

Roberts is located on Interstate 94 at exit 10, just 10 miles from the Wisconsin/Minnesota border in Western Wisconsin. The convenient location provides immediate access to metropolitan area amenities in a more profitable environment.

The Roberts-Warren Interstate District consists of 1,100 acres of property along Interstate 94 and the Highway 65 corridor is available for immediate development. The forward-thinking plans include market-specific projects set to capitalize on local amenities, talent, and encourage a sustainable economy. Developing and encouraging renewable energy is a part of the plan for this development.

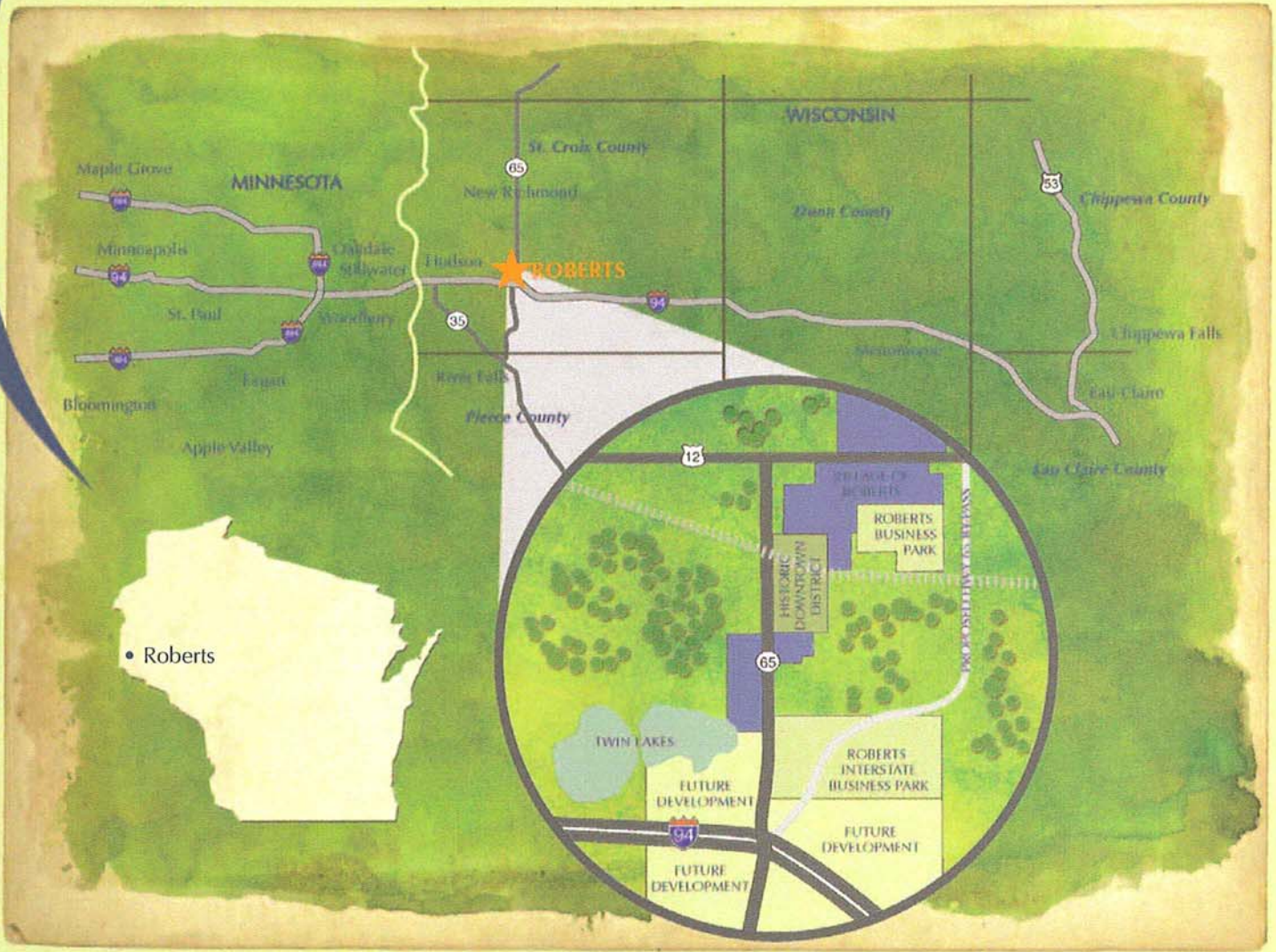
The Roberts-Warren Interstate District is a planned development that will include an animal health park, a commercial/industrial park, a health care campus and industrial park with the potential for rail service.

The developments are planned to take advantage of a future highway project in which Highway 65 will be widened to a 4-lane highway and re-routed to provide easier access to New Richmond to the north and River Falls to the south. Several properties are located along this planned highway route.

The local government and area utilities are partners in the development process and will work with clients to expedite projects as much as possible. Additionally a passenger light rail system is planned for the future and will utilize the current Union Pacific rail line in Roberts.



**Roberts Warren  
INTERSTATE DISTRICT**



**Demographic Snapshot**

Interstate District Size	1,100 acres
Village of Roberts Population	1,555*
St. Croix County Population	79,020*
<i>*2007 estimates provided by the Wisconsin Department of Administration</i>	

St. Croix County Per Capita Income (2005)     \$32,947

**Daily Traffic Count**

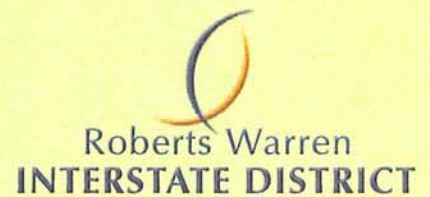
I-94 Interchange	35,500
Hwy. 65 North	9,500
Hwy. 65 South	4,800

**Higher Education**

Chippewa Valley Technical College	10 miles
UW-River Falls	10 miles
Wisconsin Indianhead Technical College	10 miles

**Transportation**

Local Air	New Richmond Municipal, Lake Elmo
International Air	Minneapolis-St. Paul International
Railroads	Union Pacific Railway





## Roberts Wisconsin... *A Dynamic Growing Community*

The Village of Roberts is located in St. Croix County, Wisconsin, which is the fastest-growing county in the state of Wisconsin for several years. The Village of Roberts, with a population of 1555, has experienced 60.5% growth in population from 2000 to 2007\*. That growth is expected to continue as St. Croix County has recently been included in the Minneapolis-St. Paul nine county metro area.

*\*Data provided by State of Wisconsin Department of Administration, 2008.*

### **Friendly, Proactive Community**


Roberts is known as the "Good Neighbor" community and residents take pride in preserving the friendliness of a small town atmosphere in a growing area. Many new residential neighborhoods are located within the Village and in the surrounding countryside. Parks, recreation, and shopping opportunities are available locally. Roberts is a community filled with charm.

### **Competitive Community and State**

The State of Wisconsin and Roberts want your business. The state offers numerous business incentives to expanding companies and the Roberts-Warren Interstate District is part of the I-94 Corridor Technology Zone which offers additional incentives to the following high-technology cluster companies: Computer and Electronic Technologies, Materials Technology/Plastics, Telecommunications & Utilities, Automation and Precision Fabrication, Medical Technology and Devices, Information Technologies, Machinery, Equipment & Electrical and Biotechnology. Sales/use taxes on fuel and electricity used in the manufacturing process are now 100% refundable and Wisconsin has one of the least expensive worker's compensation programs in the nation.



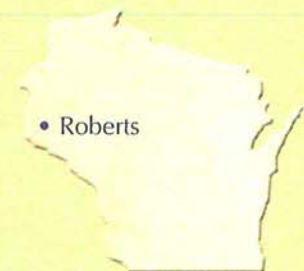

Roberts Warren  
**INTERSTATE DISTRICT**



# Roberts INTERSTATE BUSINESS PARK



- 300 Acre Business Park
- Commercial and industrial land available
- Immediate access to I-94
- Located within the Village of Roberts
- Located in the nine-county Minneapolis-St. Paul Metro Area
- Lots range in size up to 60 acres
- Exceptional visibility
- Located along a planned Highway 65 improvement project
- Daily traffic counts of 46,000
- Located in the fastest growing county in the State of Wisconsin
- Part of the I-94 Corridor Technology Zone for special business expansion incentives
- Near post-secondary educational institutions including:
  - University of Wisconsin-River Falls
  - University of Wisconsin-Stout
  - Wisconsin Indianhead Technical College
  - Chippewa Valley Technical College

Roberts Warren  
INTERSTATE DISTRICT



- 115 Acre Industrial Park
- Located in an active TIF district
- Several lots currently served by utilities
- Rail access possible
- Convenient Highway access to I-94
- Lots range from 4 to 20 acres
- Park located within the Village of Roberts
- Located in the fastest growing county in the State of Wisconsin

- Part of the I-94 Corridor Technology Zone for special business expansion incentives
- Near post-secondary educational institutions including:
  - University of Wisconsin-River Falls
  - University of Wisconsin-Stout
  - Wisconsin Indianhead Technical College
  - Chippewa Valley Technical College

