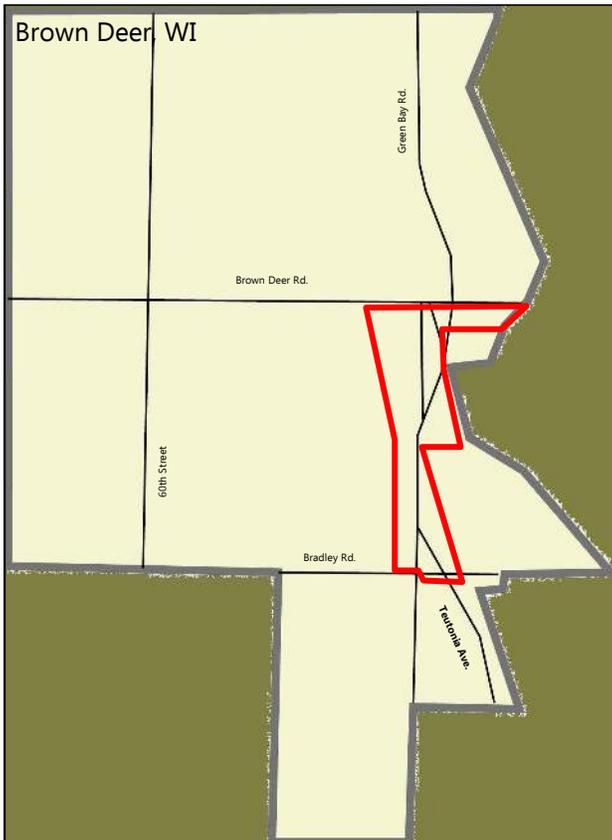


Original Village Tax Incremental District #4

The Original Village Tax Incremental Financing (TIF) District #4 comprises two distinct development areas. One area forms the historic center of the Village of Brown Deer while the other consists of commercial and manufacturing land uses. On the north end of the TIF district is the historic Original Village. This area is home to some of the oldest buildings in the community and many unique local businesses. As the TIF boundaries extend to the south, three major thoroughfares come together to create a high visibility location. In this section of the TIF, larger traffic counts provide an ideal location for commercial activity and redevelopment that would not be subject to the historic preservation guidelines of the Original Village. Together, both of these areas offer attractive development opportunities with great access to a wide variety of services and clients.





Historic Healy-Diderrich House

DEMOGRAPHICS

Categories (ACS 2013 estimates)	Brown Deer (census tracts 50101, 50102)
Population	12102
Households	5579
% Owner occupied homes	69.4
Median household income	\$57,234

RENTAL RATES

Retail : \$10.00- \$15.00 nnn
Office: \$8.00– \$13.00 nnn

DEVELOPMENT OPPORTUNITIES

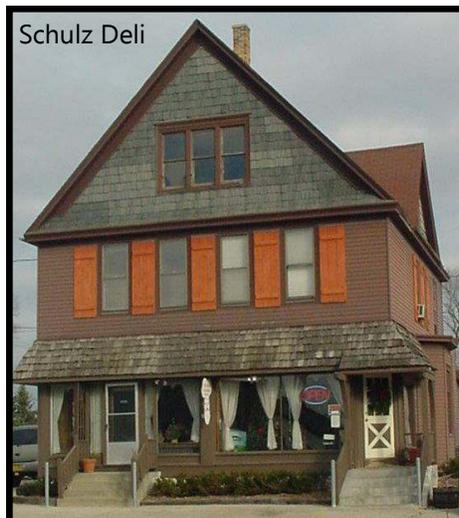
- 1) Available retail space suitable for small convenience store, restaurant or boutique.
- 2) Available office space for lease in the Original Village.
- 3) Various commercial and manufacturing sites along Teutonia Avenue.

TRAFFIC & TRANSPORTATION

Traffic Count (24 hour)
Brown Deer Road: 30,500 (total)
Green Bay Road: 21,300 (total)
Teutonia Avenue: 14,500 (total)

Milwaukee County Transit Service
Route 12, 49 and 267

Access to Interstate 43 within 2.5 miles



Schulz Deli

EXISTING BUSINESSES

Larry's Market
Prime Time Pub and Grill
Poco Loco Restaurant
Brown Deer Garage
Kurt Schulz Deli & Restaurant
Modus Design
W. Weissmann Architecture
Audio Emporium
River Lane Inn
Peabody's Interiors

RECENT IMPROVEMENTS

Poco Loco Restaurant expansion plans approved

\$3.0 million streetscape improvement completed

Modus Design renovates old garage and moves headquarters to neighborhood

Wade Weissmann Architecture/Peabody's opens new office

TIF BOUNDARIES

