

Mariner Lux Development Commercial Lots *Hwy 42 / Memorial Drive, Manitowoc*

OFFERING MEMORANDUM // MIXED-USE LAND





Property Overview

Discover an exceptional opportunity to establish your business in the thriving city of Manitowoc, Wisconsin, with two prime commercial lots for sale along Highway 42/Memorial Drive. These parcels, part of the Mariner Lux Development, offer unmatched potential for mixed-use commercial ventures in a rapidly growing area.

- **4.0 acres (Lot 2)** on high-traffic stoplight intersection, can be subdivided to suit the buyer's needs
- **1.97 acres (Lot 3)** with multiple access points
- **Zoning:** Mixed-use development
- **Sale Price:** \$495,000 per acre

Manitowoc Overview

- **Demographics:**
 - Population: 41,001
 - Median Household Income: \$60,799
 - Median Age: 43.1
 - Median Disposable Income: \$51,133
- Manitowoc received **\$226M in tourism revenue** in 2023





PROPERTY HIGHLIGHTS

- **Prime Location & Strategic Advantage:** Situated directly along Highway 42/Memorial Drive with a stoplight at the intersection of E. Reed Avenue and Memorial Drive, ensuring **high visibility and accessibility** with multiple entry points (direct ingress/egress).
- **Fully Improved:** Both lots are equipped with essential utilities, including water, sewer, and a stormwater pond, ready for immediate development.
- **Business-Friendly Zoning:** Zoned B-3 General Business District, with the City of Manitowoc receptive to tailored zoning and signage requirements.
- **Vibrant Surroundings:** Adjacent to the West of Lake Botanical Gardens and steps from Lake Michigan, with access to the Mariner's Trail, recently named Wisconsin's Most Treasured View by USA Today.
- **Growing Community:** Positioned near 42 new construction homes to the west and a planned 177-unit, market-rate apartment complex (Lot 1), with construction starting in late 2025, ensuring a built-in customer base.
- **Traffic and Accessibility:** Located along a corridor with a speed limit of 25–35 mph, enhancing safety and ease of access for customers.
- **Excess Parking:** Ample parking space available, providing flexibility for various business models.



Lot 2; 4.0 Acres



MULTIPLE
ACCESS POINTS

15,500 CPD
WisDOT

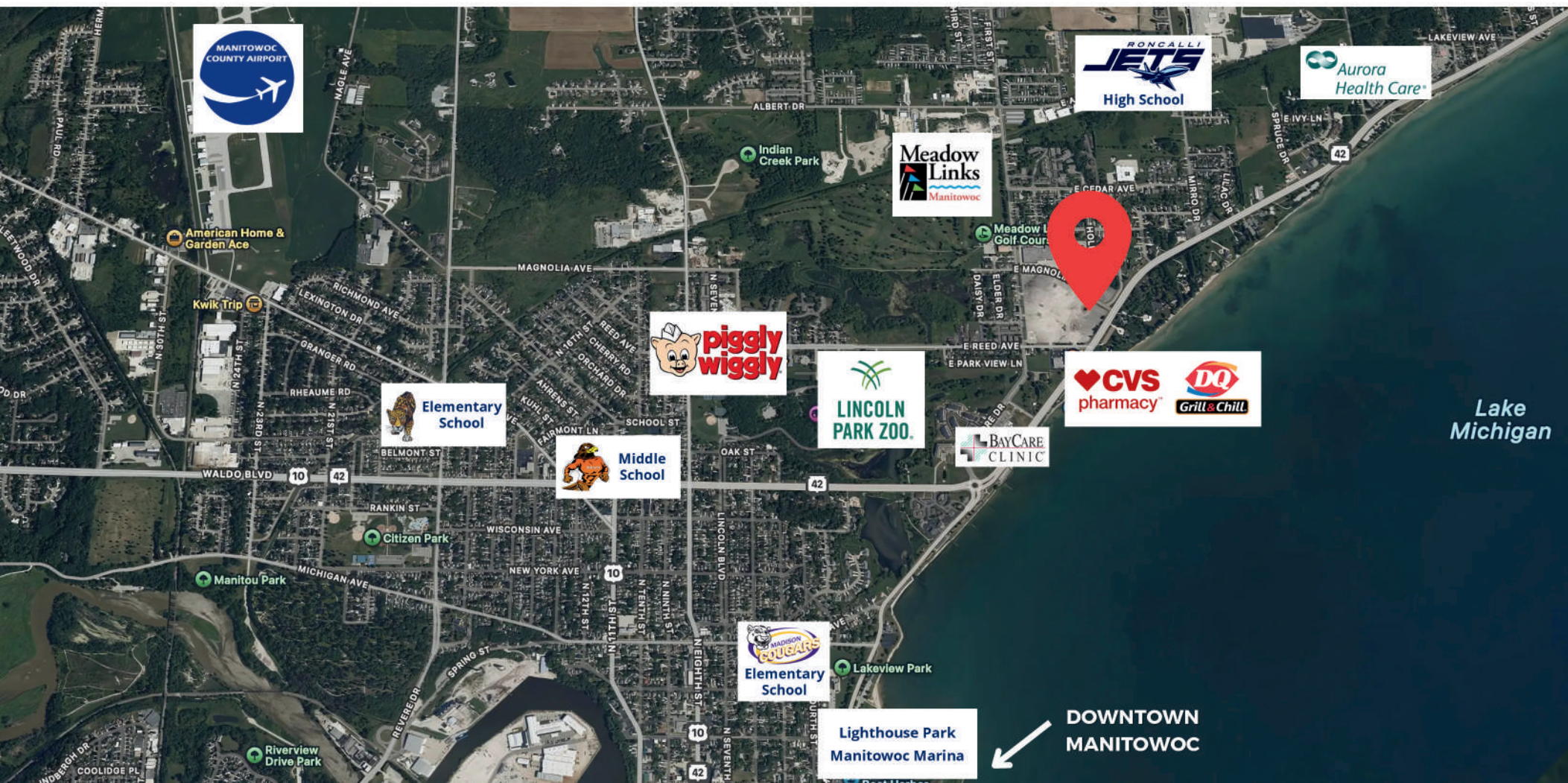
MARINER'S TRAIL
HIGHWAY 42 / MEMORIAL DRIVE

Lot 3; 1.97 Acres

WHY MANITOWOC

Seize the chance to invest in Manitowoc's bright future with these versatile, development-ready parcels!

Manitowoc is a dynamic lakeside city experiencing significant growth, making it an ideal location for businesses looking to capitalize on a burgeoning market. With its strategic position along Lake Michigan, a robust local economy, and proximity to popular attractions like the Mariner's Trail, these parcels present a lucrative opportunity for retail, dining, or service-oriented businesses to thrive in a high-traffic, community-focused area.



Businesses and Drive Times

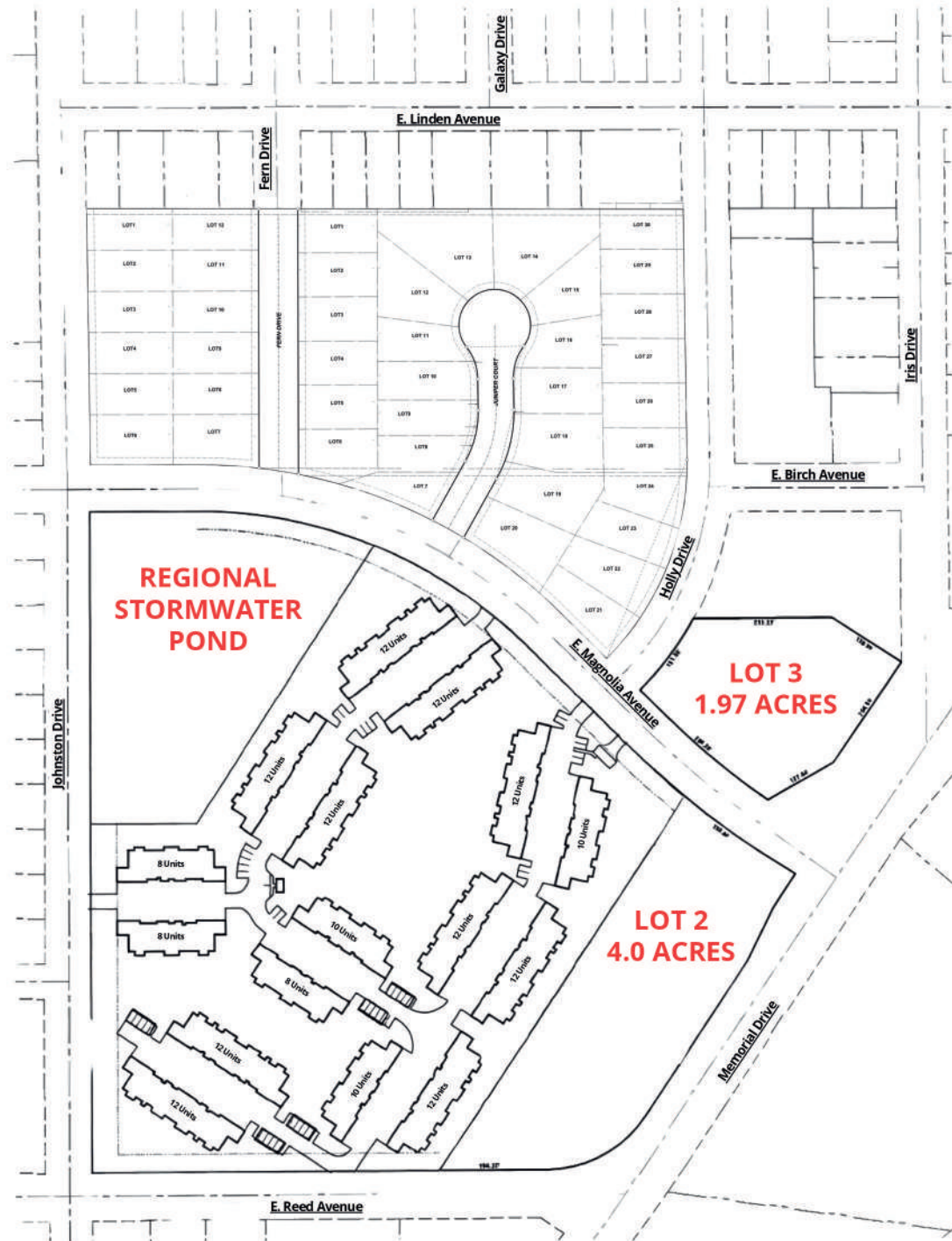
Aurora Health Care	4 minutes
BayCare Clinic	2 minutes
Roncalli High School	3 minutes
Piggly Wiggly Grocery	4 minutes
Mariner's Trail	Immediate
Lincoln Park Zoo	6 minutes
Meadow Links Golf Course	2 minutes
Lakeshore Church	2 minutes
Manitowoc County Airport	8 minutes
Froedert Hospital	7 minutes

Manitowoc Sports Complex	7 minutes
Lakeside Foods	14 minutes
Indian Creek Disc Golf & Dog Park	5 minutes
Downtown Manitowoc	6 minutes
Lighthouse Park/Manitowoc Marina	3 minutes
Berean Baptist Church	2 minutes
Skana Aluminum	4 minutes
West of the Lake Gardens	Immediate
Lakeview Park	4 minutes
Orion Energy Systems, Inc.	3 minutes



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