

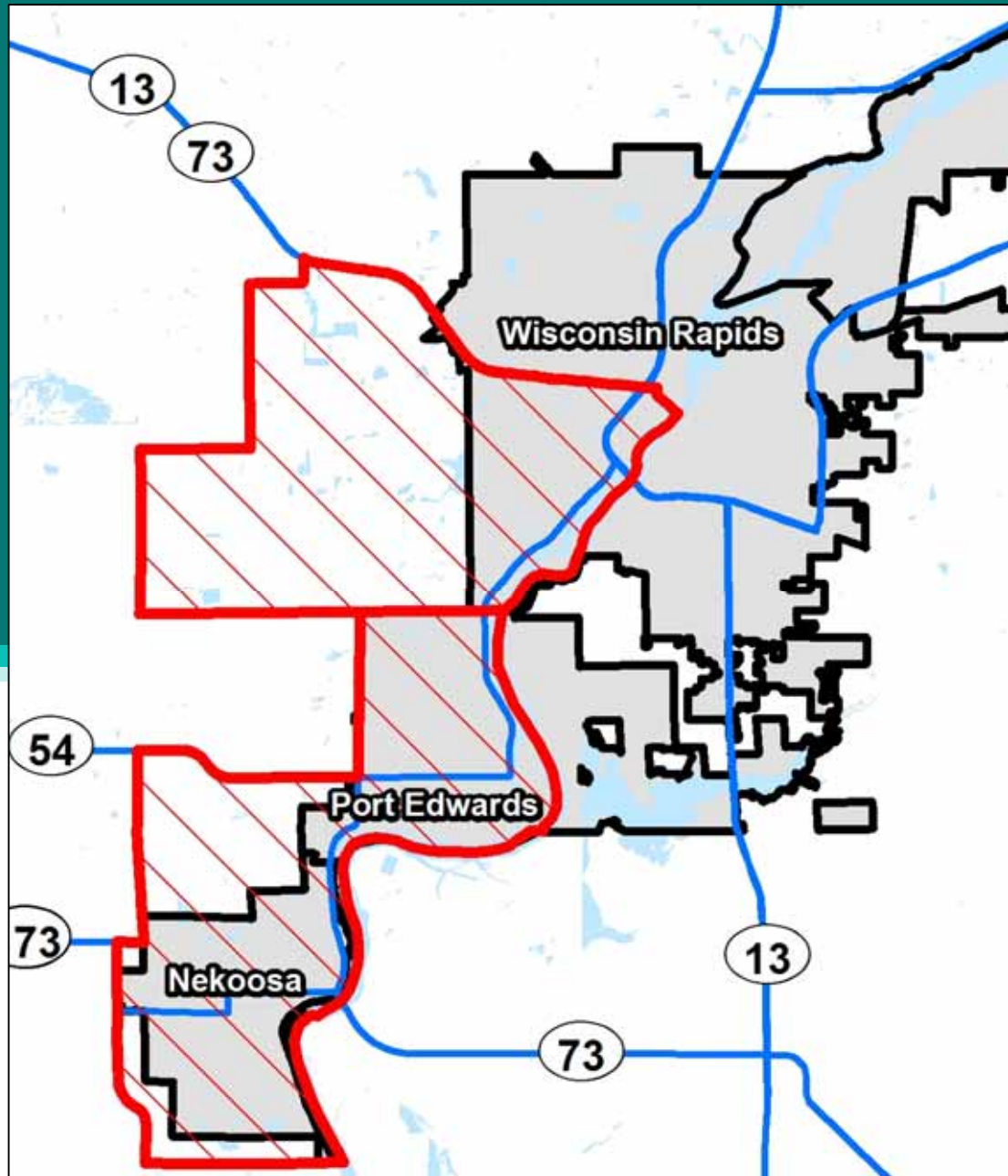


# *Village of Port Edwards*

## Opportunity Zone




April 23, 2019

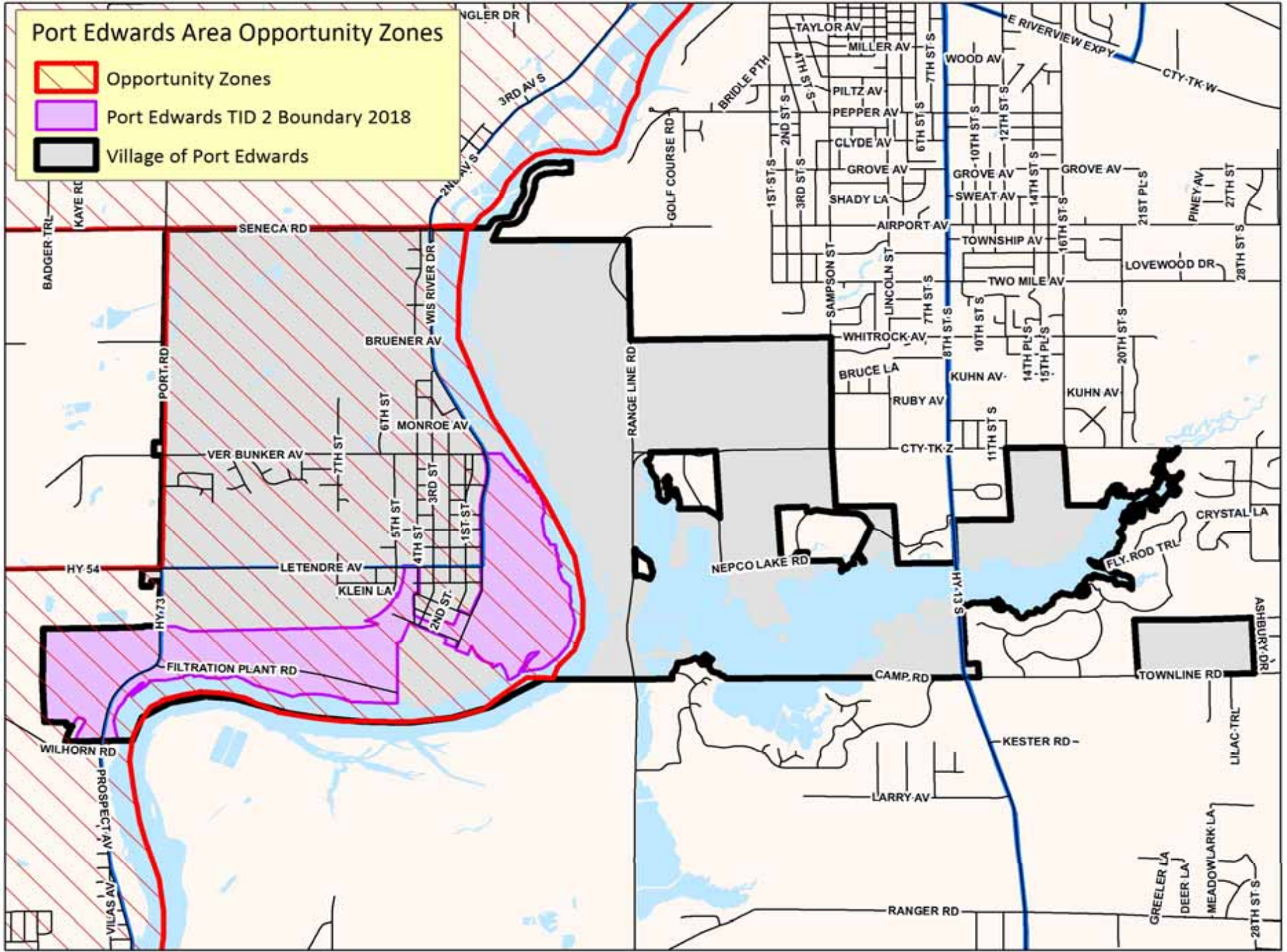
Wisconsin Rapids-  
Port Edwards-  
Nekoosa-  
Opportunity Zone  
Corridor



*Village of Port Edwards*

# Port Edwards Area Opportunity Zones

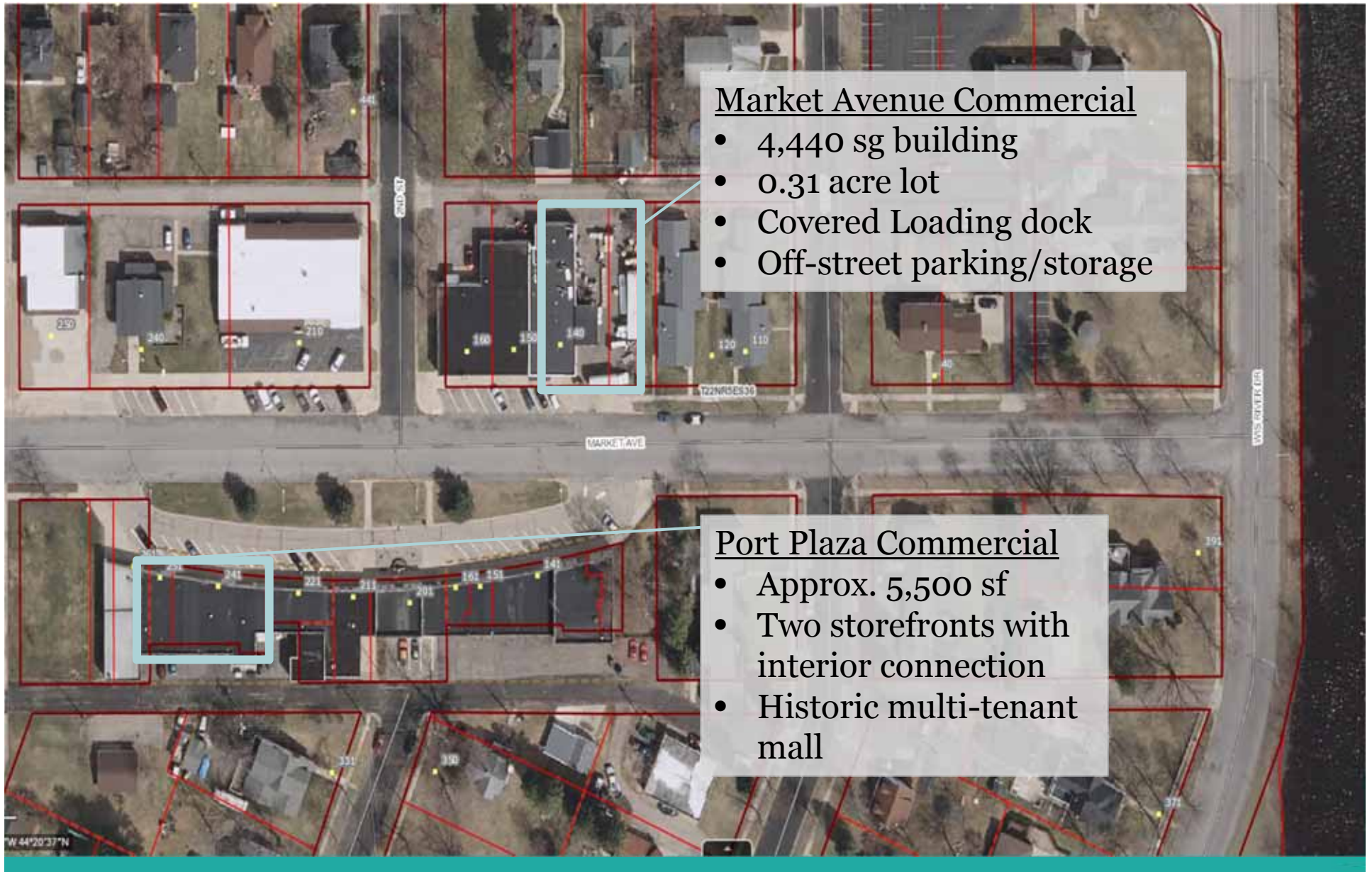
-  Opportunity Zones
-  Port Edwards TID 2 Boundary 2018
-  Village of Port Edwards



## Economic Development Update

- Large local employer looking to expand (ERCO Chemical)
- Sale of 300,000 SF warehouse/distribution center and 5.6-acre lot at DMI site
- TID boundary and spending plan amendment (2018)
- Market Avenue street improvements (Planned 2019)
- RFP for 6<sup>th</sup> Street multifamily site (pending 2019)
- Opportunity Zone discussions with local banks and financial advisors (ongoing)

# Downtown Opportunity Zone Sites



## Market Avenue Commercial

- 4,440 sq building
- 0.31 acre lot
- Covered Loading dock
- Off-street parking/storage

## Port Plaza Commercial

- Approx. 5,500 sf
- Two storefronts with interior connection
- Historic multi-tenant mall

# Downtown Opportunity Zone Sites



# Multifamily Opportunity Zone Site



# Industrial Opportunity Zone Site

CENTRAL WISCONSIN  
APPLIED RESEARCH & BUSINESS PARK  
GROWING INNOVATIVE NEW BUSINESSES FROM DEEP WISCONSIN ROOTS



Village of Port Edwards





# CWARBP Redevelopment Master Plan



# CWARBP Available Sites

Property	Lot Description	AREA (acre)	Building Footprint	Total Building Area	Availability
<b>Lot 1</b>	Roller Storage Building (Garage)	2.5	7,300	7,300	Immediate
<b>Lot 2</b>	Truck Repair Building	3.9	9,000	10,800	Immediate
<b>Lot 3</b>	Warehouse	14.0	290,000	296,700	Immediate
<b>Lot 4</b>	Computer Data Center	0.9	12,500	12,500	Immediate
<b>Lot 5</b>	Administration/R&D Building	4.8	51,000	153,000	Under Contract
<b>Lot 6</b>	"The Mill" Manufacturing Flex Space	14.9	210,000	420,000	Early 2015
<b>Lot 7</b>	Manufacturing Flex Space	2.5	24,500	24,500	Immediate
<b>Lot 8</b>	Tank Farm	4.0	38,000	38,000	Immediate
<b>Lot 9</b>	Roundhouse	1.0	8,800	8,800	Leased
Property	Lot Description	AREA (acre)	Track Length (LF)	Total Building Area	Availability
<b>R1</b>	Rail Yard	9.1	10,236	-	Leased
<b>R2</b>	Rail Yard	5.7	15,300	-	Immediate
<b>R3</b>	Rail Connection to "The Mill"	7.0	8,813	-	Immediate
<b>R4</b>	Primary Site Spur	5.5	8,116	-	N/A

*All information contained in this table is deemed reliable but not guaranteed. DMI Acquisitions, LLC, does not guarantee accuracy of information. All material information must be independently verified by buyer.*

## CWARBP Primary Reuse Targets

- Biomass processing
- Ag-based product development
- Food production
- Renewable energy
- Manufacturing
- Warehousing and logistics



# *Village of Port Edwards*

## Opportunity Zone

April 23, 2019