



# University Heights

University Heights is Green Bay's newest commercial park. Located in the growing northeast quadrant of the city along State Highways 54 & 57; the area is known as the doorstep to Door County. The Park is an 1,100-acre mixed-use, commercial and manufacturing commerce center incorporating dedicated green space to its beauty. The University of Wisconsin-Green Bay campus and the new Veteran Administration Clinic are neighbors to the southwest.

University Heights is a planned development that has set aside over 400 acres for commercial use, 200 acres for mixed use, and 261 acres for light industrial and business/office use. It is designed to be environmentally friendly that includes protective covenants for pleasing aesthetics and to maintain property values. Property within the center can be divided to suit your needs. The City has completed installation of sewer and water to the area, and will work with property owners to provide other necessary infrastructure for development through Tax Increment Financing.

The Park is just off I-43 that connecting major highways to destinations such as Milwaukee, Chicago and Minneapolis. Over 21,000 vehicles pass University Heights daily. Austin-Straubel International Airport and the Port of Green Bay are 12 and 5 miles away respectively.

## Acres Available

(Divide to suit)

Commercial - 400

Mixed Use - 200

Industrial - 261

## Pricing

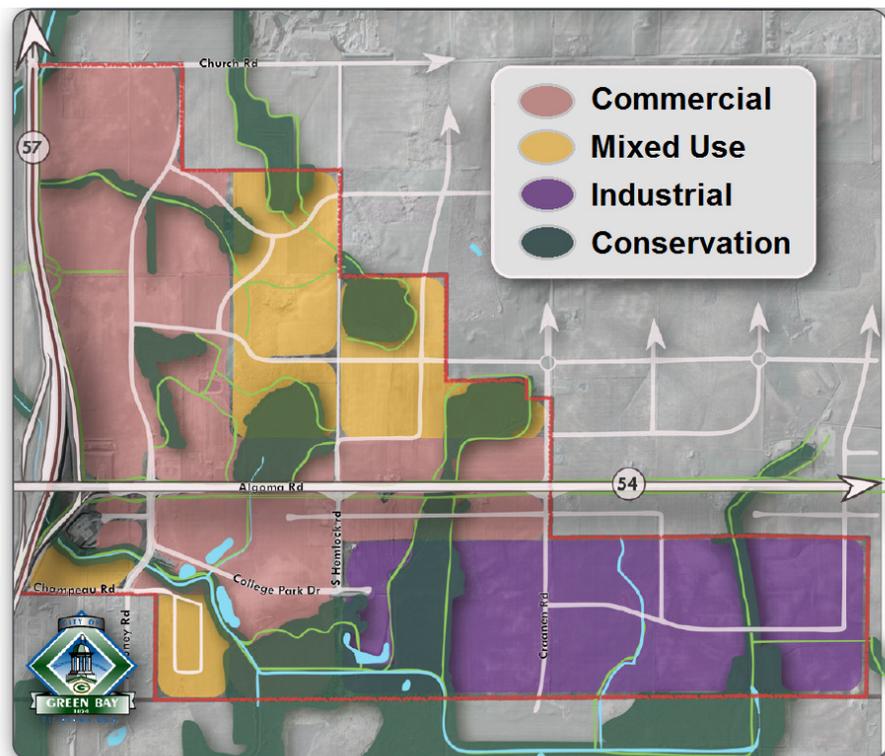
varied based on location

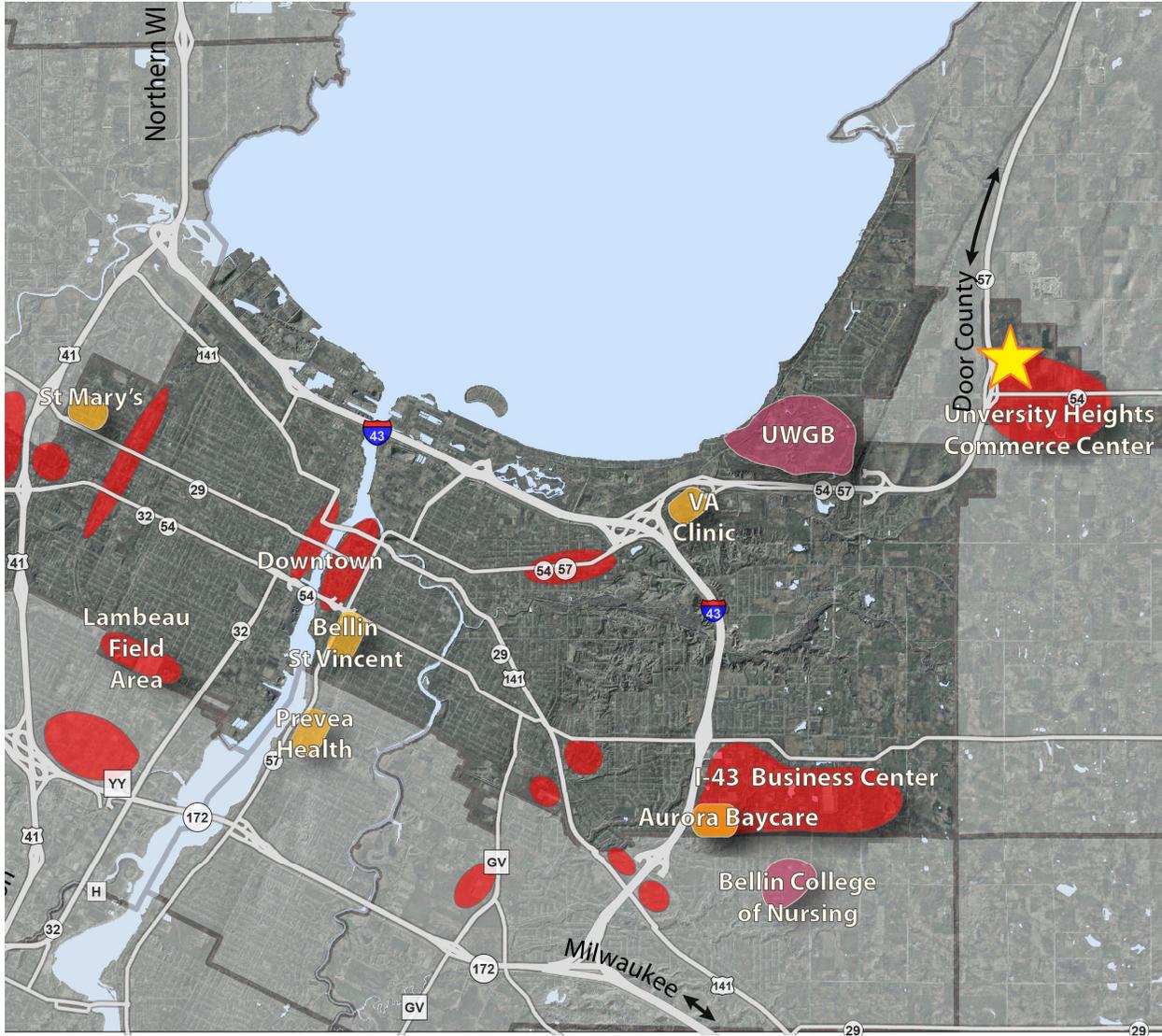
## Website

[universityheightswi.com](http://universityheightswi.com)

## Phone

920.406.6123





### Green Bay Demographics

Drive time (minutes)	Five	Ten	Fifteen	Traffic Counts	
Population	44,158	130,953	198,837	Hwy 57 (s of Hwy 54)	21,600
Households	18,595	55,399	80,070	Hwy 57 (n of Hwy 54)	12,600
Average HH Income	\$52,890	\$64,428	\$73,451	Hwy 54	8,700

**City Programs:** The City of Green Bay Economic Development Department will work with you to make your project come to fruition. Our staff can assist with grants, loans and tax incentive programs. Feel free to visit our website and contact our staff to learn about the programs currently available.