



City of Two Rivers, WI – Waterfront Redevelopment Site



Site Description

All buildings have been cleared from this 3.5 acre waterfront site in downtown Two Rivers.

The City of Two Rivers will cooperate in the redevelopment of the former Eggers Industries property. The site has great potential for riverfront development with 700 feet of river frontage.

The land is along the East Twin River in downtown Two Rivers.

The possibilities are endless, including commercial, residential, and industrial uses, along with other amenities such as expanded riverfront walk ways. The redevelopment efforts could be assisted through the establishment of a Tax Incremental Financing District.

Site Specifications

Site Information

Site Address: 1819 E River St
 Site Size (acres): 3.5
 Water frontage (ft): 700
 Zoning: Industrial
 Topography: Flat
 Setting: Downtown
 Former Use: Eggers Industries

Utilities

Electricity supplier: Two Rivers Water and Light WPS
 Gas supplier: WPS
 Municipal water: Yes
 Water source: Lake Michigan
 Peak capacity at water plant: 3 mgd
 Peak capacity at sewer plant: 3 mgd

Terms

Sale Price: Negotiable
 Discounts available based on tax base and employees
 Terms Available: Yes
 Ownership: Municipal

Transportation

Nearest major highways: US Hwy 42
 Distance to nearest highways: 0.1 miles
 Number of lanes: 2
 Nearest interstate: I-43
 Distance to nearest interstate: 10 miles
 Number of lanes: 4
 Nearest commercial airport: Austin Straubel
 Distance to airport: 40
 Rail service: No
 Nearest port facility: 2 miles

Telecommunications

Fiber optics: Yes
 Digital switching: Yes

Incentives

Development Zone Tax Credits
 Industrial Revolving Loan Fund
 Industrial Revenue Bonds
 TIF
 Technology Zone Tax Credits

Community Contact

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City of Two Rivers, WI – Waterfront Redevelopment Opportunity

Demographic Characteristics

| From 17th and Washington St | 1 minute | 5 minutes | 10 minutes |
|------------------------------------|-----------------|------------------|-------------------|
| Total Population | 726 | 5,128 | 9,797 |
| Total Businesses | 198 | 437 | 624 |
| Total Employees | 2,076 | 11,957 | 16,520 |
| Daytime/Nighttime Ratio | 1.17 | 0.45 | 0.47 |
| Household | 331 | 2,242 | 4,202 |
| Average Household Size | 2.19 | 2.28 | 2.32 |
| Owner Occupants | 34.8% | 65.3% | 69.9% |
| Age Dispersion | | | |
| % Under 25 | 38.5% | 32.1% | 31.9% |
| % 25-44 | 30.6% | 26.8% | 25.0% |
| % 45-64 | 19.9% | 25.5% | 27.0% |
| % Over 65 | 8.7% | 13.4% | 13.8% |
| Avg Household Income | \$37,417 | \$60,206 | \$62,085 |
| Ethnicity | | | |
| % White | 96.4% | 94.7% | 96.3% |
| % Black | 0.7% | 0.3% | 0.2% |
| % American Indian | 1.2% | 0.6% | 0.4% |
| % Asian/Pacific Islander | 0.9% | 2.8% | 1.9% |
| % Some Other Race | 0.0% | 0.4% | 0.5% |
| % Two or More Races | 0.9% | 1.1% | 0.8% |
| % Hispanic Origin | 1.6% | 1.4% | 1.3% |

Source: ESRI forecasts for 2007 based upon US Bureau of the Census, 2000 Census of Population and Housing