn Campus, in close proximity to the property
- All municipal utilities (sewer and water) available to the site.
- Adjacent to a signalized intersection.
- Traffic Counts:
  - 29,300 vehicles per day – Green Bay Road (STH "31")
  - 3,700 vehicles per day – 18<sup>th</sup> Street (CTH "L")

### Economics

Asking price: \$1.30 / sq. ft.



#### Pitts Brothers & Associates, LLC

6309 – 60<sup>th</sup> Street, Suite 100  
Kenosha, WI 53144  
[Pittsbrothers.com](http://Pittsbrothers.com)

#### Rob Pitts

262.654.4900  
262.496.8365  
[rob@pittsbrothers.com](mailto:rob@pittsbrothers.com)

#### Andy Pitts

262.654.4900  
262.496.8883  
[andy@pittsbrothers.com](mailto:andy@pittsbrothers.com)

#### Mike Pitts, Jr.

262.654.4900  
262.496.8777  
[mpitts@pittsbrothers.com](mailto:mpitts@pittsbrothers.com)

**FOR SALE**

**DEVELOPMENT LAND  
GREEN BAY ROAD (STH "31") & 18<sup>TH</sup> STREET (CTH "L")  
VILLAGE OF SOMERS, KENOSHA COUNTY WI**

**TID NO. 5 MAP**



Proposed TID #	Parcel #	ACRES	GS - ACRES	US - ACRES	DC - ACRES	US - ACRES	DC - ACRES	EST. VALUE	EST. VALUE	EST. VALUE	EST. VALUE
1	82-4-222-152-0102	28.80106676	28.80106676	12.00326491	36.02890375	84.71	35.46	\$0.00	\$4.00	\$6,788.00	\$8,700.00
2	82-4-222-154-0102	89.7833444	89.7818444	2.914728907	87.14611549	2.91	87.89	\$0.00	\$4.00	\$12,200.00	\$12,189.00
3	82-4-222-151-0100	34.75184228	34.75184228	5.748711137	30.08393114	16.78	88.22	\$0.00	\$4.00	\$7,188.00	\$7,300.00
4	82-4-222-151-0175	2.31228798	2.31228798	0	2.31228798	0.00	100.00	\$0.00	\$128,100.00	\$85,400.00	\$115,500.00
5	82-4-222-221-0111	1.66938014	1.66938014	0	1.66938014	0.00	100.00	\$0.00	\$108,200.00	\$74,400.00	\$184,600.00
6	82-4-222-221-0101	100.5793325	100.5793325	19.72638221	80.8529503	19.61	83.39	\$0.00	\$4.00	\$23,900.00	\$23,881.00
7	82-4-222-221-0102	78.63413912	78.63413912	0.094257209	69.90389191	0.63	99.87	\$0.00	\$4.00	\$18,300.00	\$18,184.00
8	82-4-222-221-0119	0.8414886	0.8414886	0.636894871	0.594713828	4.64	95.36	\$0.00	\$92,400.00	\$128,800.00	\$122,500.00
9	82-4-222-221-0201	47.74483866	47.74483866	0.36188183	47.37894683	0.77	99.23	\$0.00	\$4.00	\$11,800.00	\$11,884.00
10	82-4-222-221-0100	48.33	42.81412897	12.27566383	29.64846514	28.28	78.72	\$0.00	\$4.00	\$14,200.00	\$10,184.00
11	82-4-222-224-0101	55.3	33.3	0	33.3	0.00	100.00	\$0.00	\$4.00	\$4,300.00	\$8,300.00
12	82-4-222-224-0120	1.29	1.30	0	1.30	0.00	100.00	\$4.00	\$165,200.00	\$71,800.00	\$177,000.00
13	82-4-222-224-0100	75.73	76.28418213	14.07496546	48.78821667	18.11	83.89	\$0.00	\$99,400.00	\$48,600.00	\$148,000.00

Total Area: Wetland Floodplains	496.6692281	Total GS Acres	Total Undersubject	Total Developable	Undersubject	Developable	Equalized Value \$1.8%
Total	536.6676272	60.73762338	472.8906618	12.29%	87.61%	Total Assessed Value	\$1,376,900.00
						Equalized Value Ratio	92.28%
						Estimated Base Value	\$1,274,592.31
						Equalized Value 8%	
						Total Assessed Value	\$1,376,900.00
						Equalized Value Ratio	85.00%
						Estimated Base Value	\$1,181,519.41



**Pitts Brothers & Associates, LLC**  
6309 – 60<sup>th</sup> Street, Suite 100  
Kenosha, WI 53144  
[Pittsbrothers.com](http://Pittsbrothers.com)

**Rob Pitts**  
262.654.4900  
262.496.8365  
rob@pittsbrothers.com

**Andy Pitts**  
262.654.4900  
262.496.8883  
andy@pittsbrothers.com

**Mike Pitts, Jr.**  
262.654.4900  
262.496.8777  
mpitts@pittsbrothers.com

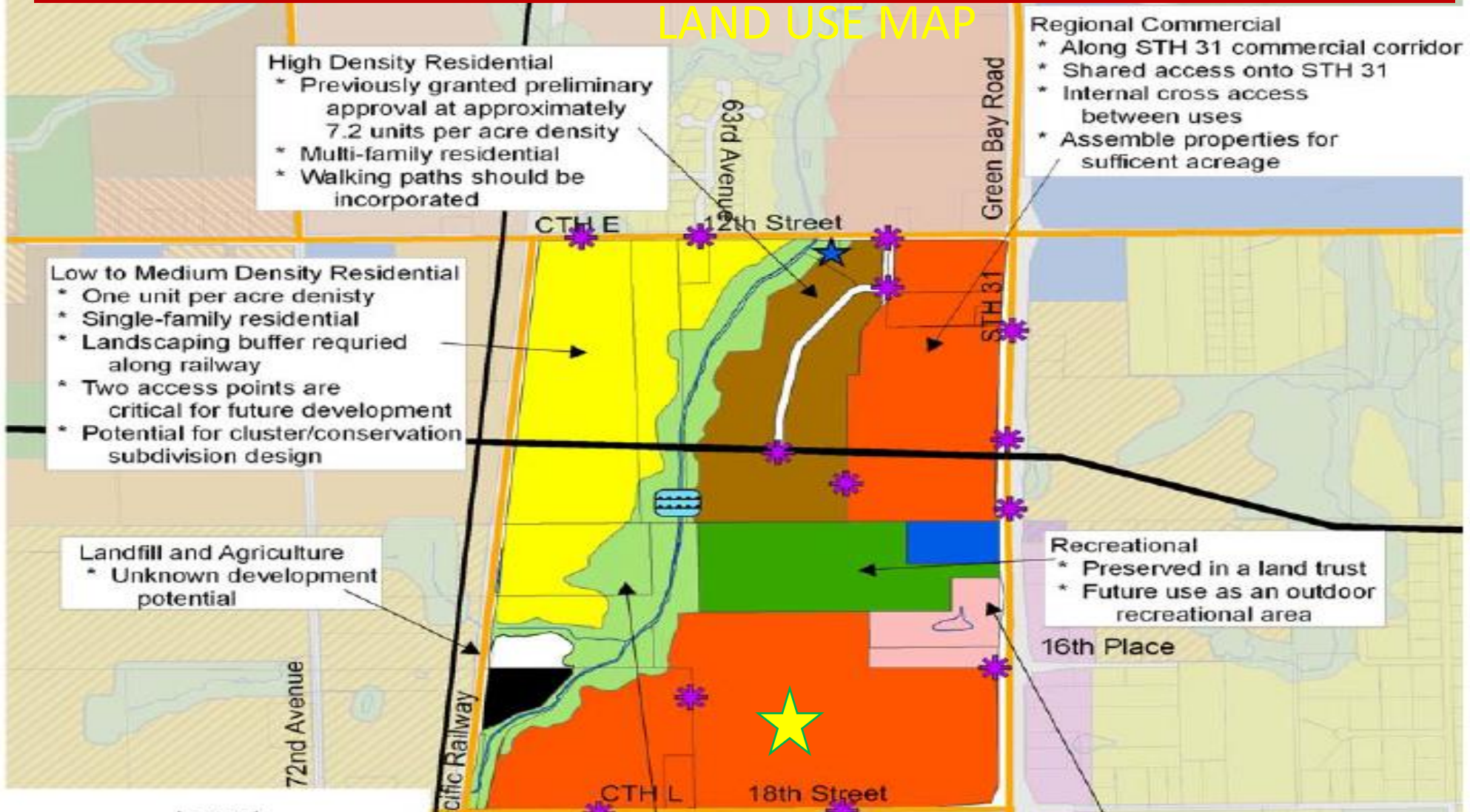
Information shown on this sheet was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made to the accuracy thereof and is subject to correction.

**FOR SALE**

**DEVELOPMENT LAND**

**GREEN BAY ROAD (STH "31") & 18<sup>TH</sup> STREET (CTH "L")**

**VILLAGE OF SOMERS, KENOSHA COUNTY WI**



**Pitts Brothers & Associates, LLC**

6309 – 60<sup>th</sup> Street, Suite 100

Kenosha, WI 53144

[Pittsbrothers.com](http://Pittsbrothers.com)

**Rob Pitts**

262.654.4900

262.496.8365

[rob@pittsbrothers.com](mailto:rob@pittsbrothers.com)

**Andy Pitts**

262.654.4900

262.496.8883

[andy@pittsbrothers.com](mailto:andy@pittsbrothers.com)

**Mike Pitts, Jr.**

262.654.4900

262.496.8777

[mpitts@pittsbrothers.com](mailto:mpitts@pittsbrothers.com)

**FOR SALE**

**DEVELOPMENT LAND**

**GREEN BAY ROAD (STH "31") & 18<sup>TH</sup> STREET (CTH "L")**

**VILLAGE OF SOMERS, KENOSHA COUNTY WI**



**Pitts Brothers & Associates, LLC**

6309 – 60<sup>th</sup> Street, Suite 100

Kenosha, WI 53144

[Pittsbrothers.com](http://Pittsbrothers.com)

**Rob Pitts**

262.654.4900

262.496.8365

[rob@pittsbrothers.com](mailto:rob@pittsbrothers.com)

**Andy Pitts**

262.654.4900

262.496.8883

[andy@pittsbrothers.com](mailto:andy@pittsbrothers.com)

**Mike Pitts, Jr.**

262.654.4900

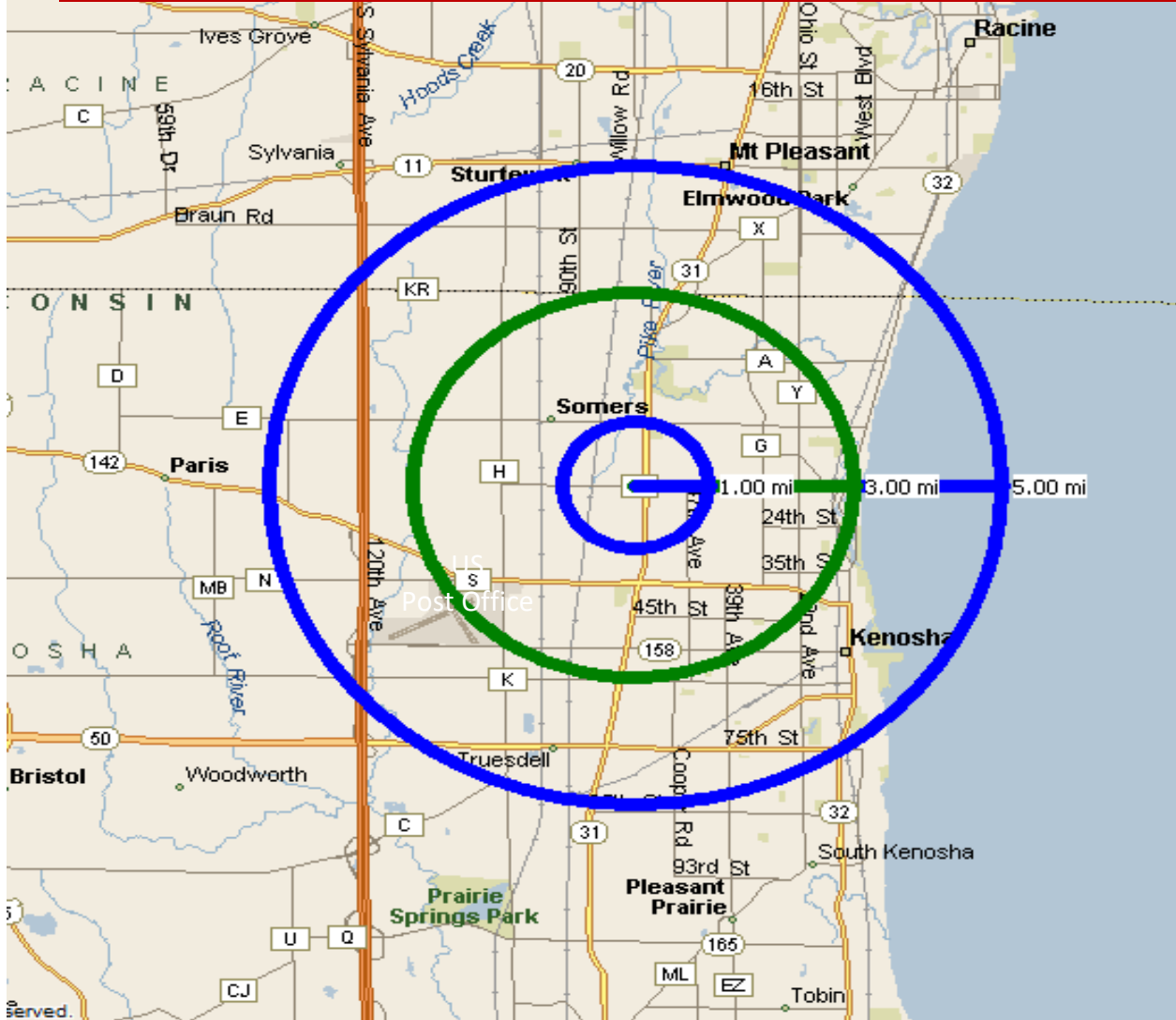
262.496.8777

[mpitts@pittsbrothers.com](mailto:mpitts@pittsbrothers.com)

**FOR SALE**

**DEVELOPMENT LAND**

**GREEN BAY ROAD (STH "31") & 18<sup>TH</sup> STREET (CTH "L")  
VILLAGE OF SOMERS, KENOSHA COUNTY WI**



**DEMOGRAPHICS**

**1, 3- & 5-MILE RADIUS**



**POPULATION**

1 Mile:	2,497
3 Miles:	40,636
5 Miles:	112,910



**HOUSEHOLDS**

1 Mile:	773
3 Miles:	15,351
5 Miles:	42,719



**AVERAGE HH INCOME**

1 Mile:	\$96,126
3 Miles:	\$71,749
5 Miles:	\$72,218



**Pitts Brothers & Associates, LLC**

6309 – 60<sup>th</sup> Street, Suite 100  
Kenosha, WI 53144  
[Pittsbrothers.com](http://Pittsbrothers.com)

**Rob Pitts**

262.654.4900  
262.496.8365  
[rob@pittsbrothers.com](mailto:rob@pittsbrothers.com)

**Andy Pitts**

262.654.4900  
262.496.8883  
[andy@pittsbrothers.com](mailto:andy@pittsbrothers.com)

**Mike Pitts, Jr.**

262.654.4900  
262.496.8777  
[mpitts@pittsbrothers.com](mailto:mpitts@pittsbrothers.com)

**FOR SALE**

## **DEVELOPMENT LAND**

**GREEN BAY ROAD (STH "31") & 18<sup>TH</sup> STREET (CTH "L")  
VILLAGE OF SOMERS, KENOSHA COUNTY WI**

### **STATE OF WISCONSIN BROKER DISCLOSURE To Non-Residential Customers Wisconsin**

*Law requires all real estate licensees to give the following information about brokerage services to prospective customers.*

Prior to negotiating on your behalf, the Broker must provide you the following disclosure statement:

#### **BROKER DISCLOSURE TO CUSTOMERS**

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you 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 "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

#### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.



#### **Pitts Brothers & Associates, LLC**

6309 – 60<sup>th</sup> Street, Suite 100  
Kenosha, WI 53144  
[Pittsbrothers.com](http://Pittsbrothers.com)

#### **Rob Pitts**

262.654.4900  
262.496.8365  
[rob@pittsbrothers.com](mailto:rob@pittsbrothers.com)

#### **Andy Pitts**

262.654.4900  
262.496.8883  
[andy@pittsbrothers.com](mailto:andy@pittsbrothers.com)

#### **Mike Pitts, Jr.**

262.654.4900  
262.496.8777  
[mpitts@pittsbrothers.com](mailto:mpitts@pittsbrothers.com)

**FOR SALE**

**DEVELOPMENT LAND**

**GREEN BAY ROAD (STH "31") & 18<sup>TH</sup> STREET (CTH "L")**

**VILLAGE OF SOMERS, KENOSHA COUNTY WI**

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

---

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

---

(Insert information you authorize to broker to disclose such as financial qualification information)

**CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

**SEX OFFENDER REGISTRY**

*Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.*

**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 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.



**Pitts Brothers & Associates, LLC**

6309 – 60<sup>th</sup> Street, Suite 100

Kenosha, WI 53144

[Pittsbrothers.com](http://Pittsbrothers.com)

**Rob Pitts**

262.654.4900

262.496.8365

[rob@pittsbrothers.com](mailto:rob@pittsbrothers.com)

**Andy Pitts**

262.654.4900

262.496.8883

[andy@pittsbrothers.com](mailto:andy@pittsbrothers.com)

**Mike Pitts, Jr.**

262.654.4900

262.496.8777

[mpitts@pittsbrothers.com](mailto:mpitts@pittsbrothers.com)