



Development Plan

***MKE Seed Holdings* and its affiliates are targeting a property on the Near West Side of Milwaukee for development of our “P2P Food-Tech Incubator” model. The facility will bring jobs, access to fresh food, and education around healthy living to the area.**

The +/-46k SF lot at the corner of W Wells St and N 27th St is currently unoccupied and holds a single story warehouse building, a two-story street front retail space, and an on-site parking lot. Our development plan includes a full renovation of these existing structures to house an urban agriculture facility, commercial kitchen, market, cafe, and event space. A new extension to the W

Wells St facade will serve to unite and connect these programs with educational and community spaces that provide views and strategic access to the production areas of the facility. Large operable doors along this facade allow the facility to transform and reconfigure depending on the unique needs of individual tenants.

817-831 N 27th Street / 2734 W Wells Street

The target property is located in an Opportunity Zone that is easily accessible from downtown. It is also located in an up-and-coming area that has high appreciation potential with neighbors that include both stable commercial and institutional anchors, as well as a diverse residential community within walking distance.

Property Overview

Location	817-831 N 27th St / 2734 W Wells St
Lot Size	46,610 sf
Zoning	LB2 (Local Business 2)
Building Area	27,934 sf (interior)
Building Type	Industrial/Warehouse
Previous Use	Community Center, Offices, Parking
Year Built	1924



Property Benefits

Our team has reviewed hundreds of sites in the Milwaukee area and made offers to a handful of property owners to implement our Food-Tech Incubator model. We believe that this property offers the following benefits:

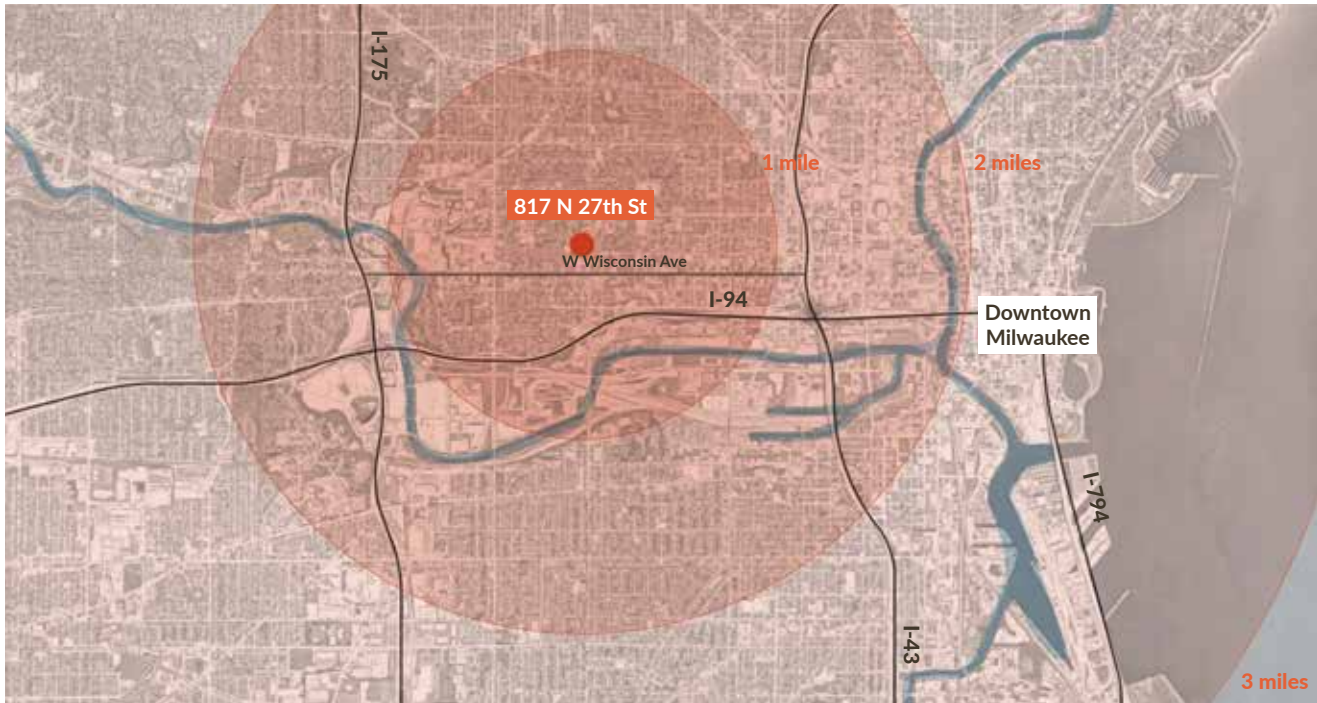
- Located in an Opportunity Zone
- Current owner already has approved Historic Tax Credits available for use
- Previous interior fit-out has already been removed and partially prepped for construction
- Existing building is in relatively good condition and its previous use should allow for a cost-effective renovation for intended uses

Surrounding Area Benefits

Based on our research, we believe that the area around the property has a high appreciation forecast due to the following:

- It is between the Concordia and Avenues West neighborhoods of the Near West Side, which has been a target area for development
- It is surrounded by stable commercial and institutional anchors, including Marquette University, Marquette University High School, and The Ambassador Hotel
- It has easy access to surrounding residential communities, while also being a short drive from downtown Milwaukee

Neighborhood



TOP: City map showing location of the target property relative to MKE.

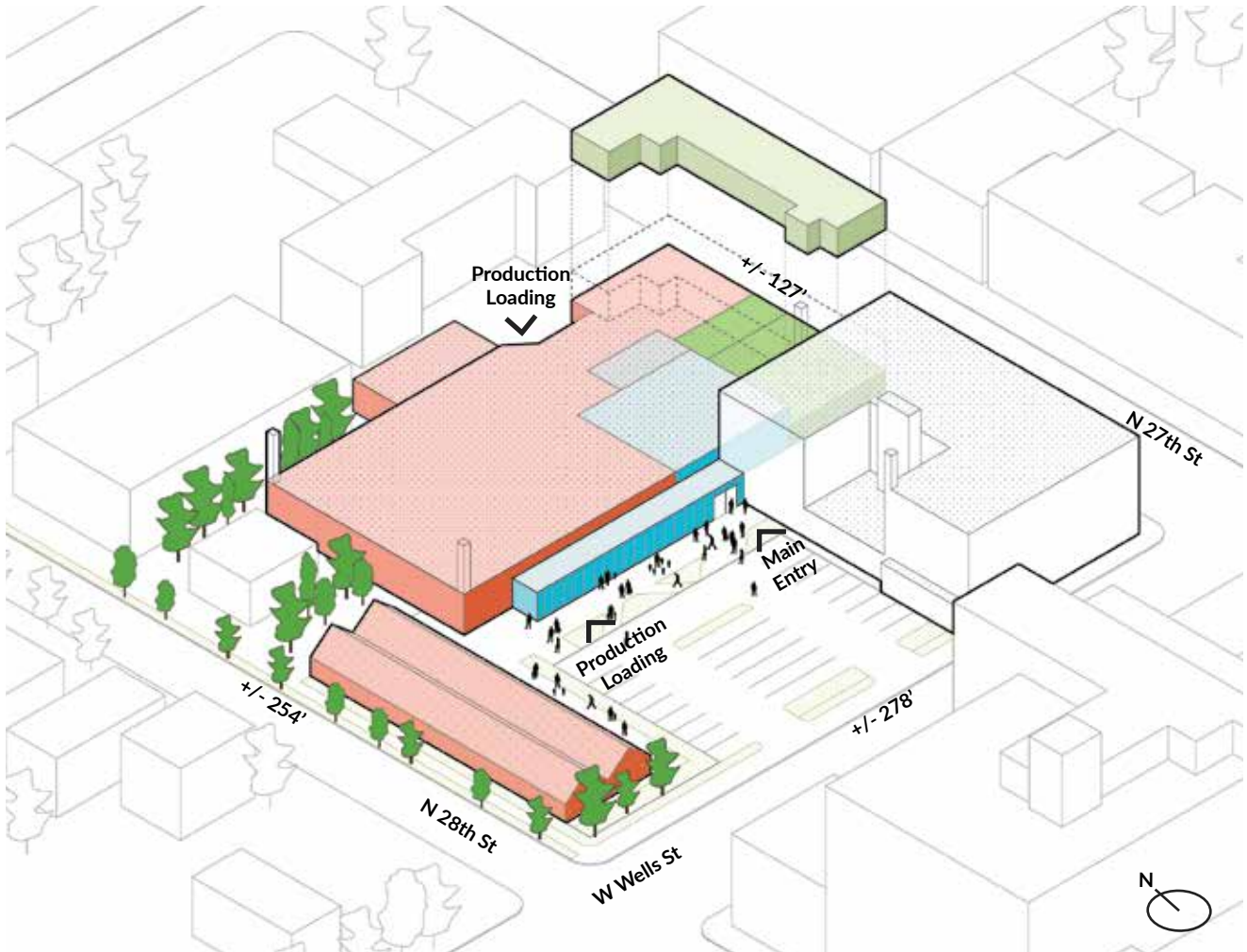
BOTTOM: Neighborhood map showing nearby commercial and institutional anchors.

Existing Conditions



TOP: Two-story retail facade along N 27th St; double-height interior at warehouse space.
BOTTOM: Existing warehouse entrance along W Wells St.

Concept Design



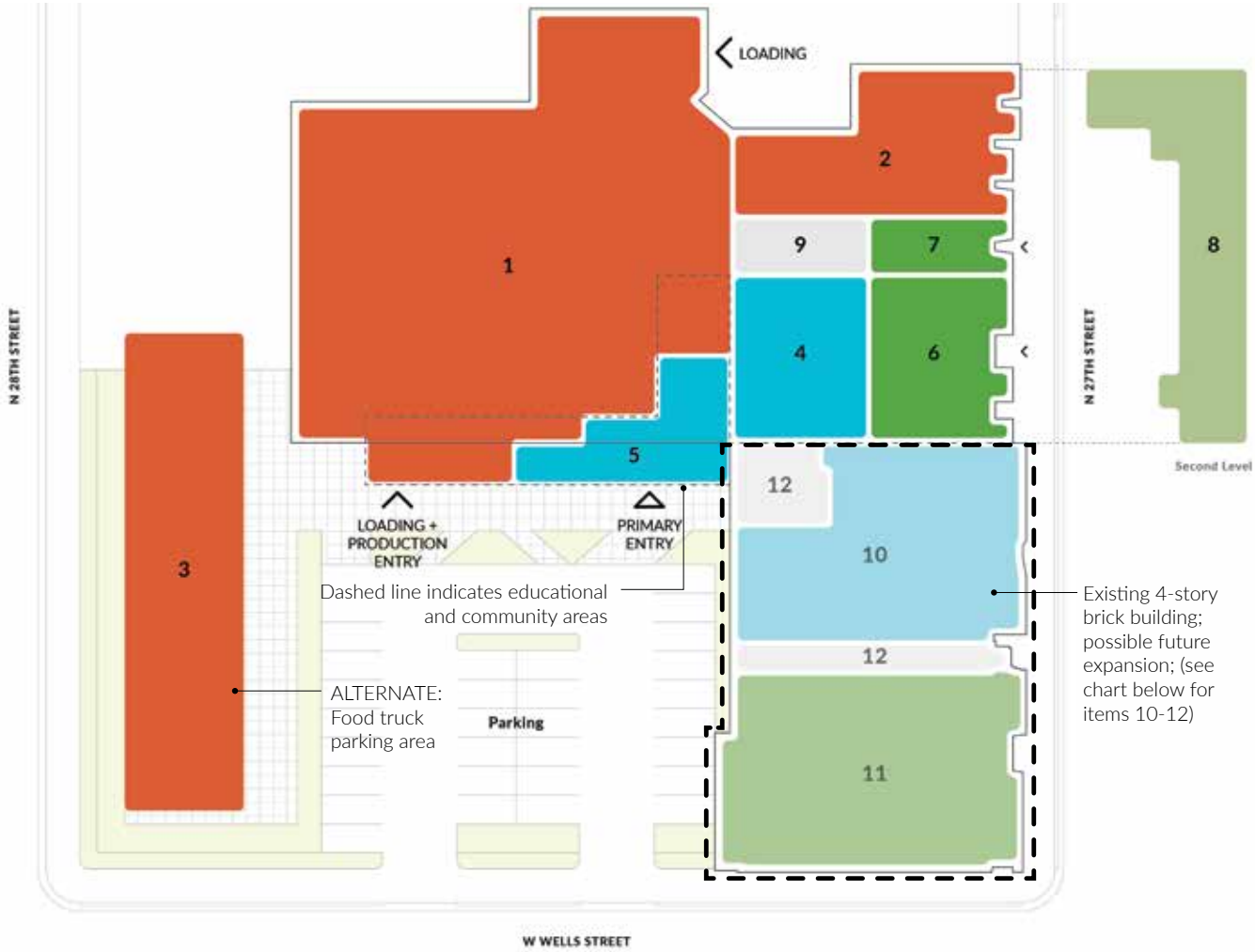
Interior Building Program

Size

● Production Facilities (urban ag, commercial kitchen, greenhouse)	23,025 sf
● Community Facilities (classrooms, event space, cafe, entry)	3,388 sf
● Retail Facilities (market, pop-up commercial)	2,625 sf
● Offices	2,687 sf
● Utilities (restrooms, storage)	687 sf

Total Interior

32,412 sf



● **Production + Distribution**

1	Agriculture	13,896 SF	43%
2	Commercial Kitchen	3,713 SF	11%
3	Greenhouse	5,416 SF	17%
		23,025 SF	71%

● **Community/Flex**

4	Event/Education	1,779 SF	5%
5	Entry/Cafe/Exhibit/Circulation	1,609 SF	5%
		3,388 SF	10%

● **Commercial**

6	Market	1,938 SF	6%
7	Retail / Pop-up	687 SF	2%
		2,625 SF	8%

● **Miscellaneous**

8	Offices	2,687 SF	8%
		2,687 SF	8%

● **Utility**

9	Storage, bathrooms, etc.	687 SF	2%
		687 SF	2%

Total	32,412 SF	100%
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Potential Future Build-out

10	Commissary Kitchen	4,277 SF	11%
11	Restaurant/Bar	4,960 SF	13%
12	Utilities, storage, etc.	1,345 SF	3%
13	Residential (above - not shown)	28,602 SF	73%
		39,184 SF	100%



TOP: New facade along W Wells St has large doors that can open up to create an outdoor market on weekends.
BOTTOM: Semi-translucent glass creates a bright facade at night that hints at the activity of the facility.

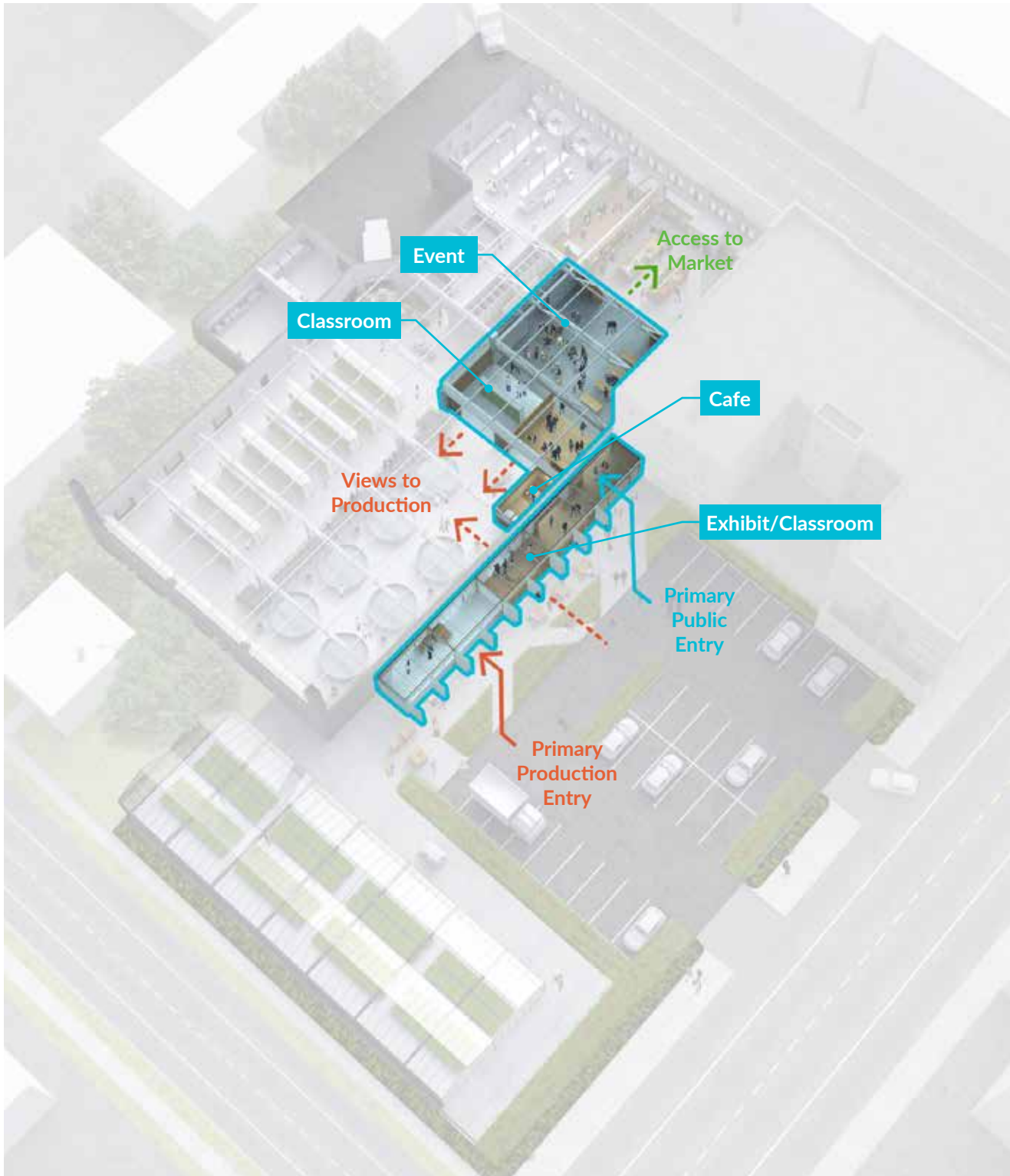


TOP: During the day, the flex community space doubles as large classroom with access to agriculture and kitchen functions.
BOTTOM: At night, the flex community space can host large events, offering views directly into the production areas.

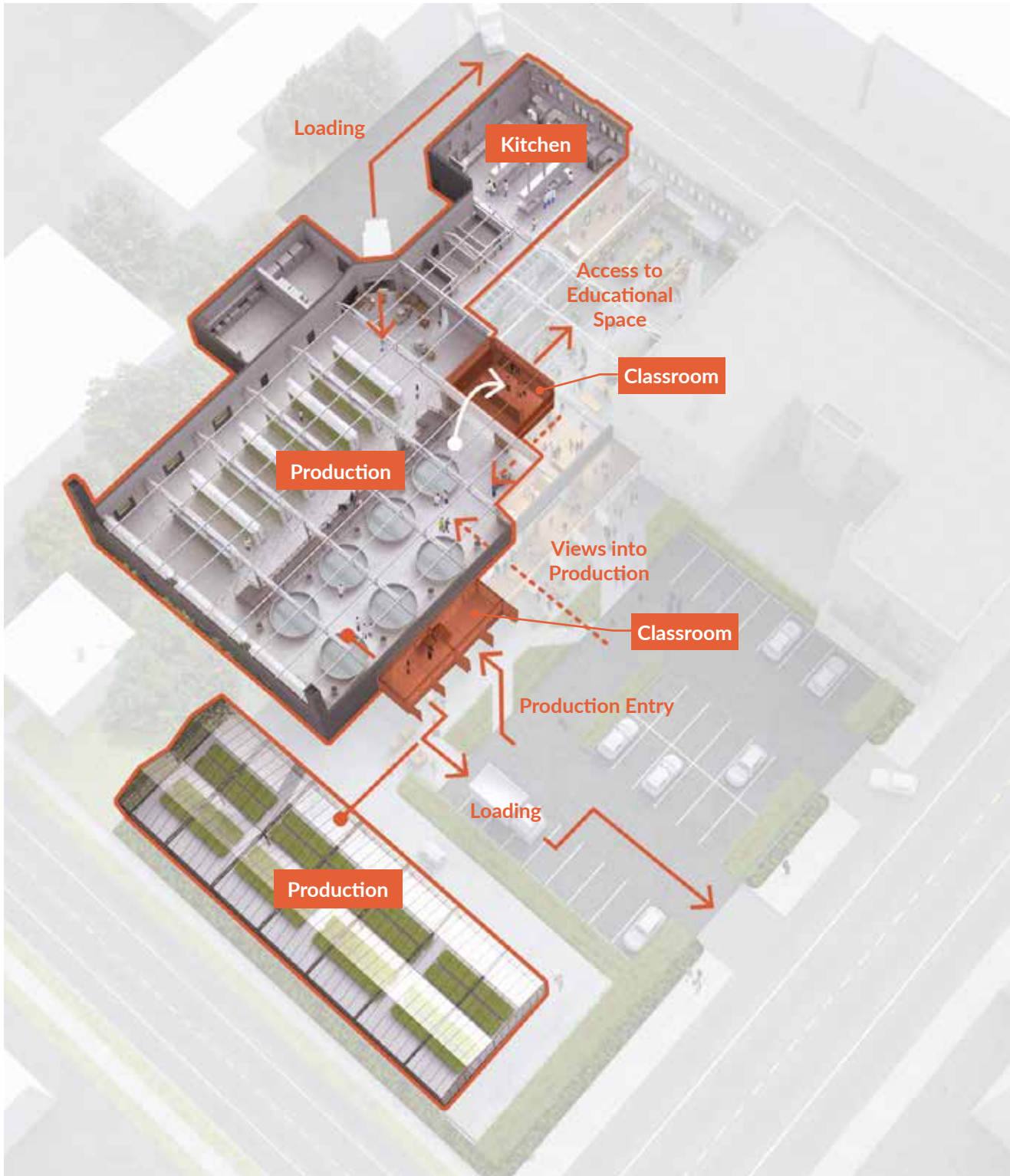
Concept Design



Concept Design: Community Areas



Concept Design: Production Areas



Concept Design: Commercial Areas

