

The development of a new parcel is a significant event in any city. A new business location is an opportunity to embrace growth, build upon strengths, and plan for future of success in our community.

That is why Alexander & Bishop in association with Jackson Logan LLC would like to bring this proposal of Jackson Street site for your consideration.

We're pleased to offer the possibility of this practical and easily accessible site for the future home of your business.

Among the reasons why we believe this site is good fit for your new development is location, location, location. This expansive 16 acre opportunity is situ-

ated on a city bus route, off of a main thoroughfare with a loop that will allow for safe and easy traffic flow that is convenient for commuters and business traffic.

This property is also adjacent to new and future residential neighborhoods and has an exceptional opportunity to integrate with new subdivision developments to the West as well as to the South.

Background: Jackson Logan LLC, a Wisconsin limited partnership, has a fee simple interest to approximately 25 acres of prime development land located near the HWY 41/76 interchange.



Key Ideas:

- Conveniently Location (off of Jackson St.)
- Logan Drive loop allows for managed traffic.
- On city bus route (Logan Dr.)
- Connected to current and future subdivisions.



Jackson Street Lots

Available Land Ready For Your New Development

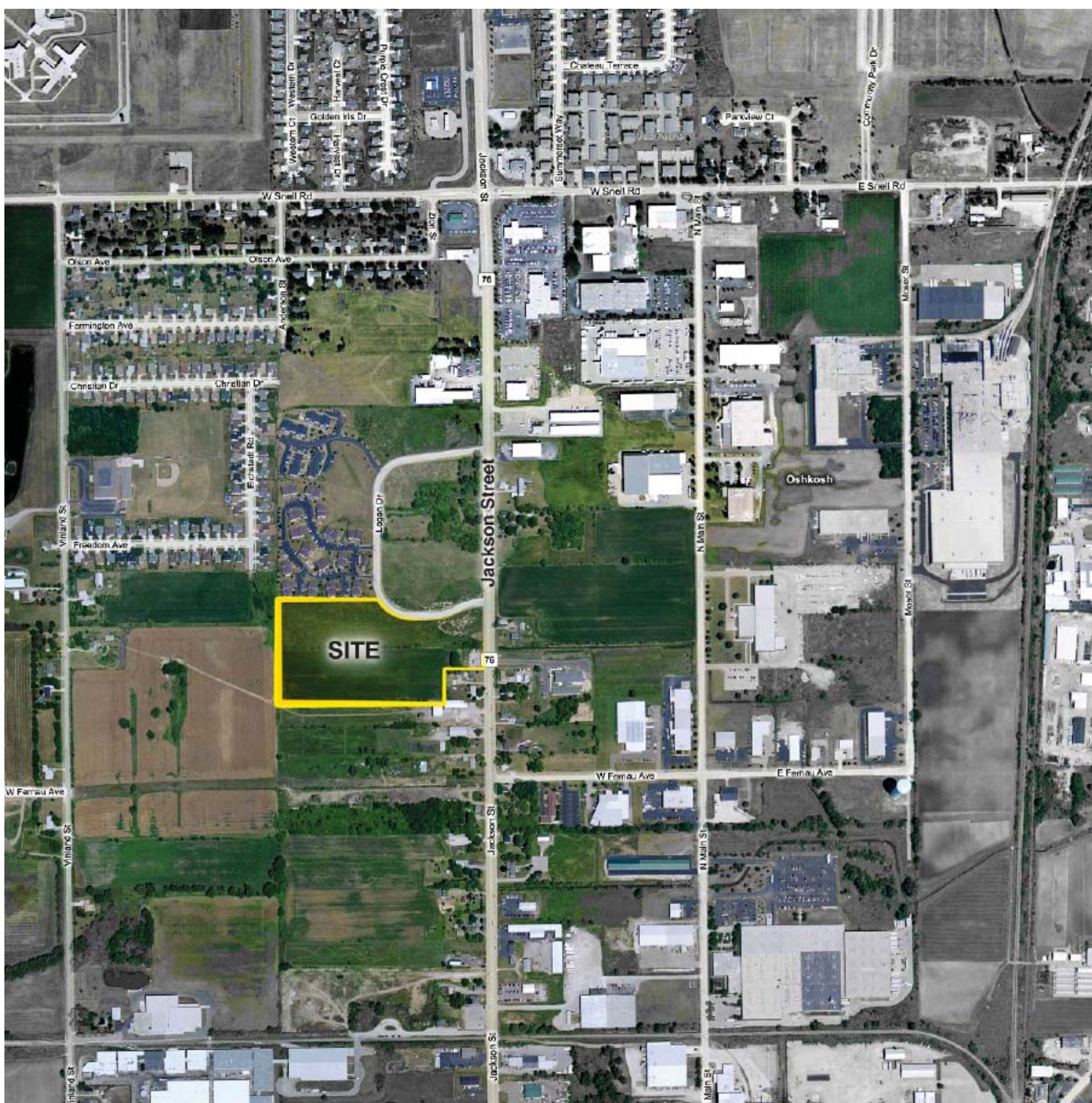
Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,012	40,973	68,824
Estimated Households	1,547	15,288	27,408
Households with Children	27.5%	24.8%	26.9%
Family Households With Children	48.6%	47.6%	47.2%
Ave. Family HH Size	2.77	2.88	2.85



Jackson Street Lots

Available Land Ready For Your New Development



Demographics		1 Mile Radius	3 Mile Radius	5 Mile Radius
Travel Time to Work	(14 min or Less)	50.5%	53.5%	51.7%
Estimated Households	15 to 29 min.	34.6%	31.7%	33.3%
Households with Children	30 to 59 min.	10.3%	11.1%	10.6%
Work at Home		1.0%	1.5%	1.9%
Ave Travel Time		16.4 min	15.0 min	15.5 min.



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Married Households	38.1%	35.8%	43.6%
Total Housing Units	1,635	16,302	29,095
Historic Annual Housing Change	2.3%	1.2%	1.3%
Annual Residentail Turnover Rate	22.4%	22.8%	20.7%
Current Residence 5+ Years	37.5%	37.0%	39.9%



Parcel #	Municipality	Lot Size	Zoned	Appraised Value	Assessed Value
91250185000	City of Oshkosh	2.50 Acres	R4-PD		\$59,900
0180062	Town of Oshkosh	4.80 Acres	AG??		\$68,000
0180060	Town of Oshkosh	8.71 Acres	AG??		\$138,400 (Incl. Improv.)

Appraisal Area	Lot Size	Appraised Value
	13.79+ Acres	\$400,000
	2.22+ Acres	\$240,000