

**11044 NORTH WAUWATOSA ROAD**  
MEQUON, WI



**AVAILABLE FOR SALE**  
**1.71 ACRES (Up to ±10 Acres)**



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## GENERAL INFORMATION



A truly unique opportunity in one of Milwaukee's most active affluent suburbs. Use the 1.71 acres for your own home or business, or pair it with neighboring properties for a much bigger project. Located at the intersection of two important commercial arterials (Mequon Road and Wauwatosa Road), this property can be combined with adjacent parcels with willing sellers. Nearly 10 acres can be assembled for redevelopment!

Property Description	Mature wooded lot currently used as a single-family residence with 2 ½ car garage.
List Price	\$525,000 (approximately \$310,000/acre)
Stories	1 plus full basement
Building Size (Per Assessor)	Approximately 1,100 sq. ft.
Year Built	1949
Parcel Dimensions	1.71 acres
Zoning	R-3 Suburban Residential
Tax Key	140270600800
2017 Real Estate Taxes	\$2,939

*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

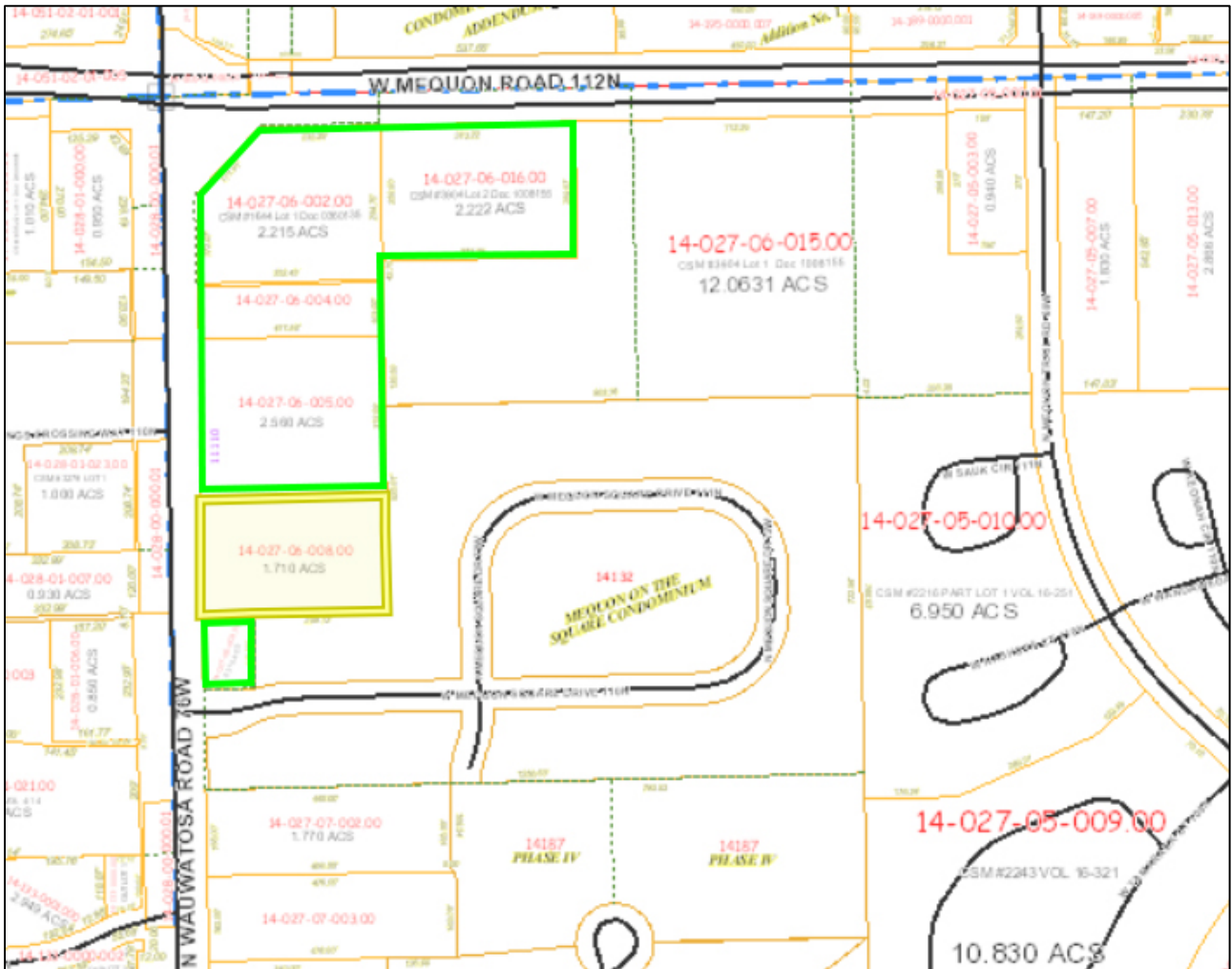
# AERIAL



-  SUBJECT PROPERTY
-  OTHER AVAILABLE PROPERTIES



# PARCEL MAP



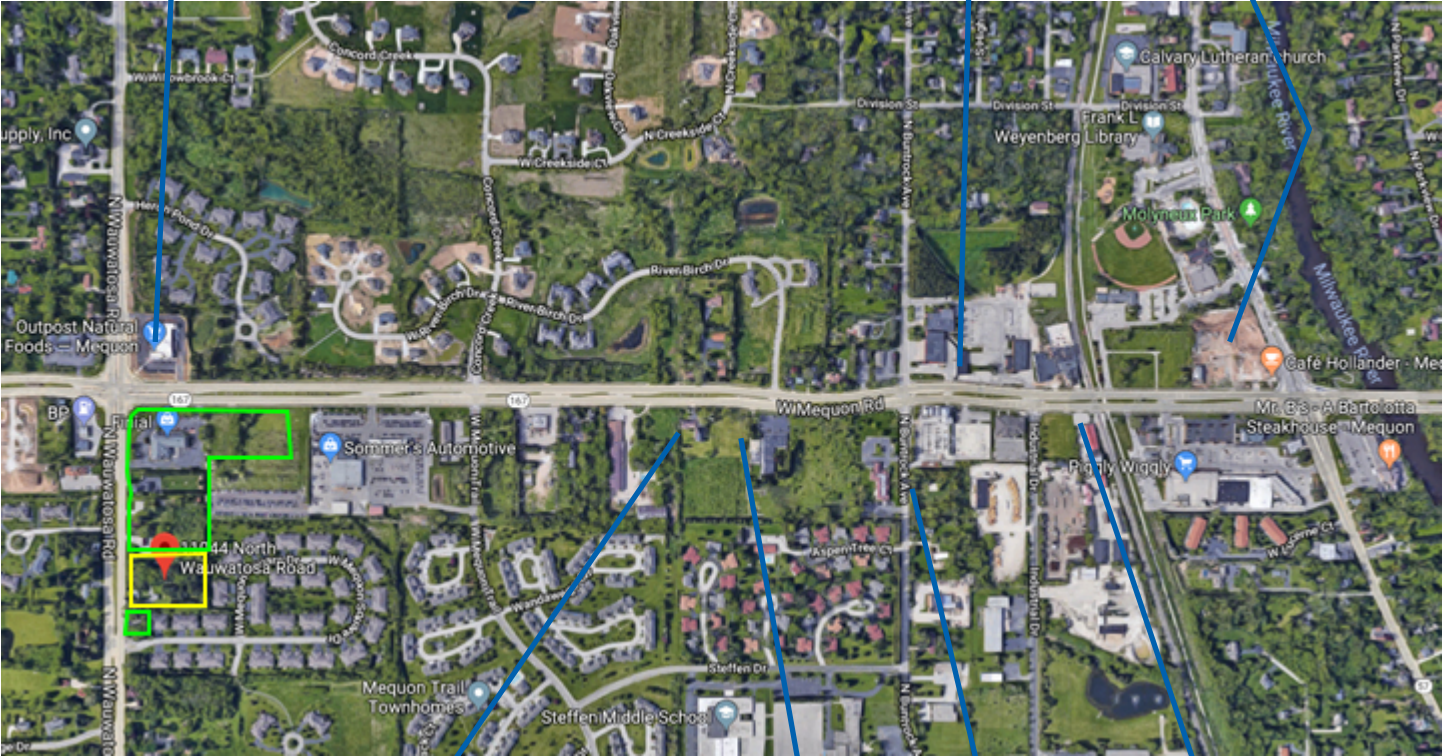
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# PROXIMATE NEW DEVELOPMENT

**Outpost Natural Foods  
COMPLETE**

**Spur 16  
UNDER CONSTRUCTION**  
20,000 SF Commerical,  
155 Apts & 10 Town Homes

**Mequon Town Center  
COMPLETE**  
36,000 SF Commercial & 28  
Luxury Apts.



**The Reserve (81 atps.)  
COMPLETE**

**Dermond Properties  
(33 apts.)  
COMPLETE**

**White House Senior  
Housing  
COMPLETE**

**Foxtown –UNDER  
CONSTRUCTION**  
Mixed use includes 3  
restaurants, office,  
retail, 96 apts, 23  
single family  
residences





# DEMOGRAPHICS



TRANSWESTERN GIS  
DEMOGRAPHIC SUMMARY

11044 N Wauwatosa Rd, Mequon WI, 53097  
1 mile, 3 miles, 5 miles  
1/18/2018

	1 mile		3 miles		5 miles	
	#	%	#	%	#	%
<b>POPULATION</b>						
2027 Forecast	3,383		27,135		75,327	
2022 Projection	3,286		26,759		73,934	
2017 Estimate	3,192		26,489		72,508	
2010 Census	2,986		26,600		71,087	
Forecast Growth 2027-2022		2.97%		1.40%		1.88%
Projected Growth 2022-2017		2.94%		1.02%		1.97%
Estimated Growth 2017-2010		6.90%		-0.42%		2.00%
<b>HOUSEHOLDS</b>						
2027 Forecast	1,346		10,976		31,035	
2022 Projection	1,305		10,822		30,447	
2017 Estimate	1,263		10,702		29,817	
2010 Census	1,170		10,702		29,052	
Forecast Growth 2027-2022		3.13%		1.43%		1.93%
Projected Growth 2022-2017		3.32%		1.12%		2.11%
Estimated Growth 2017-2010		7.93%		0.00%		2.63%
<b>ETHNICITY/RACE</b>						
White	2,816	88.22%	17,052	64.37%	47,543	65.57%
Black	124	3.88%	6,718	25.36%	17,858	24.63%
Asian	134	4.20%	909	3.43%	2,579	3.56%
Hispanic	66	2.07%	1,220	4.61%	2,839	3.92%
Other	52	1.63%	590	2.23%	1,689	2.33%
<b>EDUCATION</b>						
Less than 9th Grade	6	0.27%	500	2.80%	946	1.93%
Some High School, no Diploma	59	2.63%	972	5.45%	2,458	5.02%
High School Graduate (or GED)	413	18.42%	3,682	20.64%	10,716	21.87%
Some College, no Degree	412	18.38%	3,263	18.30%	9,926	20.26%
Associate Degree	137	6.11%	1,255	7.04%	3,602	7.35%
Bachelor's Degree	826	36.84%	5,249	29.43%	13,790	28.15%
Masters Degree	228	10.17%	1,739	9.75%	4,953	10.11%
Professional School Degree	119	5.31%	794	4.45%	1,902	3.88%
Doctorate Degree	42	1.87%	381	2.14%	697	1.42%
<b>WORKPLACE/INCOME</b>						
Median Household Income	\$ 98,846		\$ 61,618		\$ 62,268	
Average Household Income	\$ 135,877		\$ 99,391		\$ 96,166	
Total Employment	2,159		12,531		51,141	
White Collar	557	26.11%	3,673	30.41%	17,592	35.33%
Blue Collar	1,576	73.89%	8,406	69.59%	32,207	64.67%
Median Employee Salary	\$ 41,313		\$ 40,722		\$ 42,873	
Average Employee Salary	\$ 48,586		\$ 48,193		\$ 51,705	
Daytime Population	4,010		24,594		91,543	
Weekly Per Capita Spending	\$ 359.65		\$ 321.29		\$ 327.40	

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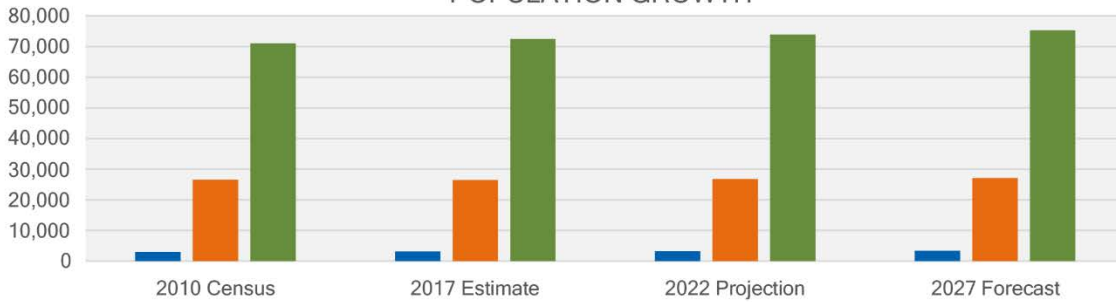
# DEMOGRAPHICS (continued)



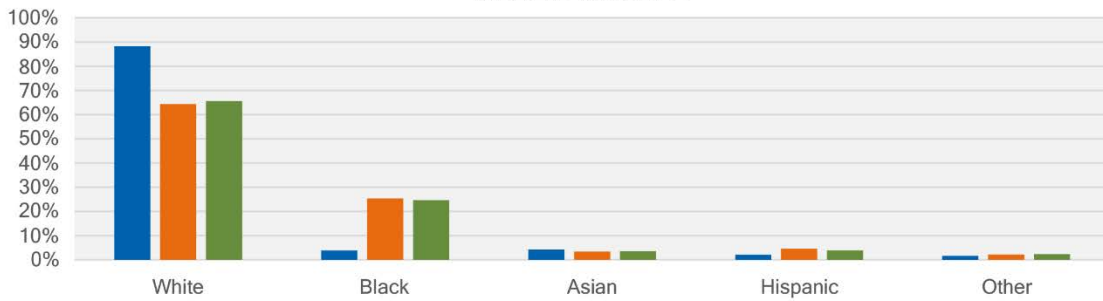
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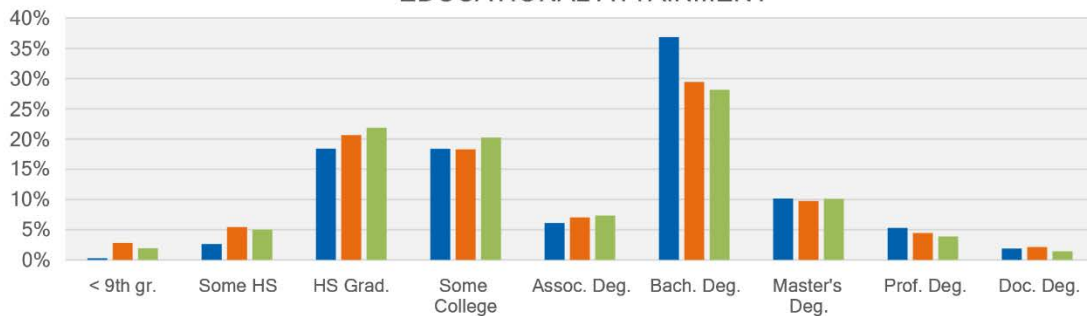
## POPULATION GROWTH



## RACE/ETHNICITY



## EDUCATIONAL ATTAINMENT



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## DRIVETIME (5, 10, 15)

