



# SLINGER INDUSTRIAL LAND FOR SALE OR BUILD-TO-SUIT

## CONTACT US

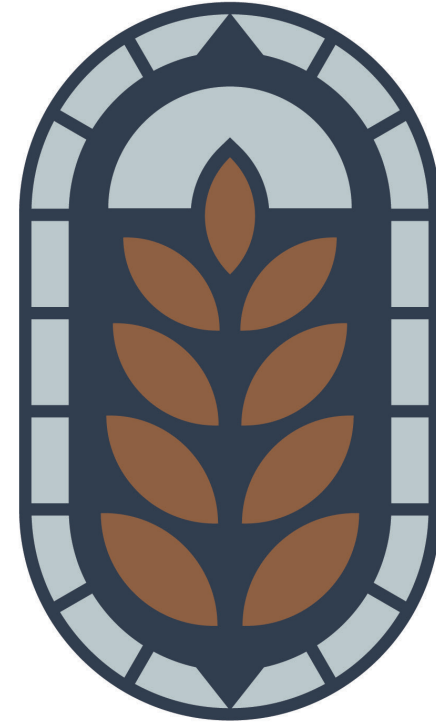
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WWW.MERCHANTVILLAGESLINGER.COM



# MERCHANT VILLAGE

**SLINGER MERCHANT VILLAGE**  
SWC I-41 & STATE HWY 60  
SLINGER, WI 53086



**PROPERTY SPECIFICATIONS**

LAND SIZE	65.6 acres (approx.)
Zoning	B&LM-1/PUD
Utilities	12" water main /8" laterals to sites

**PROPERTY HIGHLIGHTS**

- Industrial lots in newly announced Slinger Merchant Village
- Four (4) lots available - #10, #11, #12, and #13
- Lots #10 and #12 are "Pad Ready"
- Master planned development w/ regional stormwater facilities
- Adjacent commercial uses zoned for convenience store, hospitality, restaurants, and more.
- Configuration of lots may be modified to accommodate users
- Low utility rates with Village of Slinger utilities
- Excellent access and visibility to I-41
- Signage possible

**SALE PRICE**    **\$90,000 - \$115,000/ACRE**

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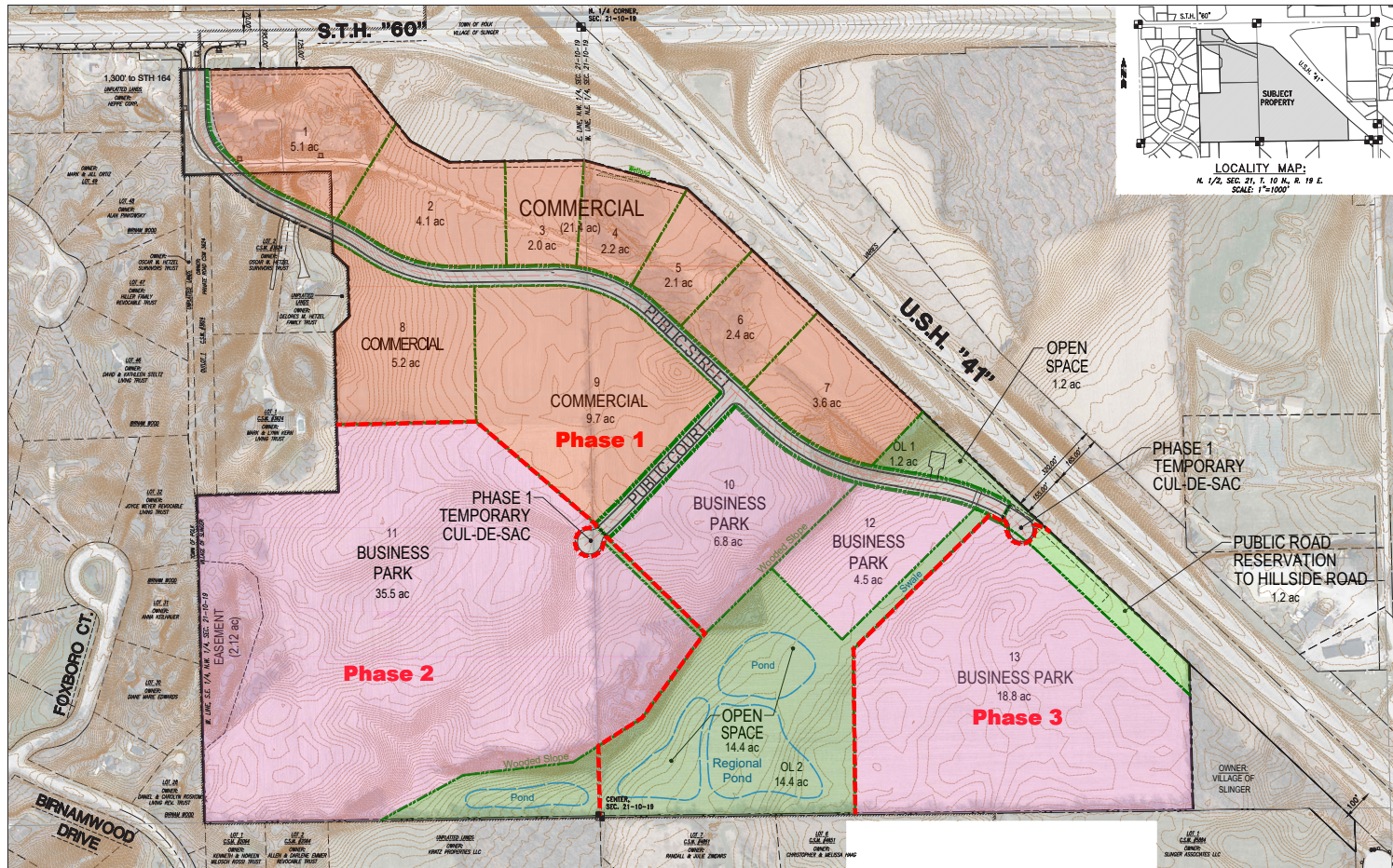
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**FOUNDERS** 3  
REAL ESTATE SERVICES

## CONCEPTUAL SITE PLAN



414.271.1111 | 330 E Kilbourn Avenue, Suite 900, Milwaukee, WI 53202 | [wwwFOUNDERS3.com](http://wwwFOUNDERS3.com)  
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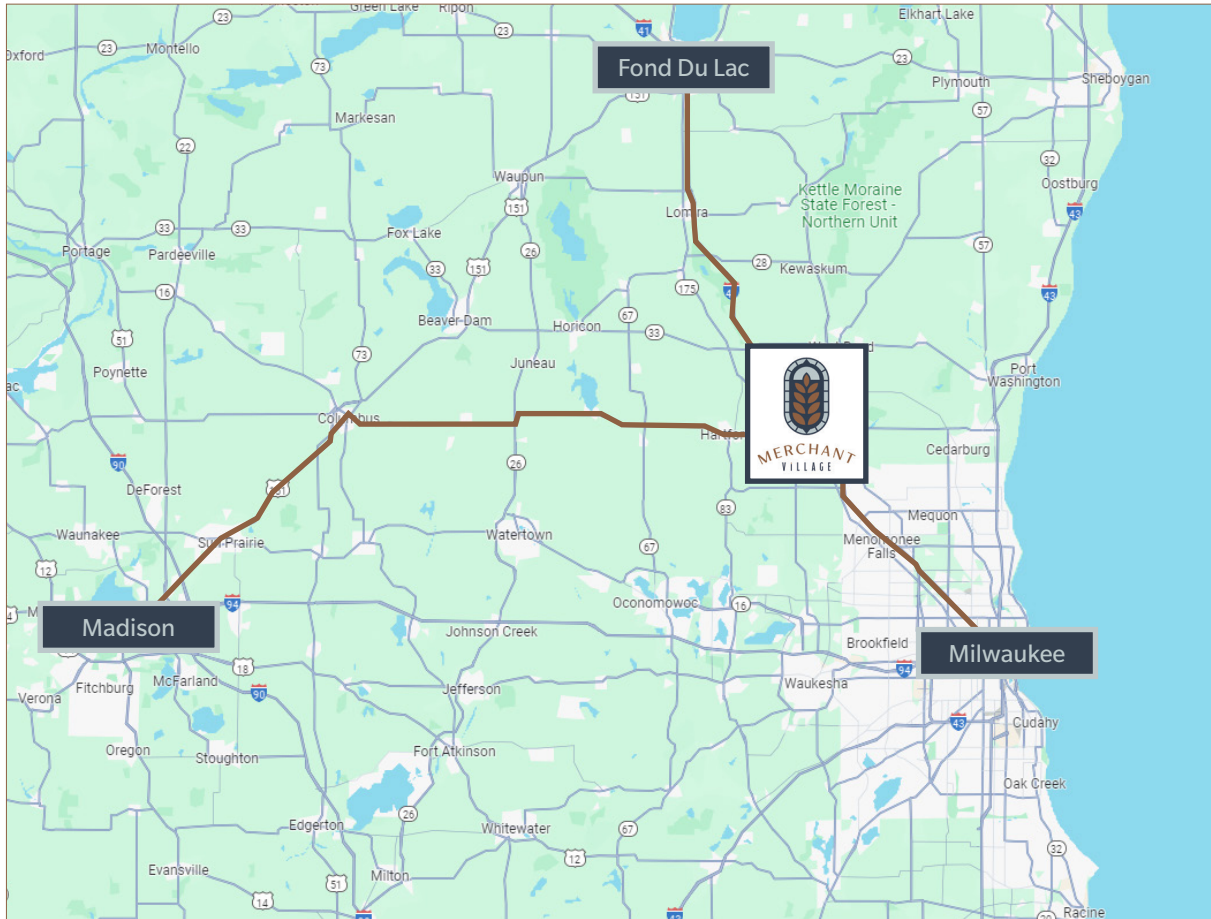
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**FOUNDERS** **3**  
REAL ESTATE SERVICES

## LOCATION AND DEMOGRAPHICS



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	1,984	8,901	26,282
Avg HH Income	\$95,074	\$89,150	\$87,391

### DRIVE TIMES

	Miles	Drive Time
Milwaukee	32.6 miles	35 minutes
Fond Du Lac	36.2 miles	35 minutes
Madison	67.5 miles	1 hour 29 minutes

### TRAFFIC COUNTS

Interstate 41	47,300 VPD
State Highway 60	26,800 VPD
State Highway 164	5,600 VPD



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