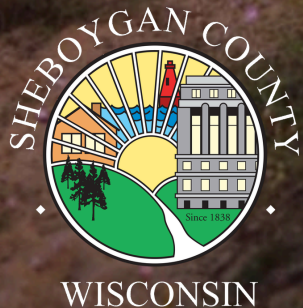


2026 Sheboygan County Development Summit





Plymouth
Kmart Site – 2615 Eastern Ave
Plymouth, WI



Parcel Number: 59271820985

Size of Lot: 17.12 Acres
Past Use: Commercial
Zoning: B-3 Commercial
Wetland: No
Flood Plain: No
TIF: Yes
Price: Broker

Transportation

Nearby Highways: CTH C
Distance to Interstate: 9.5 miles
Traffic Count: 10,400

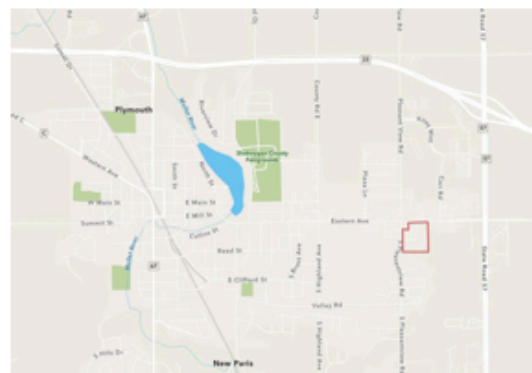
Utilities

Size of Water Main: 8" - 12"
Size of Sanitary Sewer: 8" - 10"
Stormwater Management: Regional
Natural Gas: Yes
Electric: Yes
Fiber: Yes

Overview



City Location



Aerial View





Plymouth
Willow Rd & County Rd Lot #1
Plymouth, WI



Parcel Number: 59271820950

Size of Lot: 13.02 Acres
Past Use: Farmland
Zoning: Heavy Industrial
Wetland: Some
Flood Plain: No
TIF: No
Price: Negotiable

Transportation

Nearby Highways: STH 57, CTH PP
Distance to Interstate: 10 miles
Traffic Count: 2500

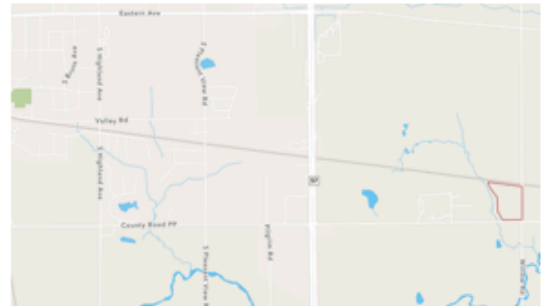
Utilities

Size of Water Main: 12"
Size of Sanitary Sewer: 10"
Stormwater Management: On-Site
Natural Gas: Yes
Electric: Yes
Fiber: Yes

Overview



City Location



Aerial View





Plymouth
Willow Rd & County Rd Lot #2
Plymouth, WI



Parcel Number: 59271820935

Size of Lot:	12.61 Acres
Past Use:	Farmland
Zoning:	Heavy Industrial
Wetland:	Some
Flood Plain:	No
TIF:	No
Price:	Negotiable

Transportation

Nearby Highways:	STH 57, CTH PP
Distance to Interstate:	8 miles
Traffic Count:	1,500

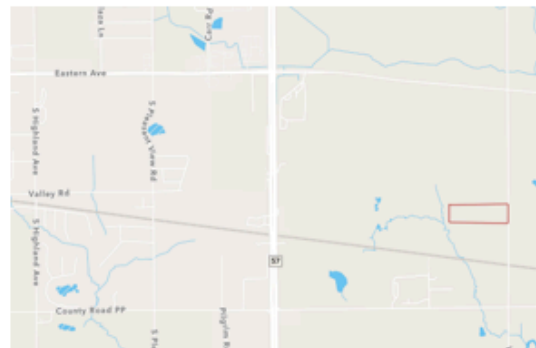
Utilities

Size of Water Main:	12"
Size of Sanitary Sewer:	10"
Stormwater Management:	On-Site
Natural Gas:	Yes
Electric:	Yes
Fiber:	Yes

Overview



City Location



Aerial View





Plymouth
Willow Rd & County Rd Lot #3
Plymouth, WI



Parcel Number: 59271822647

Size of Lot: 25.55 Acres
Past Use: Farmland
Zoning: Heavy Industrial
Wetland: Some
Flood Plain: No
TIF: No
Price: Negotiable

Transportation

Nearby Highways: STH 57, CTH PP
Distance to Interstate: 8.5 miles
Traffic Count: 1,500

Utilities

Size of Water Main: 12"
Size of Sanitary Sewer: 10"
Stormwater Management: On-Site
Natural Gas: Yes
Electric: Yes
Fiber: Yes

Overview



City Location



Aerial View





Plymouth
Willow Rd & County Rd Lot #4
Plymouth, WI



Parcel Number: 59271822687

Size of Lot: 2.87 Acres
Past Use: Undeveloped
Zoning: Heavy Industrial
Wetland: Some
Flood Plain: No
TIF: No
Price: Negotiable

Transportation

Nearby Highways: STH 57, CTH PP
Distance to Interstate: 8.5 miles
Traffic Count: 1,500

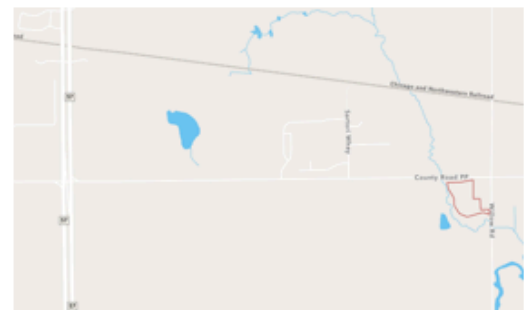
Utilities

Size of Water Main: 12"
Size of Sanitary Sewer: 10"
Stormwater Management: On-Site
Natural Gas: Yes
Electric: Yes
Fiber: Yes

Overview



City Location



Aerial View





Sheboygan Falls County Rd TT Sheboygan Falls, WI



Parcel Number: 59282919372

Size of Lot: 19.18 Acres
Past Use: Farmland
Zoning: Agricultural Land Holding
Wetland: N/A
Flood Plain: N/A
TIF: Sheboygan Falls TID #5
Price: \$30,000/Acre (Negotiable)

Transportation

Nearby Highways: County Rd C and WIS 23
Distance to Interstate: 5.3 miles to I-43 via TT and 23
Traffic Count: 4000-5000 County Road TT (Appr Business Park)

Utilities

Size of Water Main: 12"
Size of Sanitary Sewer: 10"
Stormwater Management: 15"
Natural Gas: WPS
Electric: Primary: 12470 volts, 3-phase, 7200 volts single phase
Secondary: 277/480 volts/120/240 volts
Fiber: Yes

Overview



City Location



Aerial View





Sheboygan Falls
Vision Pkwy & County Rd C
Sheboygan Falls, WI



Parcel Number: 59282917973

Size of Lot: 1.5 Acres
Past Use: Agriculture
Zoning: Business Park Development
Wetland: N/A
Flood Plain: N/A
TIF: Sheboygan Falls TID #5
Price: \$30,000/Acre (Negotiable)

Transportation

Nearby Highways: County Roads C and TT; WIS 23
Distance to Interstate: 5.3 miles to I-43 via TT and 23
Traffic Count: 4000-4500 Near WIS 23 / Business Park area

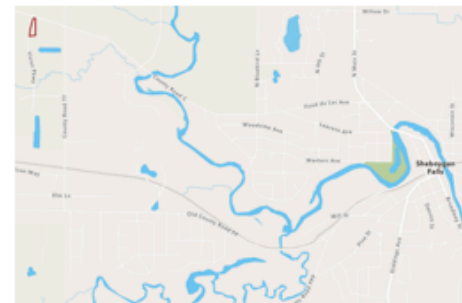
Utilities

Size of Water Main: 10"
Size of Sanitary Sewer: 8"
Stormwater Management:
Natural Gas: WPS
Electric: Primary: 12470 volts, 3-phase, 7200 volts single phase
Fiber: Yes

Overview



City Location



Aerial View





Sheboygan Falls Vision Pkwy Sheboygan Falls, WI



Parcel Number: 59282918122

Size of Lot: 1.29 Acres
Past Use: Agriculture
Zoning: Business Park Development
Wetland: Yes
Flood Plain: No
TIF: Sheboygan Falls TID #5
Price: \$30,000/Acre (Negotiable)

Transportation

Nearby Highways: County Roads C and TT; WIS 23
Distance to Interstate: 5.3 miles to I-43 via TT and 23
Traffic Count: 4000-4500 Near WIS 23 / Business Park area

Utilities

Size of Water Main: 10"
Size of Sanitary Sewer: 8"
Stormwater Management: 15"
Natural Gas: WPS
Electric: Primary: 12470 volts, 3-phase, 7200 volts single phase
Secondary: 277/480 volts/120/240 volts
Fiber: Yes

Overview



City Location



Aerial View





Town of Sheboygan
N 40th St
Sheboygan, WI



Parcel Number: 59024341574

Size of Lot: 14.33 Acres
Past Use: Agricultural
Zoning: Light Industrial
Wetland: No
Flood Plain: No
TIF: No
Price: Negotiable

Transportation

Nearby Highways: Hwy 42 & I-43
Distance to Interstate: 1 mile
Traffic Count: 3800

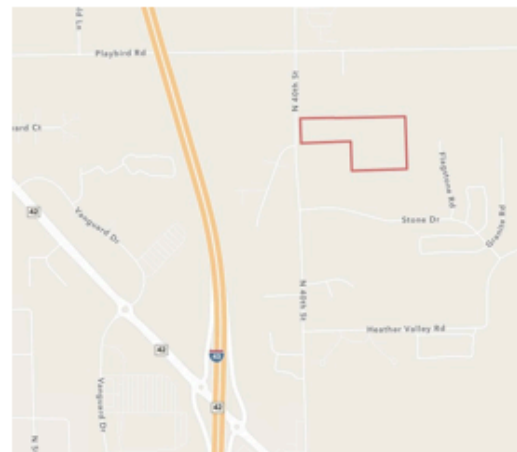
Utilities

Size of Water Main: Extension – 12-inch
Size of Sanitary Sewer: Extension – 8-inch
Stormwater Management: On-Site
Natural Gas: Near
Electric: Available
Fiber: Near

Overview



Town Location



Aerial View





**Town of Sheboygan
Sam's Club Site
Sheboygan, WI**



Parcel Number: 5902434554

Size of Lot: 23.59 Acres
Past Use: General Business
Zoning: B-2 General Business
Wetland: Minimal
Flood Plain: No
TIF: Yes
Price: Negotiable

Transportation

Nearby Highways: Hwy 42 & I-43
Distance to Interstate: .3 mile

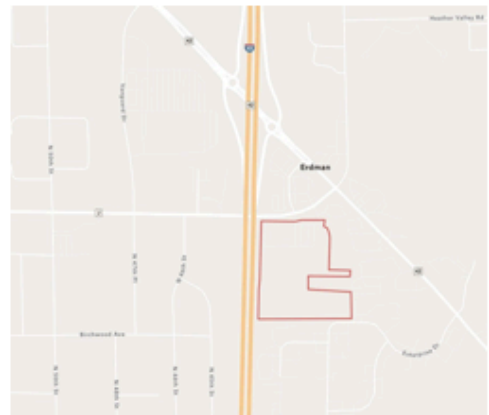
Utilities

Size of Water Main: 12-inch
Size of Sanitary Sewer: 8-inch
Stormwater Management: On-Site
Natural Gas: Available
Electric: Available
Fiber: Available

Overview



Town Location



Aerial View





**Town of Sheboygan
North Town
Sheboygan, WI**



Parcel Number: 59024341612

Size of Lot: 5.93 Acres
Past Use: Vacant Land
Zoning: Planned Unit Development District (PUD)
Wetland: No
Flood Plain: No
TIF: Yes
Price: Negotiable

Transportation

Nearby Highways: Hwy 42 & I-43
Distance to Interstate: .5 mile

Utilities

Size of Water Main: 12-inch
Size of Sanitary Sewer: 8-inch
Stormwater Management: On-Site
Natural Gas: Available
Electric: Available
Fiber: Available

Overview



Town Location



Aerial View





Town of Sheboygan
North Town
Sheboygan, WI



Parcel Number: 59024341659

Size of Lot:	4.67 Acres
Past Use:	Vacant Land
Zoning:	Planned Unit Development District (PUD)
Wetland:	No
Flood Plain:	No
TIF:	Yes
Price:	Negotiable

Transportation

Nearby Highways:	Hwy 42 & I-43
Distance to Interstate:	.5 mile

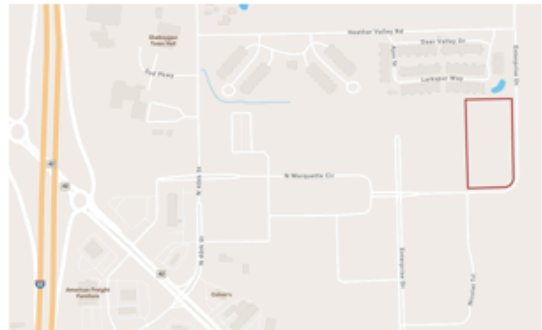
Utilities

Size of Water Main:	12-inch
Size of Sanitary Sewer:	8-inch
Stormwater Management:	On-Site
Natural Gas:	Available
Electric:	Available
Fiber:	Available

Overview



Town Location



Aerial View





Town of Sheboygan
North Town
Sheboygan, WI



Parcel Number: 59024341626

Size of Lot: 10.48 Acres
Past Use: Vacant Land
Zoning: Planned Unit Development District (PUD)
Wetland: No
Flood Plain: No
TIF: Yes
Price: Negotiable

Transportation

Nearby Highways: Hwy 42 & I-43
Distance to Interstate: .2 mile

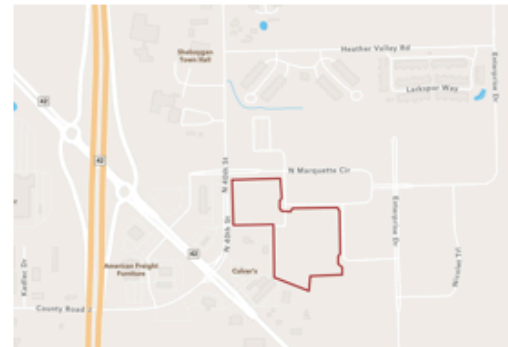
Utilities

Size of Water Main: 8-inch
Size of Sanitary Sewer: 8-inch
Stormwater Management: On-Site
Natural Gas: Available
Electric: Available
Fiber: Available

Overview



Town Location



Aerial View





**Town of Sheboygan
North Town
Sheboygan, WI**



Parcel Number: 59024341657

Size of Lot: 2.32 Acres
Past Use: Residential
Zoning: Planned Unit Development District (PUD)
Wetland: No
Flood Plain: No
TIF: Yes
Price: Negotiable

Transportation

Nearby Highways: Hwy 42 & I-43
Distance to Interstate: .2 mile

Utilities

Size of Water Main: 8-inch
Size of Sanitary Sewer: 8-inch
Stormwater Management: On-Site
Natural Gas: Available
Electric: Available
Fiber: Available

Overview



Town Location



Aerial View





Town of Sheboygan
North Town
Sheboygan, WI



Parcel Number: 59024341628

Size of Lot: 1.51 Acres
Past Use: Vacant Land
Zoning: Planned Unit Development District (PUD)
Wetland: No
Flood Plain: No
TIF: Yes
Price: Negotiable

Transportation

Nearby Highways: Hwy 42 & I-43
Distance to Interstate: .5 mile

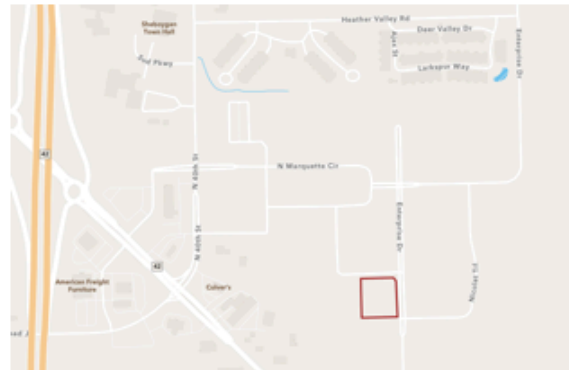
Utilities

Size of Water Main: 12-inch
Size of Sanitary Sewer: 8-inch
Stormwater Management: On-Site
Natural Gas: Available
Electric: Available
Fiber: Available

Overview



Town Location



Aerial View





Town of Sheboygan Vacant Hardees Site Sheboygan, WI



Parcel Number: 59024342450

Size of Lot: 1.51 Acres
Past Use: Restaurant
Zoning: Highway Service
Wetland: No
Flood Plain: No
TIF: No
Price: Unknown

Transportation

Nearby Highways: Hwy 42 & I-43
Distance to Interstate: .2 miles

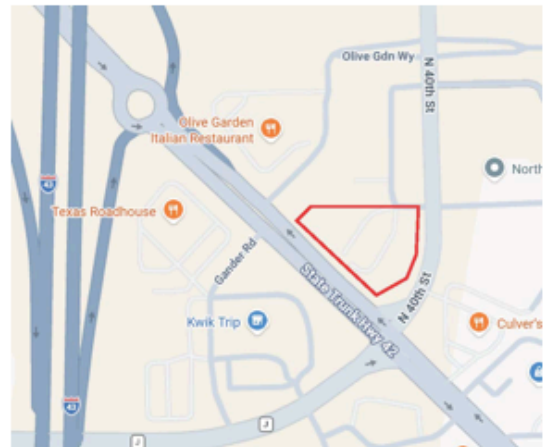
Utilities

Size of Water Main: 12-inch
Size of Sanitary Sewer: 15-inch
Stormwater Management: On-Site
Natural Gas: Yes
Electric: Yes
Fiber: Yes

Overview



Town Location



Aerial View





Town of Sheboygan
Carnivore Dr
Sheboygan, WI



Parcel Number: 59024342397

Size of Lot: 1.3 Acres
Past Use: Vacant Land
Zoning: Planned Unit Development District (PUD)
Wetland: No
Flood Plain: No
TIF: Yes
Price: Negotiable

Transportation

Nearby Highways: Hwy 42& I-43
Distance to Interstate: .4 miles

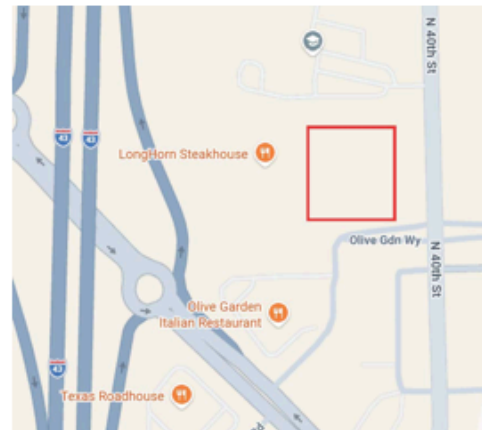
Utilities

Size of Water Main: 6-inch
Size of Sanitary Sewer: 8-inch
Stormwater Management: On-Site
Natural Gas: Adjacent
Electric: Adjacent
Fiber: Adjacent

Overview



Town Location



Aerial View





Cedar Grove Business Park Cedar Grove, WI



Parcel Numbers:

**59112557065, 59112557063, 59112557060,
59112557062, 59112552870, 59112552882**

Size of Lot:	152 Acres
Past Use:	Agricultural
Zoning:	PUD
Wetland:	Delineated
Flood Plain:	No
TIF:	Yes – July 23
Price:	Negotiable

Transportation

Nearby Highways:	I 43
Distance to Interstate:	.25 mile
Traffic Count:	24,900

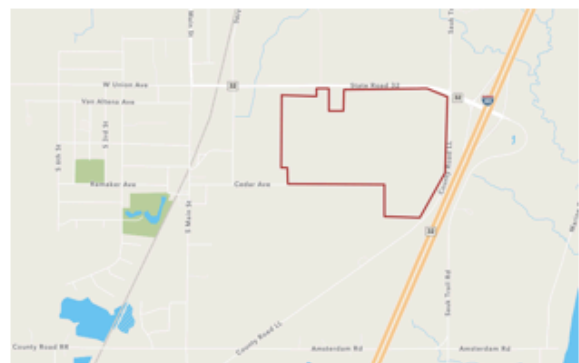
Utilities

Size of Water Main:	8 inch
Size of Sanitary Sewer:	21 inch
Stormwater Management:	Regional
Natural Gas:	Yes - 10
Electric:	Yes – 5 MW
Fiber:	Spectrum

Overview



Village Location



Aerial View



GOLD SHOVEL
DEVELOPMENT-READY SITES
an initiative of the new north region



Do More



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