



City of Two Rivers, WI – Waterfront Redevelopment Site



Site Description

This historic cream city brick building boasts approximately 150' of river frontage on the East Twin River.

Within walking distance of charming main street Two Rivers, a full service grocery store, Lake Michigan, and Neshotah State Park, this attractive building has endless possibilities for creative re-use.

The building has hardwood maple floors, loft like construction, and an 8' x 8' elevator.

Currently a cabinet maker leases the first floor.

Building Specifications

Building Information

Building Address: 2117 E River St
 Water frontage (ft): 150
 Building Size (sq ft): 12,690
 Number of Stories: 2
 Year Built: 1900
 Site Size (acres): 3.8
 Zoning: Industrial
 Topography: Flat
 Setting: Downtown
 Former Use: Woolen Mill

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: 9
 Number of lanes: 4
 Nearest commercial airport: Austin Straubel
 Distance to airport: 40
 Rail service: No
 Nearest port facility: 2 miles

Utilities

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

Telecommunications

Fiber optics: Yes
 Digital switching: Yes

Incentives

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

Terms

Sale Price: Negotiable
 Ownership: Private

Community Contact

Name: Dan Pawlitzke
 Title: Economic Development Director
 Organization: City of Two Rivers
 Address: 1717 East Park St/
 PO Box 87
 City: Two Rivers
 State: Wisconsin
 ZIP: 54241
 Phone: (920) 793-5564
 Fax: (920) 793-5563
 Email: danpaw@two-rivers.org
 Web: www.two-rivers.org



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