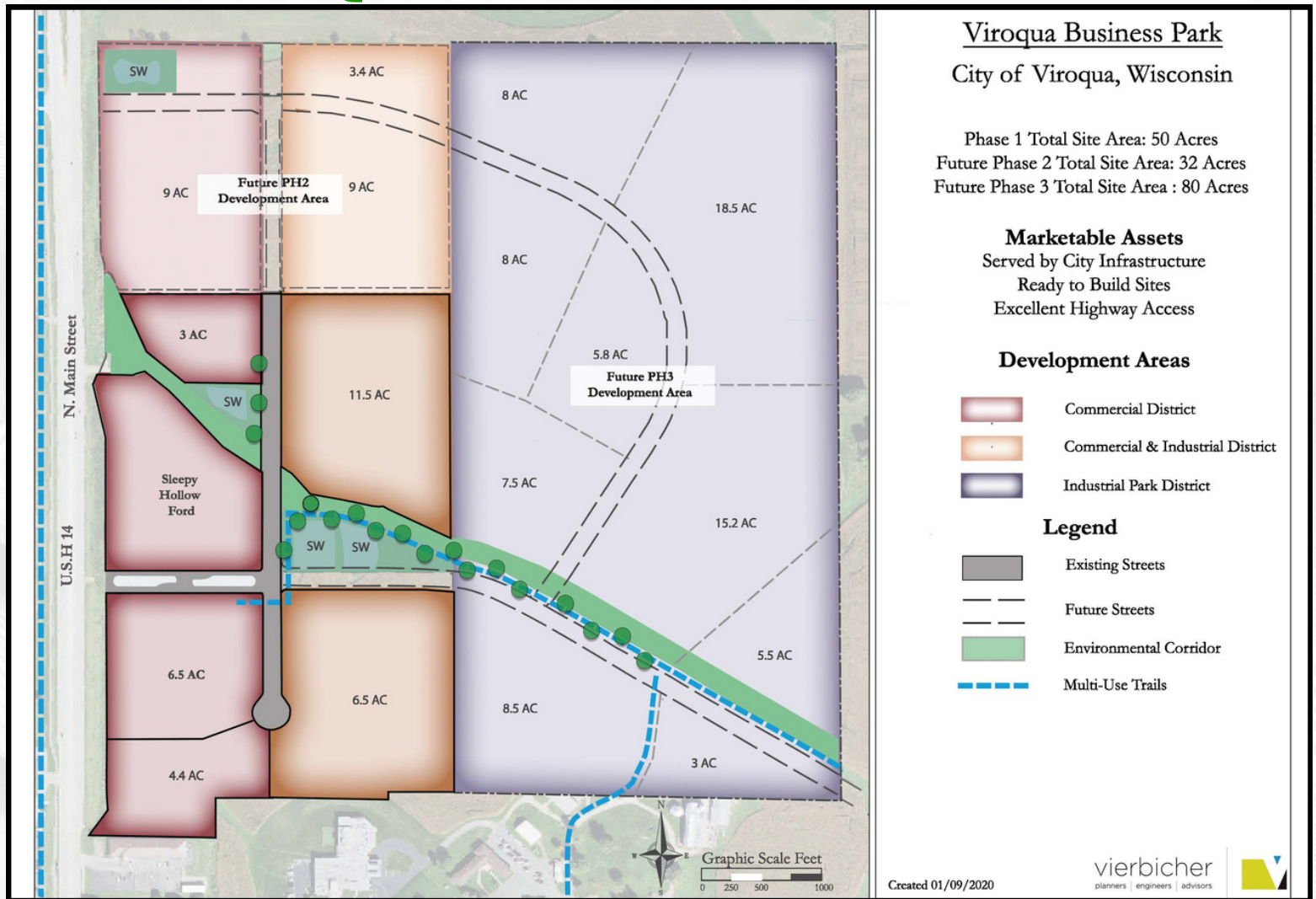


VIROQUA BUSINESS PARK



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 - 11.5 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 businesses 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; trout 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 56m 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

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EXISTING INDUSTRY

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



viroqua-wisconsin.com

Viroqua
Growing Forward

