

VACANT LAND FOR SALE



TRANSWESTERN

REAL ESTATE
SERVICES

HWY 164 & HWY K (SOUTHWEST CORNER)

VILLAGE OF SUSSEX, WI 53089



- General Information
- Radius Demographics
- Parcel Map
- Survey
- 2019 Property Tax Detail & Legal Description
- Area Retail
- 2020 Land Use Plan for the Future Village of Sussex
- Location Stats at Glance - 1 Mile Radius
- Drive Times
- Traffic Counts

Sale Information:

MARIANNE BURISH, MBA

Executive Vice President

D 414.270.4109

C 414.305.3070

E marianne.burish@transwestern.com

100 East Wisconsin Avenue, Suite 1630

Milwaukee, WI 53202

T 414.225.9700

www.transwestern.com/milwaukee

GENERAL INFORMATION

Well located corner parcel at the controlled intersection of Hwy K (Lisbon Road) and Hwy 164 (Pewaukee Road)! This attractive mixed-use area has it all—quality residential, office, business park, and retail development including most recently, Meijer grocery & convenience immediately to the east. Call Marianne Burish at 414-270-4109 today to discuss.

List Price	\$1,800,000 (\$136,456.68/acre)
Parcel Size	13.191 Acres
Parcel ID	SUXV0276021
Zoning	I-1 (Institutional); 2020 Land Use Plan indicates "Commercial" Use
Topography	Generally Flat
Electric & Gas Service	Available - WE Energies
Municipal Water	Yes
Municipal Sewer	Yes
Telephone & Broadband	Yes
Assistant Development Director	Kasey Fluent - 262.246.5215
Village President	Gregory Goetz - 262.246.8553
Village Trustee	Matt Carran - 262.993.4013
Real Estate Taxes - 2019	\$9,474.81
2019 Assessment	\$606,200.00 (see property tax detail page herein)

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

RADIUS DEMOGRAPHICS

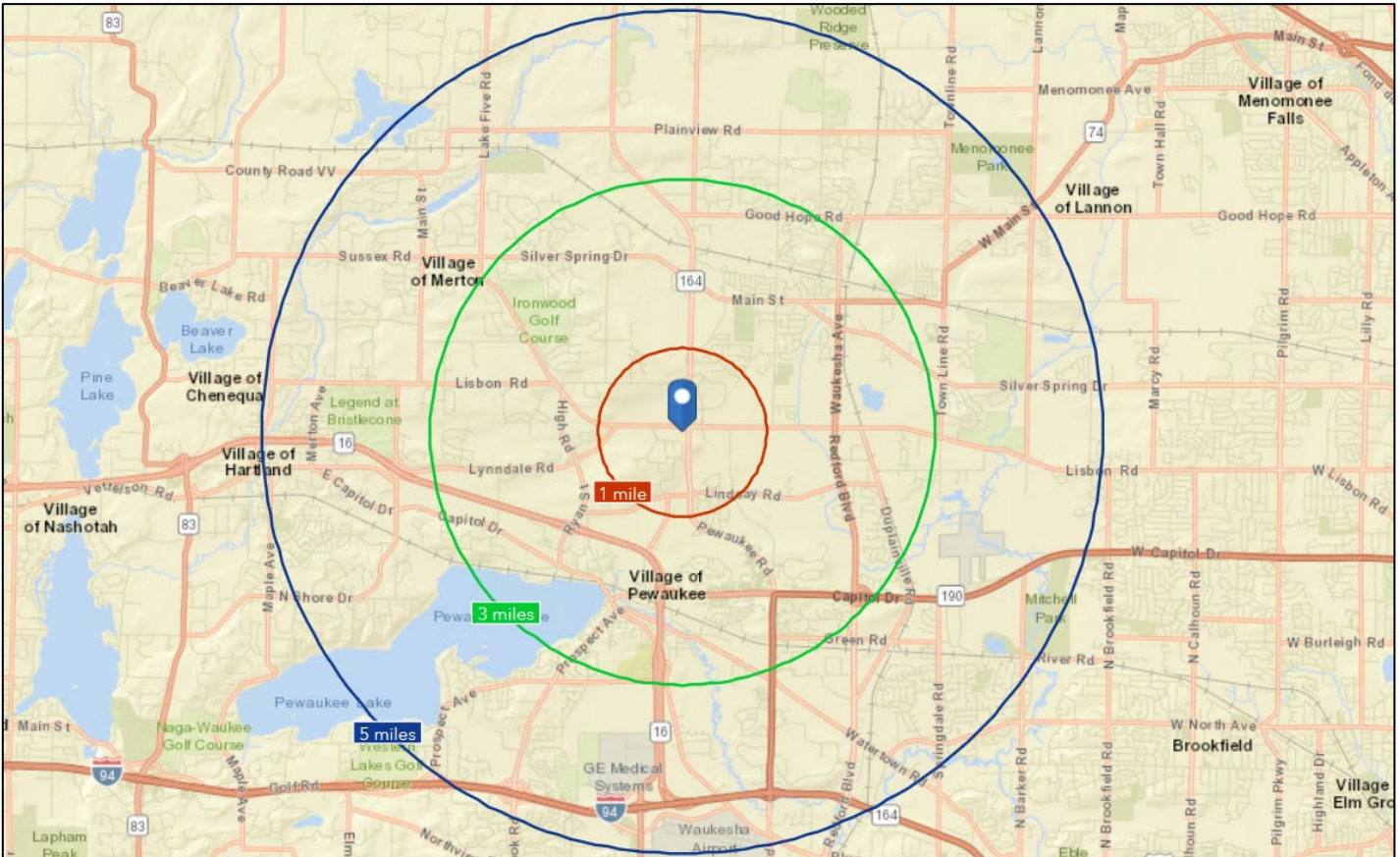
Demographics	1-mile	3-mile	5-mile
Population	2,031	24,691	59,944
Households	668	10,283	23,457
Median HH Income	\$102,023	\$76,102	\$86,523

2019-2024 Annual Growth Projections

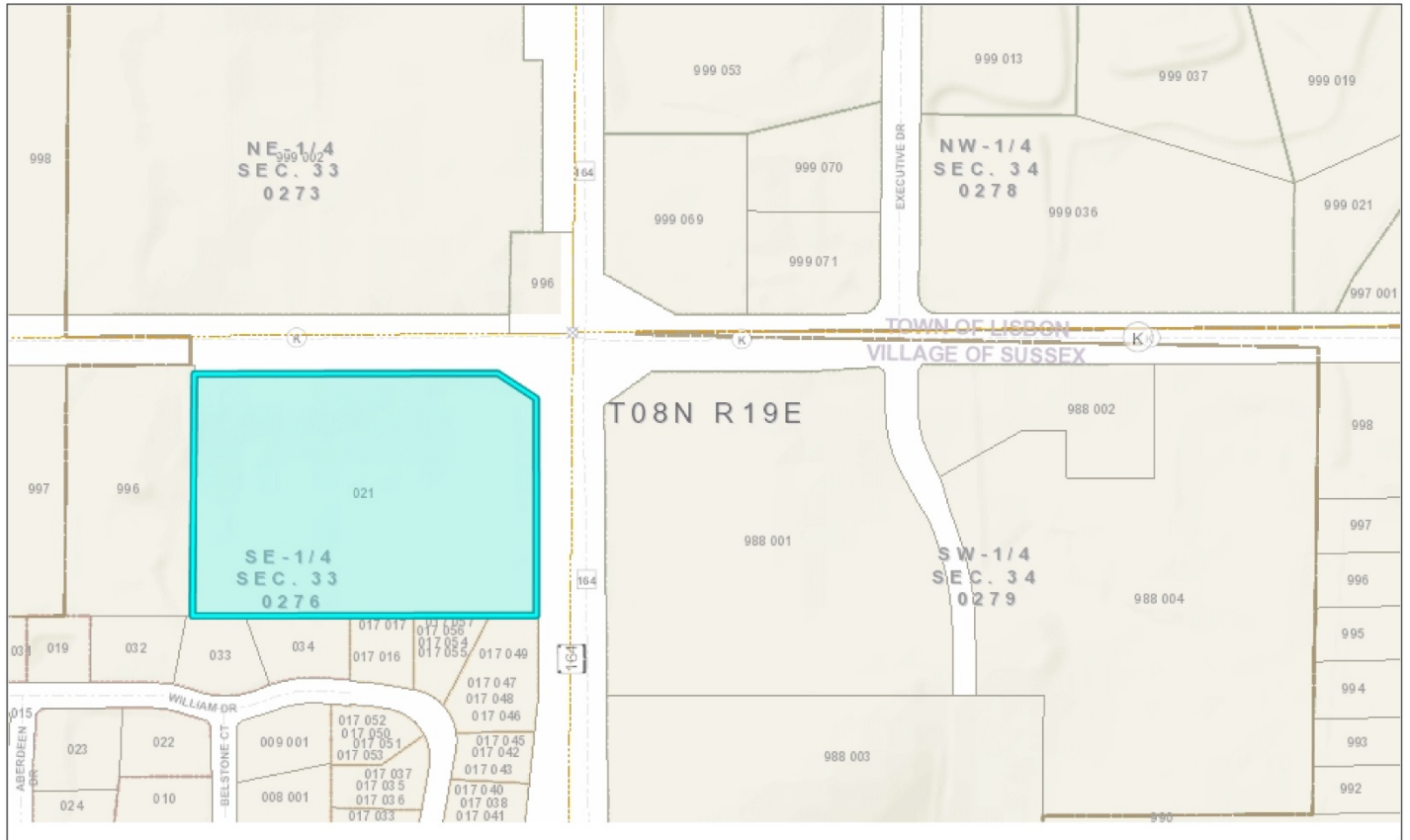
Population	0.97%	0.73%	0.69%
Households	0.96%	0.77%	0.75%
Median HH Income	1.58%	2.78%	2.94%

Traffic Counts

Lisbon Road — 8,700; Pewaukee Road — 22,300



PARCEL MAP



Village of Sussex



Village of Sussex
 N64 W23760 Main Street
 Sussex, WI 53089
 262-246-5200

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Sussex does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 362'

Print Date: 4/13/2018

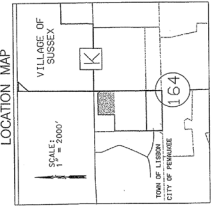
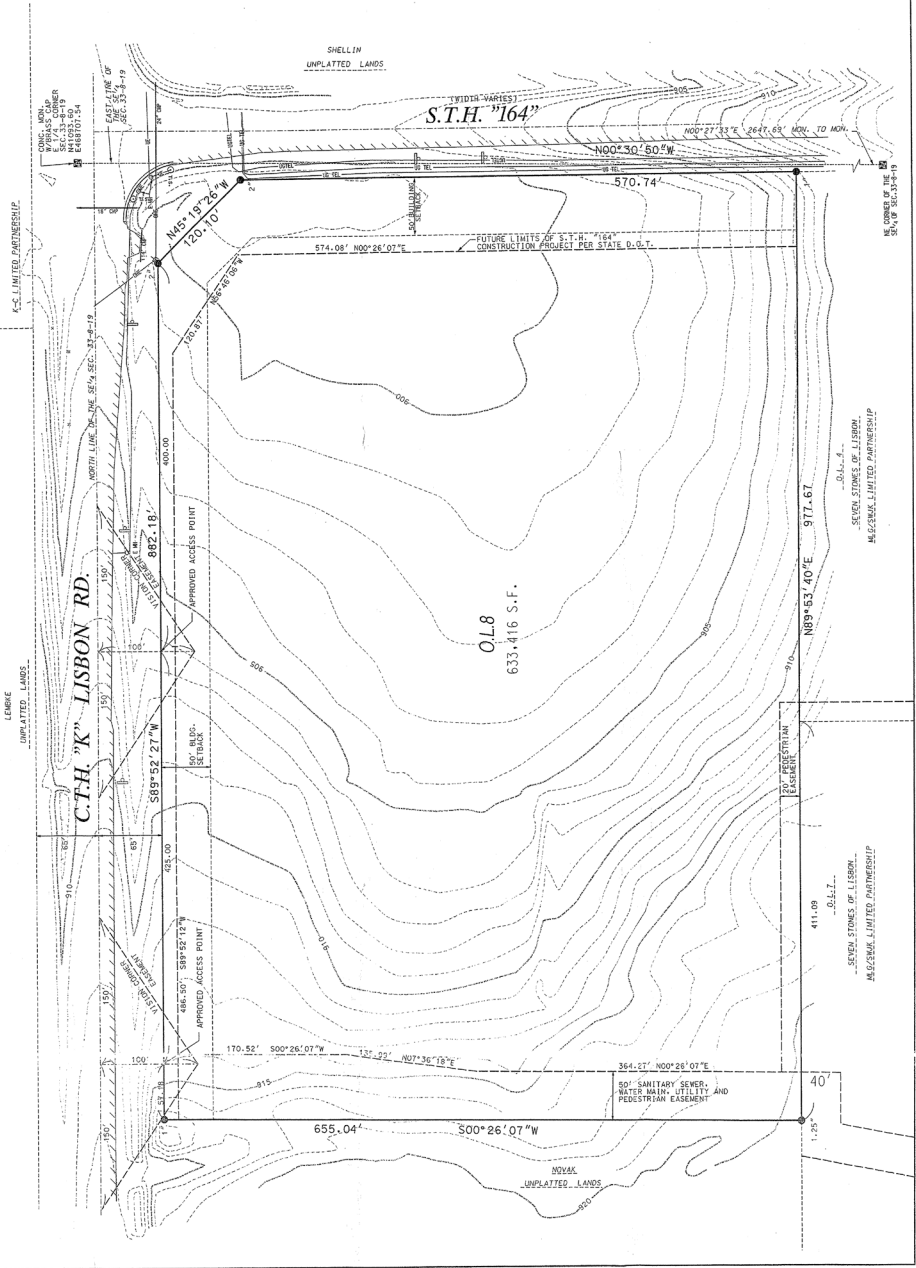
SURVEY

ALTA /ACSM LAND TITLE SURVEY

- NOTES:**
1. This parcel is not in a Flood Hazard area (C) RECORDED AS 550476 0000 % Deed Dec. 18, 1986
 2. There are no buildings on this parcel.
 3. Utilities shown are as observed in the field and as tagged by Digger's Hot Line. (Other utilities may exist)
 4. No earth-moving activities were observed.
 5. No dumping of any kind was observed.

LEGEND

●	IRON PINE FOUND
(C)	RECORDED AS
⊕	EXISTING SIGN
⊕	TRAFFIC LIGHT
⊕	EDGE OF PAVEMENT
⊕	OVERHEAD ELECTRIC
⊕	UNDER GROUND ELECTRIC
⊕	UNDER GROUND TELEPHONE
⊕	EXTERIOR POWER POLE



SCALE 1" = 50'

BASED ON BEARING THE SEAM OF SEC. 35-4-12 WAS TAKEN TO BEAR 000°00'36" TO GRID NORTH - WISCONSIN SYSTEM - SOUTH ZONE.

LEGAL DESCRIPTION:
 OUTLOT 8 OF SEVEN STONES OF SUSSEX, BEING PART OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 16 EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:
 I, THE SURVEYOR, HAVE BEEN DULY SWORN AND HAVE PERSONALLY CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STATUTES OF THE STATE OF WISCONSIN. I HAVE READ AND UNDERSTAND THE FOREGOING CERTIFICATE AND THE RESULTS THEREOF. I HAVE BEEN DULY SWORN AND HAVE PERSONALLY CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STATUTES OF THE STATE OF WISCONSIN.

DATE: 7/27/04
 PAUL VAN HANDELIN, R.L.S., 1931



NO.	REVISION	BY	DATE

RSV ENGINEERING INC.
 Engineers and Surveyors-Environmental Scientists
 801 MAIN STREET MATKOWSKI, WISCONSIN 53148 (262)383-2000

2019 PROPERTY TAX DETAIL & LEGAL DESCRIPTION

Tax Bill Details

[VIEW THE ORIGINAL 2019 TAX BILL](#)

Tax Key: **SUXV0276021**

1/21/2020 9:13:41 AM
WAUKESHA COUNTY
VILLAGE OF SUSSEX

Tax Year: **2019**

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

COVENANT HEALTHCARE SYSTEM INC
1126 S 70TH ST #S306
MILWAUKEE, WI 53214-0970

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

OUTLOT 8 SEVEN STONES OF SUSSEX PT SE1/4 SEC 33 T8N R19E DOC# 3185001 EX DOC# 3244619

ASSESSED VALUES

Tax Year:	2019	Exempt:	NO
Assessment Type:	FULL	Use Value Assessment:	YES
Assessment Ratio:	96.53%	Prior Taxes Due To:	

Values	Assessed	Est. Fair Market
Land	\$606,200.00	\$0.00
Improvement	\$0.00	\$0.00
Total	\$606,200.00	\$0.00

LINE ITEMS

Line Item Description	Tax Amount	Tax Rate Per \$1000 of Assessed Value
RICHMOND ELEMEN 3122	\$3,769.12	6.2176170
VILLAGE OF SUSSEX	\$3,488.93	5.7554166
COUNTY OF WAUKESHA	\$1,142.77	1.8851425
WAUKESHA TECH COLLEGE	\$226.17	0.3731015
ARROWHEAD UHS 2450	\$1,807.37	2.9814695
GROSS GENERAL TAXES	\$10,434.36	17.2127471
SCHOOL TAX CREDIT (\$959.55)	(\$959.55)	-1.5828939
NET GENERAL TAXES	\$9,474.81	15.6298532
TOTAL TAX BILL	\$9,474.81	

2019 TAX BILL PAYMENT OPTIONS

Installments	Amount Due	Due By	Pay to Agency
Full Amount Due	\$9,474.81	1/31/2020	LOCAL
First Installment	\$3,158.81	1/31/2020	LOCAL LOCAL INFO
Second Installment	\$3,158.00	3/31/2020	LOCAL
Third Installment	\$3,158.00	5/31/2020	LOCAL

ALL OUTSTANDING BALANCES DUE THROUGH January 2020

Year	Tax Due	Interest	Penalty	Other Charges	Balance Due	Pay to Agency
2019	\$9,474.81	\$0.00	\$0.00	\$0.00	\$9,474.81	LOCAL
Totals:	\$9,474.81	\$0.00	\$0.00	\$0.00	\$9,474.81	

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For Tax Listing and GIS Viewer related issues, please see our FAQs click here. If you still have tax listing questions, contact: taxlisting@waukeshacounty.gov. If you still have GIS Viewer questions, contact: landinformation@waukeshacounty.gov.

The following browsers are supported:  This page run 1/21/2020 9:13:41 AM.

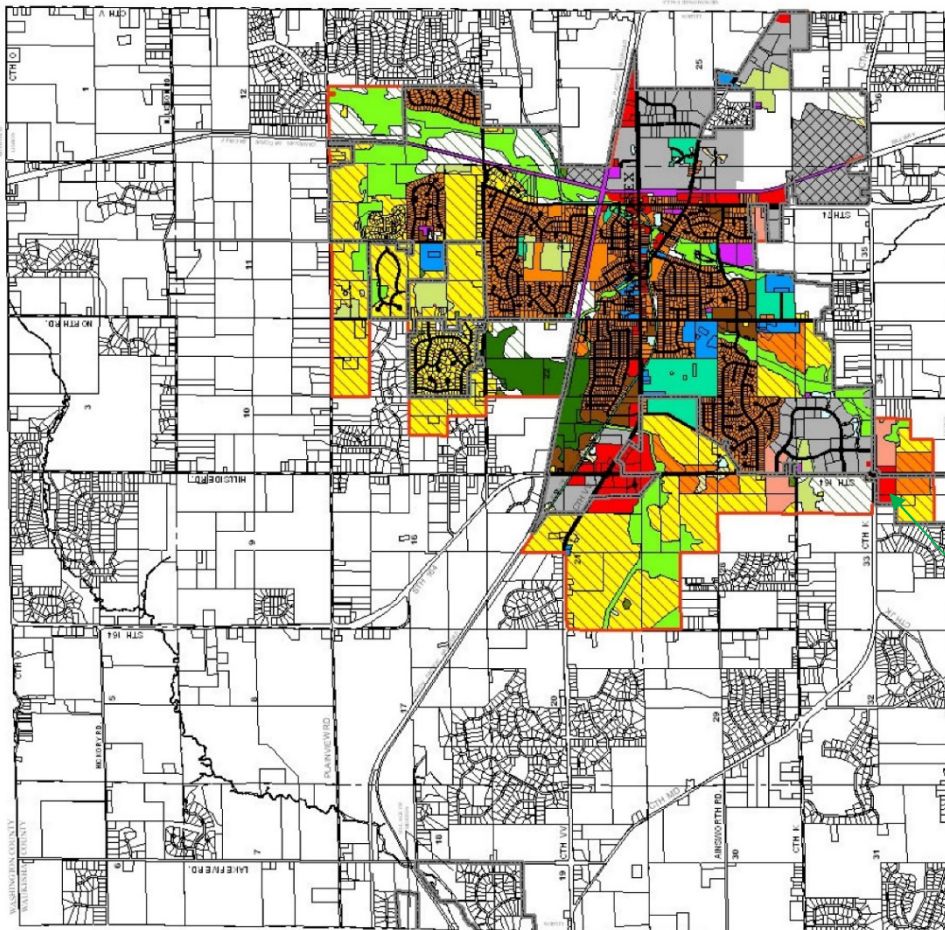
AREA RETAIL



2020 LAND USE PLAN FOR THE FUTURE VILLAGE OF SUSSEX

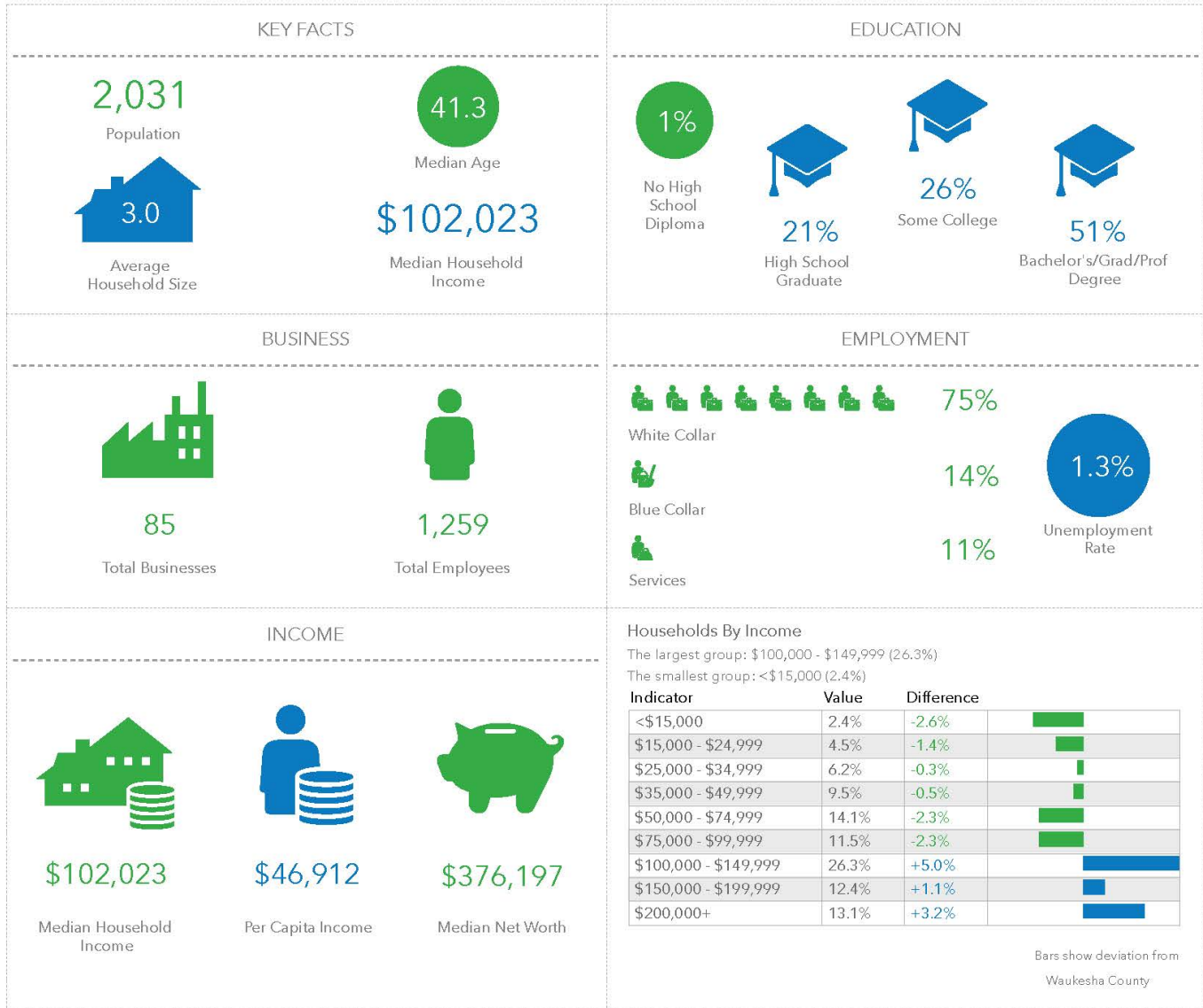
EXHIBIT 4

LAND USE PLAN FOR THE FUTURE VILLAGE OF SUSSEX: 2020

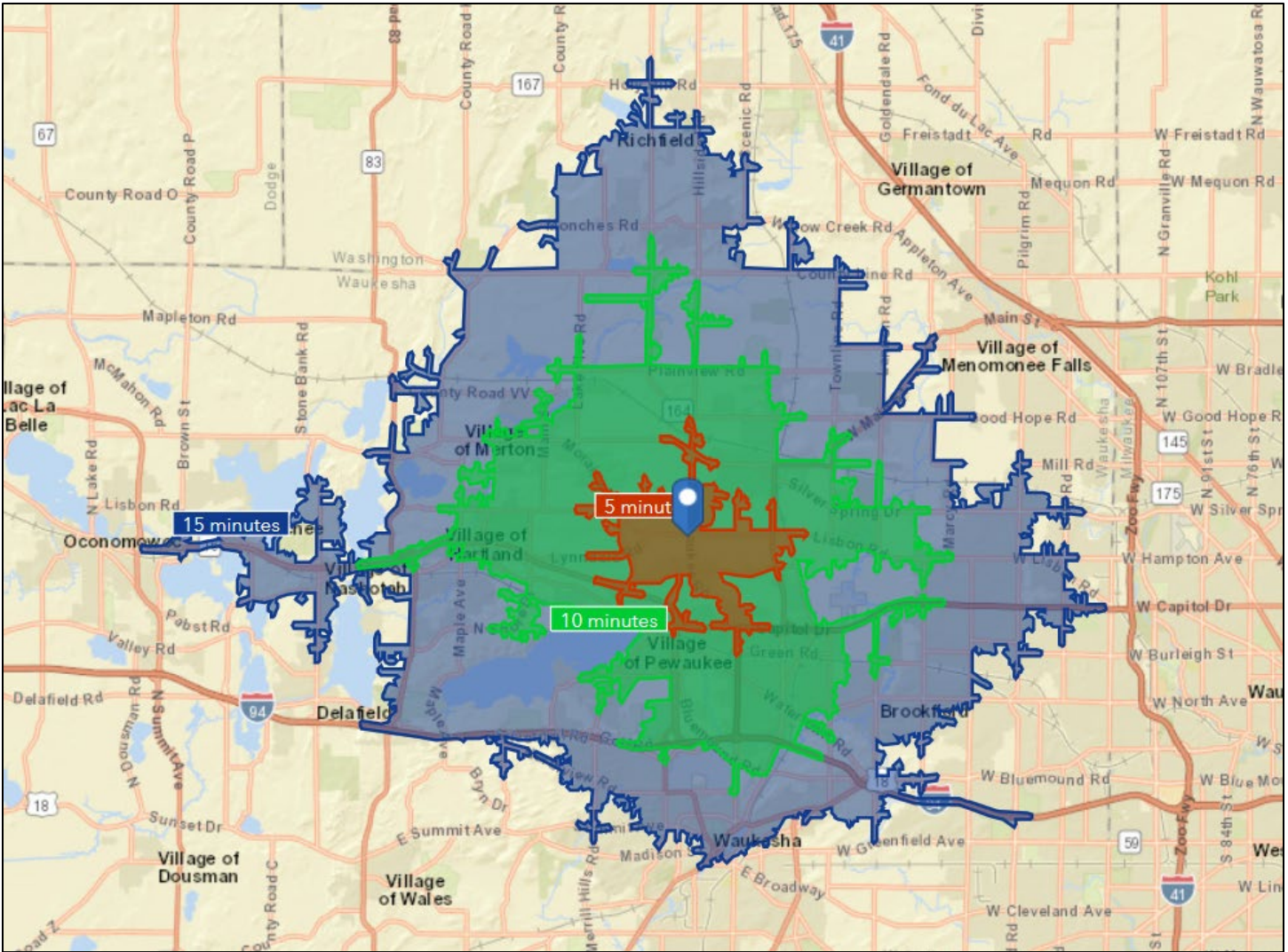


Subject Property

LOCATION STATS AT A GLANCE – 1 MILE RADIUS

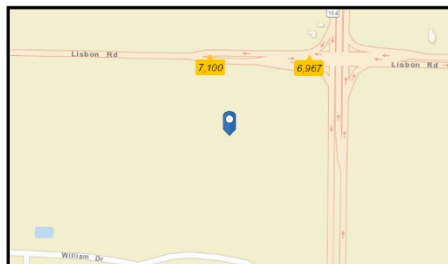
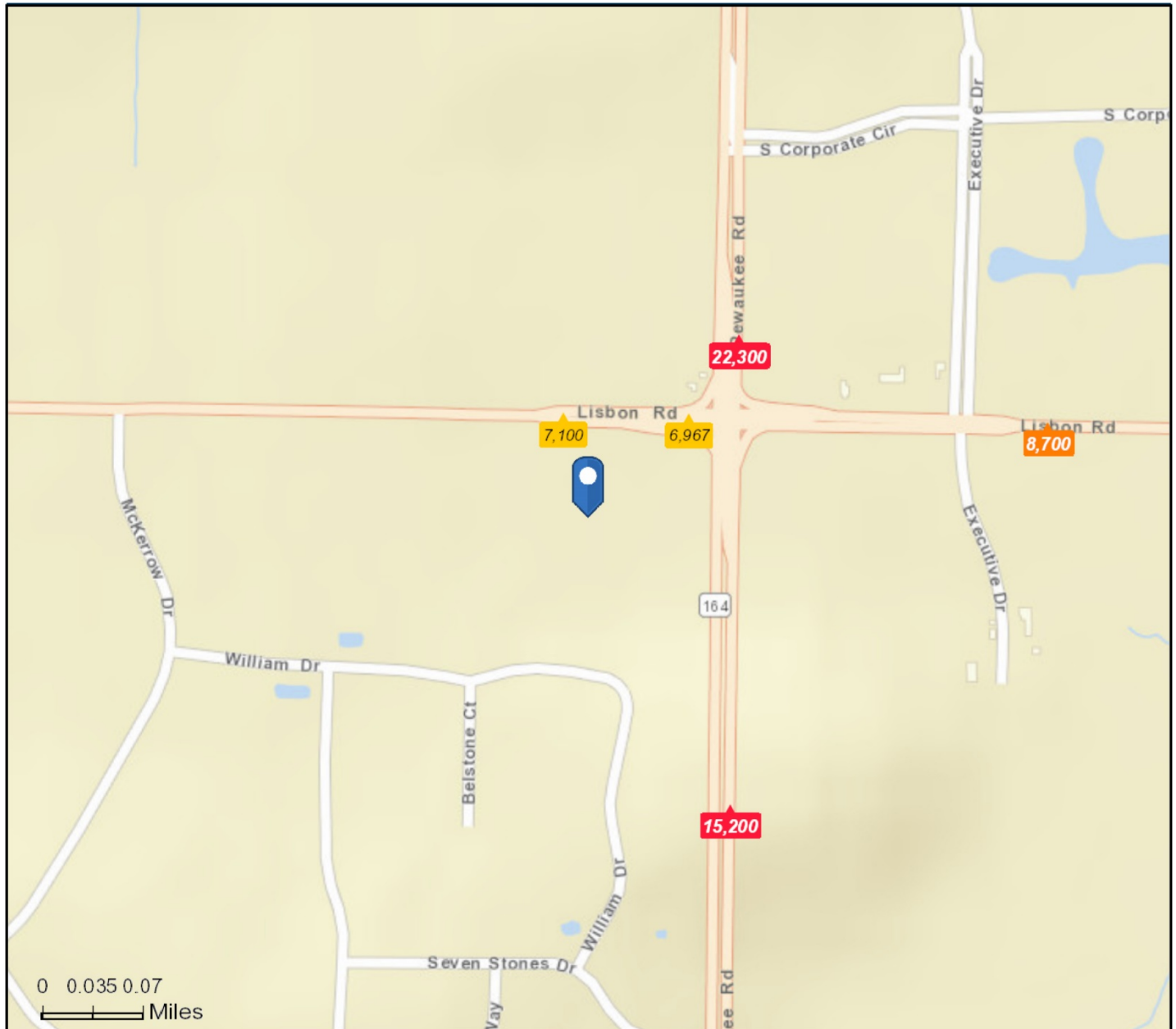


DRIVE TIMES

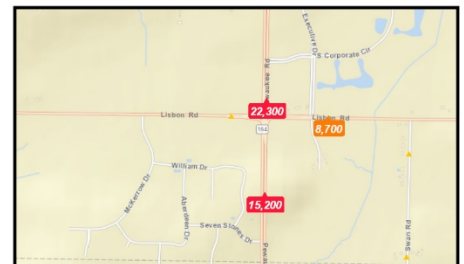


HWY 164 & HWY K (SOUTHWEST CORNER)
VILLAGE OF SUSSEX, WI

TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.