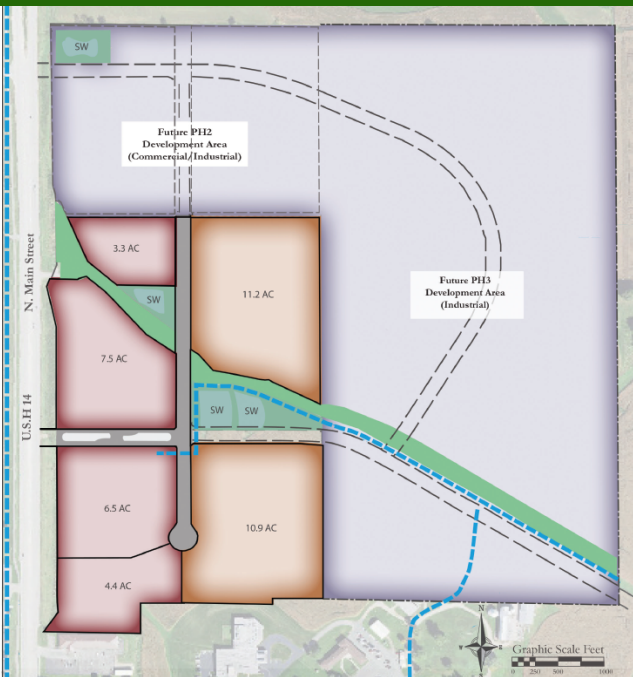


# VIROQUA BUSINESS PARK



## Viroqua Business Park

City of Viroqua, Wisconsin

Phase 1 Total Site Area: 50 Acres

### Marketable Assets

Served by City Infrastructure

Ready to Build Sites

Served by Fiber Optic

Excellent Highway Access

Tax Increment Finance District

### Development Areas

- Commercial District
- Commercial & Industrial District
- Future Development

### Legend

- Existing Streets
- Future Streets
- Environmental Corridor
- Multi-Use Trails
- Stormwater Ponds

Future Development Phase 2: 32 Acres

Future Development Phase 3: 80 Acres

Created 01/09/2020

vierbicher  
partners | engineers | architects



## OPPORTUNITY FIELDS

In Viroqua, we are redefining  
Quality of Life.

Located in the heart of the Driftless  
region of southwest Wisconsin, Viroqua  
offers a wide variety of opportunities for  
business set within the most scenic and  
abundant areas in the Midwest.

### PROPERTY CONTACT

Nate Torres, City Administrator  
City of Viroqua  
608-637-7154 ext. 18  
ntorres@viroqua-wisconsin.com

## THE PROPERTY

The Site, totaling 50 acres - 11.2 acres being  
the largest parcel, is located on the north end  
of Viroqua. It is ready for Light Industrial,  
Commercial Retail and Commercial Non-  
Retail. All Zoning, Environmental  
and Geological factors compiled and  
confirmed. \$12,000 to \$30,000 per acre.

## FEATURES

- Served by City Utilities
- Ready to Build Sites
- Served by Fiber Optic
- Excellent Highway Access
- TIF Incentives for Businesses
- Environmental Corridor
- Multi-Use Trails

# VIROQUA BUSINESS PARK

Viroqua and Vernon County...continues to grow and attract new business and residents and is home to an array of passionate citizens with an appetite and appreciation for local business.

## VIROQUA ADVANTAGES

- Outstanding Livability
- Abundance of Healthy, Local Food
- Exceptional Year-Round Outdoor Recreation and Silent Sports; fishing, biking, hiking, paddling, etc.
- High Quality Schools
- Access to First-Rate Healthcare
- Extensive Rural Fiber Network
- Sustainable Jobs and Skilled Workforce
- Excellent access to major Highways: State Hwy 14, Hwy 56, Hwy 27 & 82
- Transportation: Interstate I-90 (21 miles), Local Municipal Airport and LaCrosse Regional Airport, SMRT Bus
- Tax Increment Financing Incentives
- Room for Future Expansion

### EXISTING INDUSTRY

Organic & Conventional  
Agriculture  
Food Based Business  
Wood and Furniture Products  
Tourism  
Manufacturing  
Health Care  
Education



**Viroqua**  
*Growing Forward*

[viroqua-wisconsin.com](http://viroqua-wisconsin.com)

#### PROPERTY CONTACT:

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