

FOR SALE — \$1,200,000

APPROVED MULTI-FAMILY DEVELOPMENT PROJECT • ONE COMPLETED TWINHOME



KEY HIGHLIGHTS

Approved multi-family residential subdivision consisting of 5 twin-homes (total 10 single-family residences)

One Twinhome has been completed and is currently rented

1.887 acres • R-3 zoning • Streets & utilities in place

Shovel-ready lots • Walking distance to Hammond High School • Immediate I-94 access

PROPERTY OVERVIEW

Exceptional Opportunity in Hammond, Wisconsin

Developers, take advantage of this exceptional opportunity in the growing community of Hammond, Wisconsin. This site offers a significant head start with an approved and completed development agreement already in place, including streets, utilities, shovel-ready lots, one completed twin home, and additional vacant lots designed to accommodate R-3 multifamily residential construction.

1.887

ACRES

82,207

SQ FT

R-3

ZONING

1

COMPLETED
TWINHOME



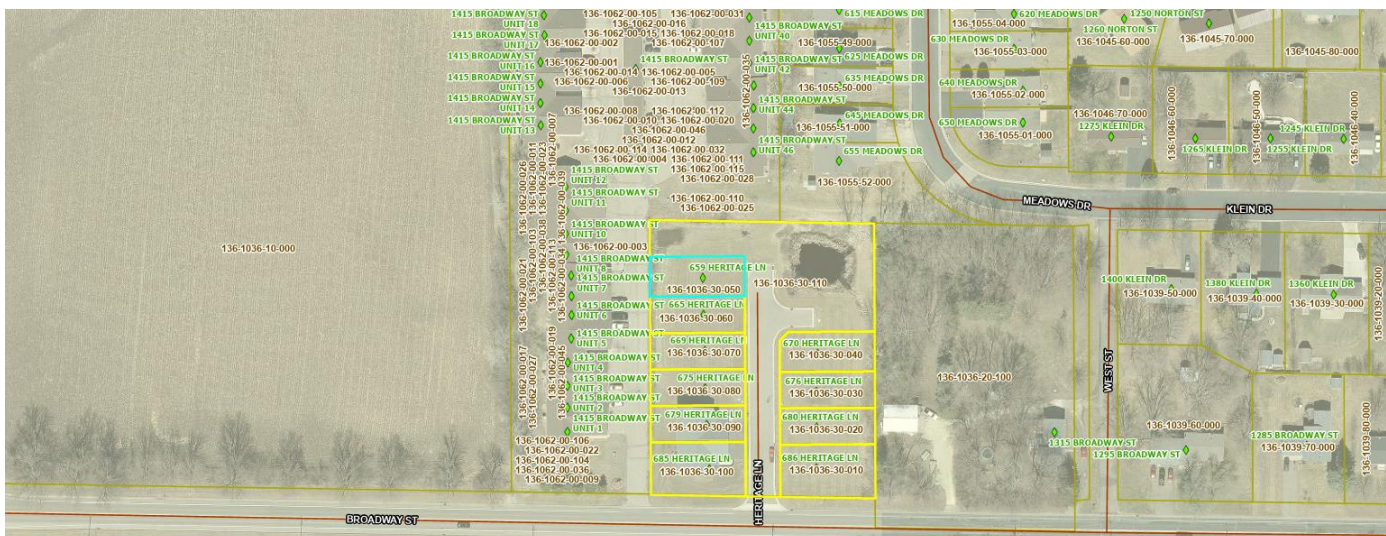
Completed Twin Home — Front Elevation

Exceptional Location. Strong Community.

Hammond is a thriving community of approximately 2,000 residents with a median household income of \$82,721 — 7% higher than the state average. The property sits within walking distance of the recently expanded Hammond High School and its premier athletic complex. Immediate access to Interstate 94 and proximity (~20 miles) to the Hudson I-94 Bridge provide excellent connectivity to Hudson, New Richmond, Roberts, and Baldwin.



Location Map — Hammond, WI (I-94 access)



Site Plan — Subject Parcels Outlined in Yellow

AERIAL PERSPECTIVES



Looking northeast — completed twin home with surrounding lots and neighborhood context



DEVELOPMENT CONTEXT



Top-down view of subject lots



Subject property with adjacent multifamily

A Unique Head Start for Developers

With infrastructure already in place, an approved development agreement, shovel-ready lots, and one completed twin home, this property presents a unique opportunity to bring additional residential development to one of the region's growing communities. The combination of location, demographics, and ready-to-build status significantly reduces typical development risk and timeline.

- **Approved Development Agreement**
- **Streets and utilities installed**
- **Shovel-ready vacant lots**
- **One completed twin home included**
- **R-3 Multifamily zoning**
- **Walking distance to high school**
- **Strong local income demographics**
- **Excellent regional connectivity**

COMPLETED TWIN HOME — EXTERIORS & INTERIORS



Side elevation



Rear elevation

INTERIOR FINISHES



Kitchen / Living



Kitchen



Laundry



Bathroom



Basement

SCHEDULE A TOUR OR REQUEST FULL PACKAGE

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