

# 11.2 Acres for sale

Marshall Development Land -  
Duplex | Quads | Medium sized apt. bldgs

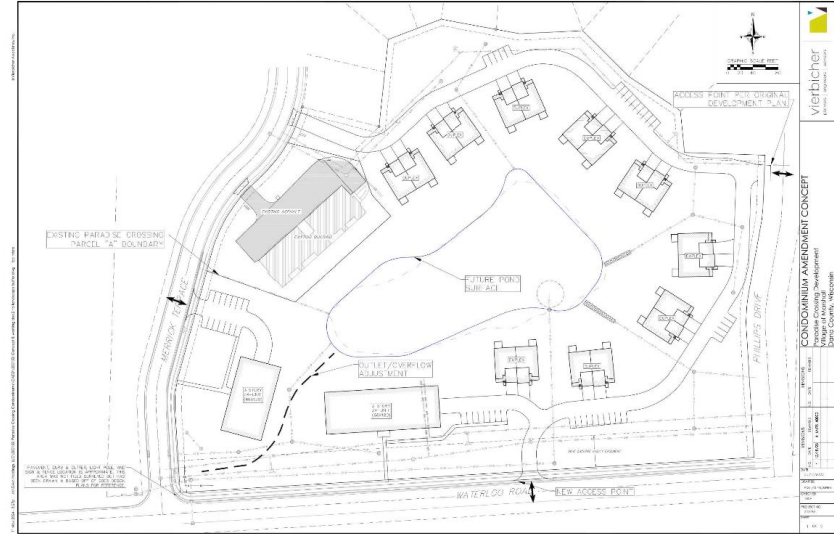
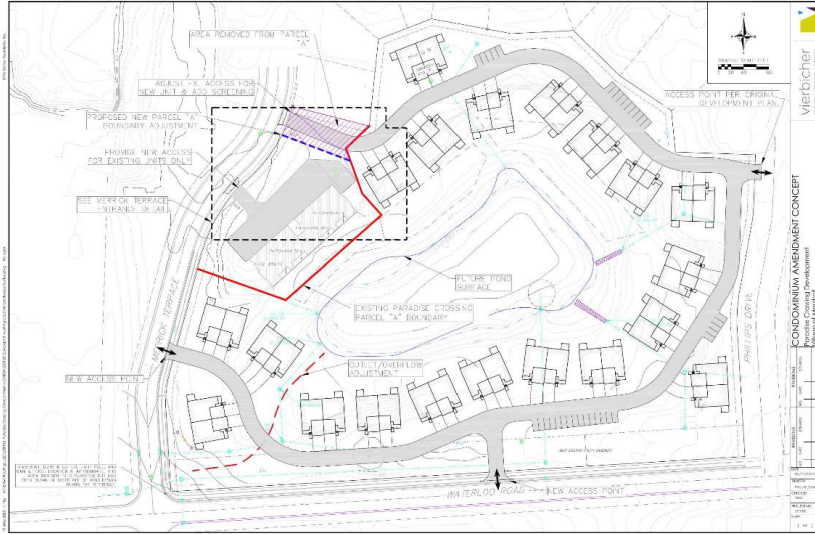
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# PROPERTY SUMMARY

Marshall Land  
| Marshall, WI 53559



24 unit – 2 story 55+ senior apartments possible. Various concept plans available w/ a variety of unit types.

## Property Summary

Asking Price:	\$1,200,000
Lot Size:	11.16 Acres / Approximately 6 useable acres
Price / Acre:	\$107,526
Cross Streets:	Waterloo Rd & Merrick Terrace
Permitted Uses:	Duplex, Fourplex, Medium sized apt bldgs
Utilities:	In place, on the property
Zoning:	PUD
APN:	152/0812-104-6854-1
On - Site Stormwater:	Present; needs work
TIF District:	Yes - TID # 2

## Property Overview

Ready for development! In an approved Tax Increment District! This prime lot is located less than 5 miles from the new Amazon Distribution Center in Marshall, offering an exceptional development opportunity for builders and investors looking to construct duplexes, quads, or medium sized apartment buildings. A variety of concept plans have been prepared with various options for development. 24-unit buildings must be 55+ senior buildings (smaller buildings do not have this requirement.) Nestled in a growing residential area, the property is surrounded by newly developed homes and offers the perfect blend of modern living with small-town charm.

## Location Overview

Zoned for duplexes or larger buildings; final development plans are subject to Village approval. Perfect for maximizing investment potential. Please see sample layouts for various development options. Plans and estimates for pond upgrade requirements are also available. Located near several new residential developments, signaling strong demand for housing in the area. Close to Marshall's quaint downtown, with shopping, dining, and essential services just minutes away. Property is located just north of Hwy 19 at the intersections of Waterloo Rd & Merrick Terrace, close to the Marshall Library and Marshall Fire Dept.

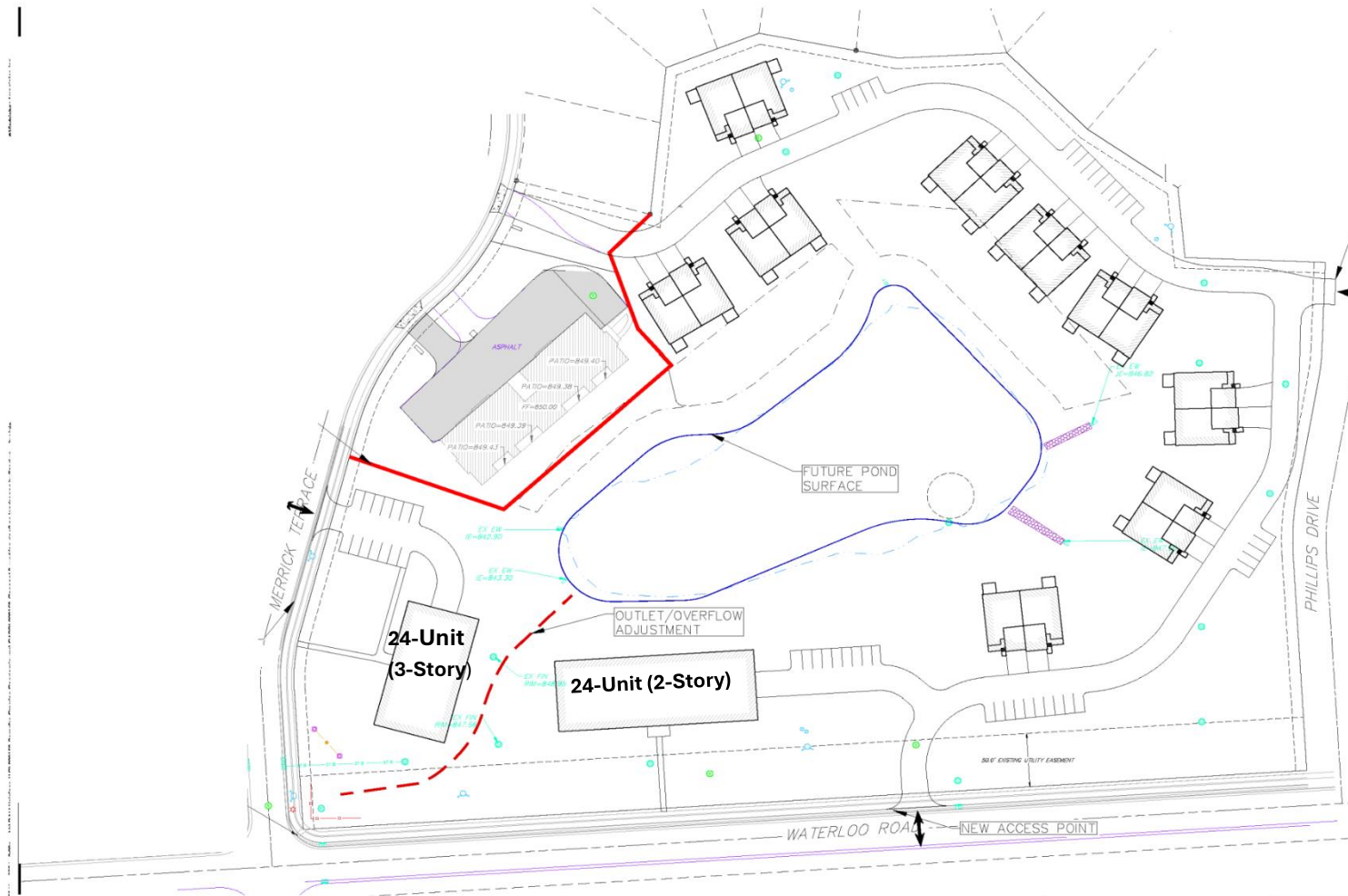
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# CONCEPT PLAN - 24 UNIT BLDGS

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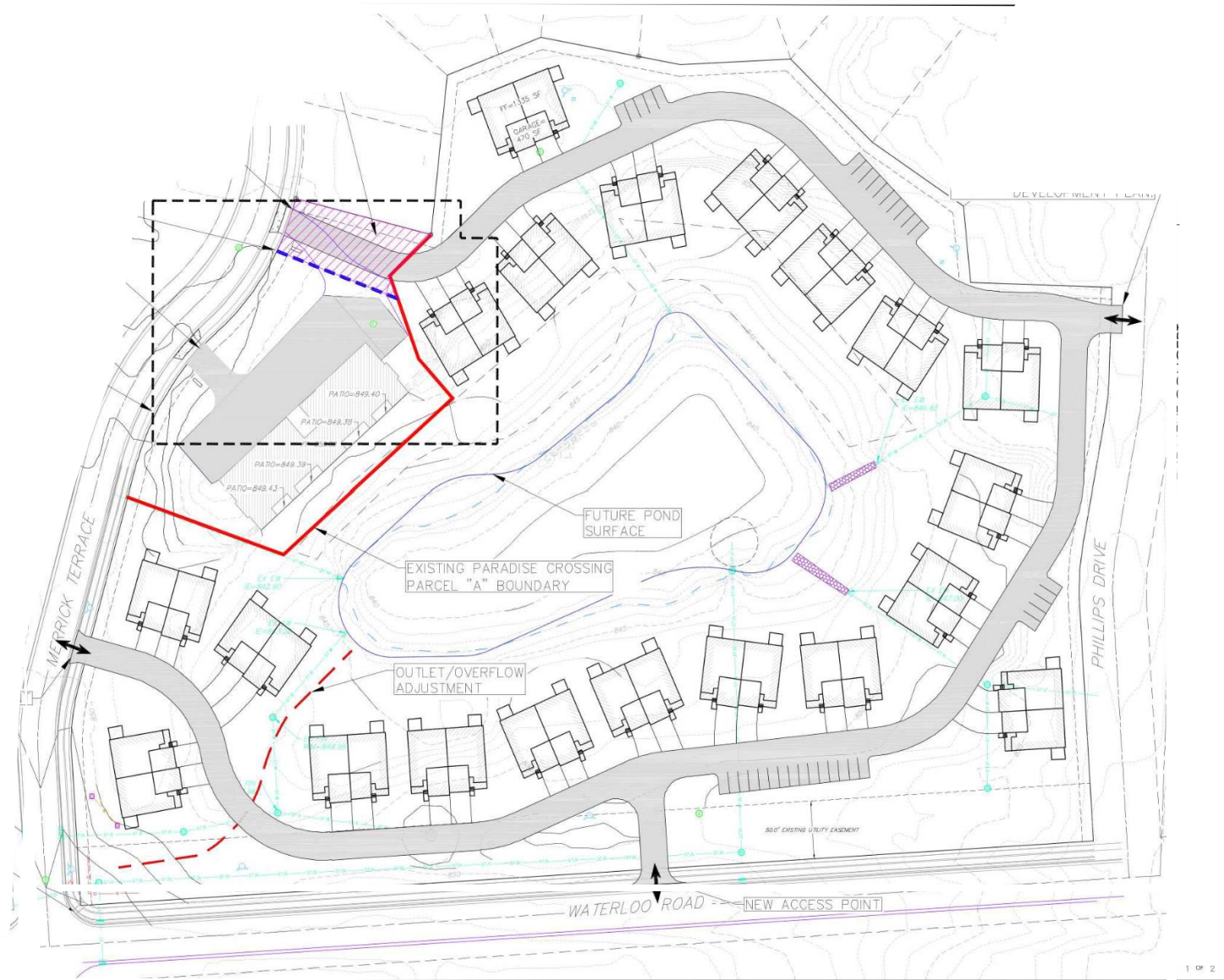


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# CONCEPT PLAN - DUPLEX PLAN

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1 of 2

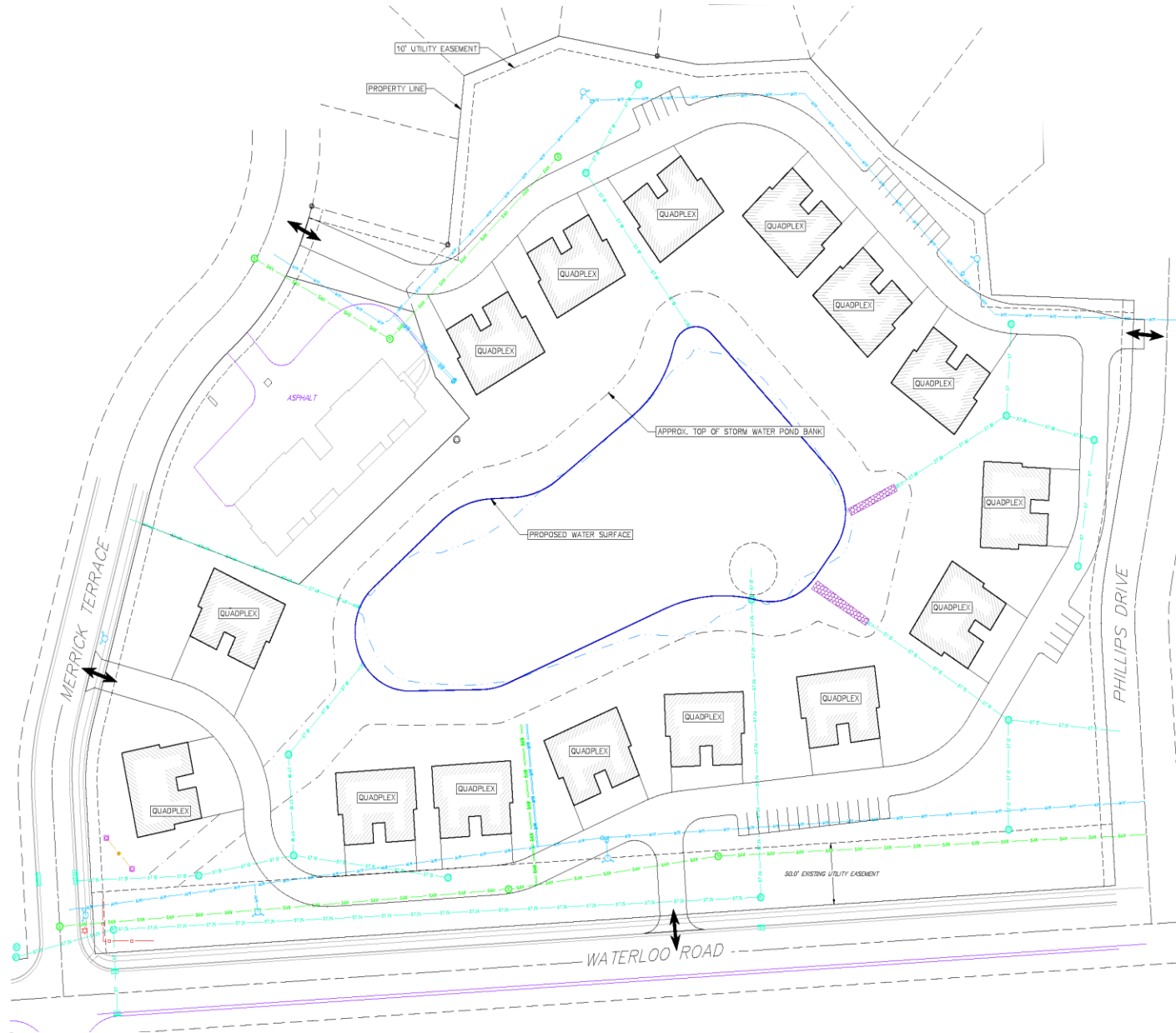
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# CONCEPT PLAN-QUADPLEX LAYOUT

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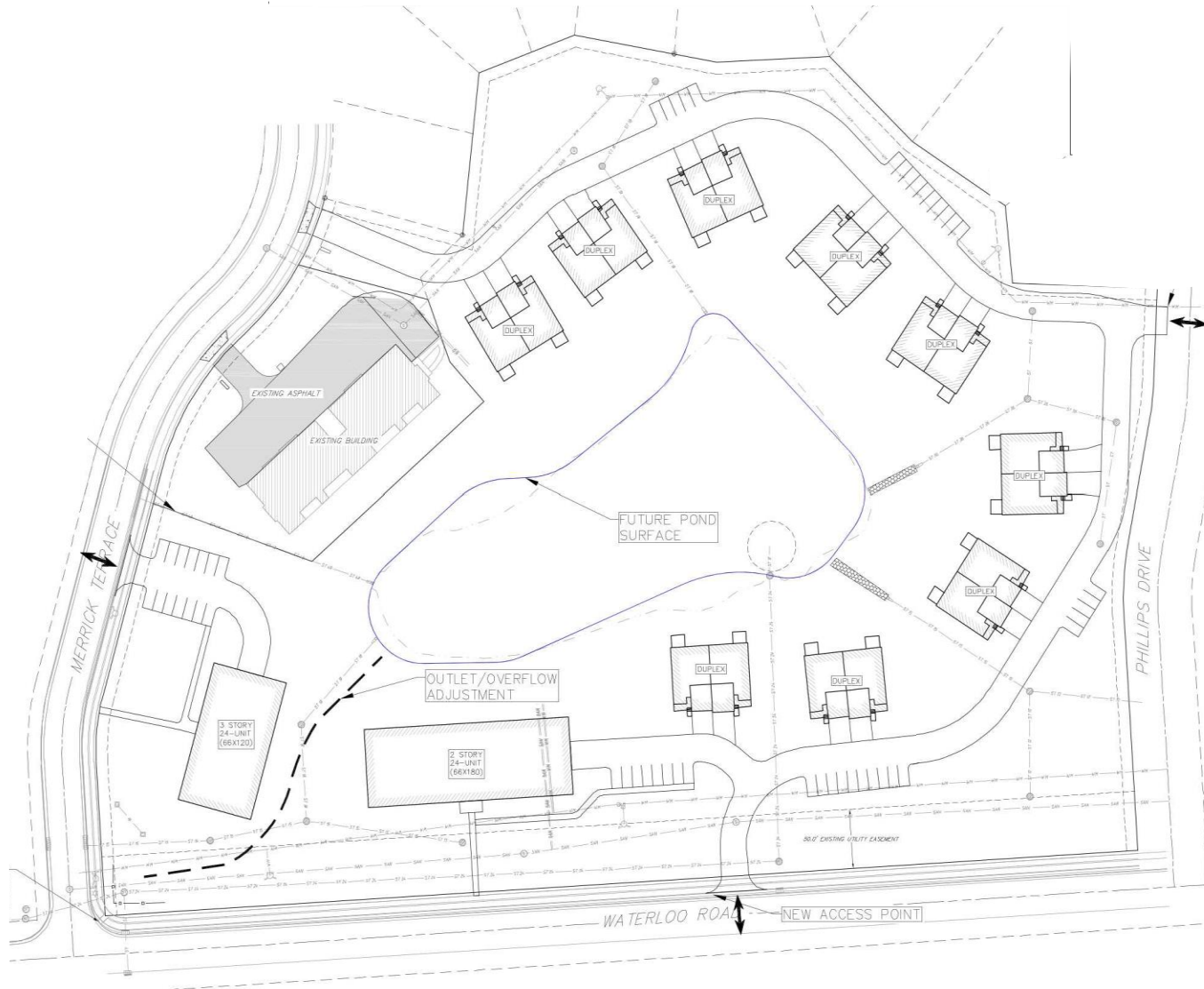


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# CONCEPT PLAN - COMBO OF UNITS

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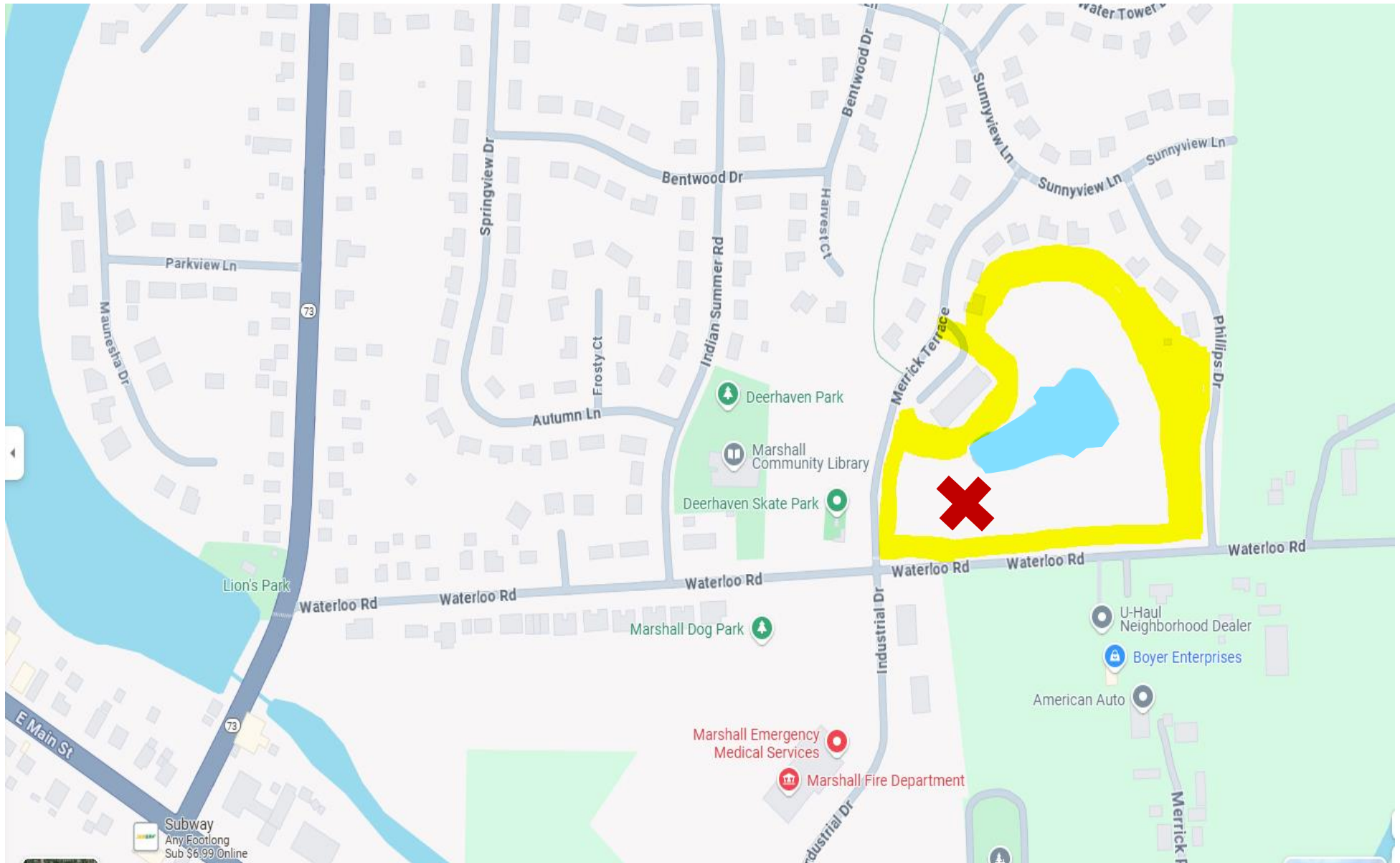
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# MAP OF MARSHALL AND SITE

Marshall Land  
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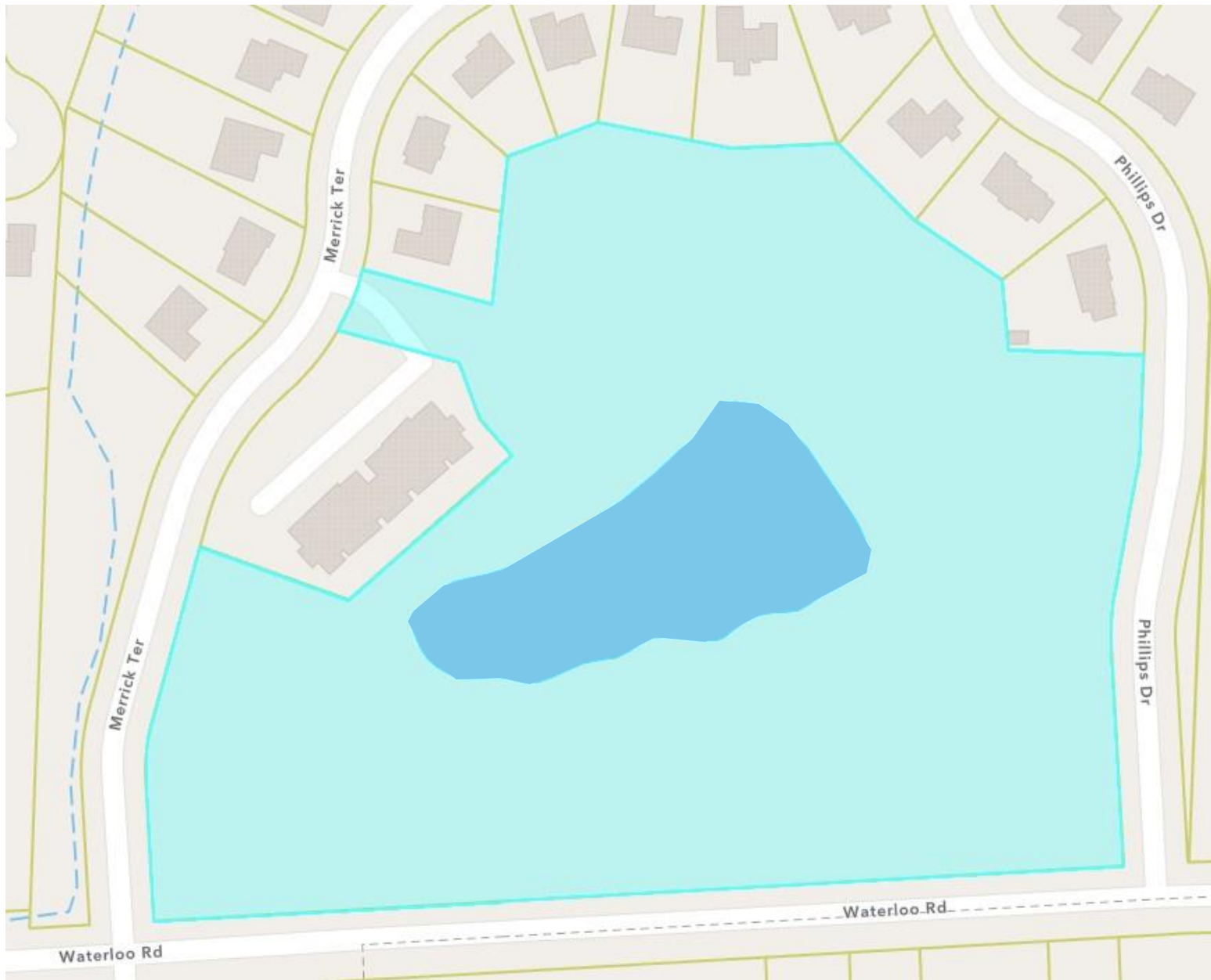
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# AERIAL OF SITE

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# AERIAL MAP

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