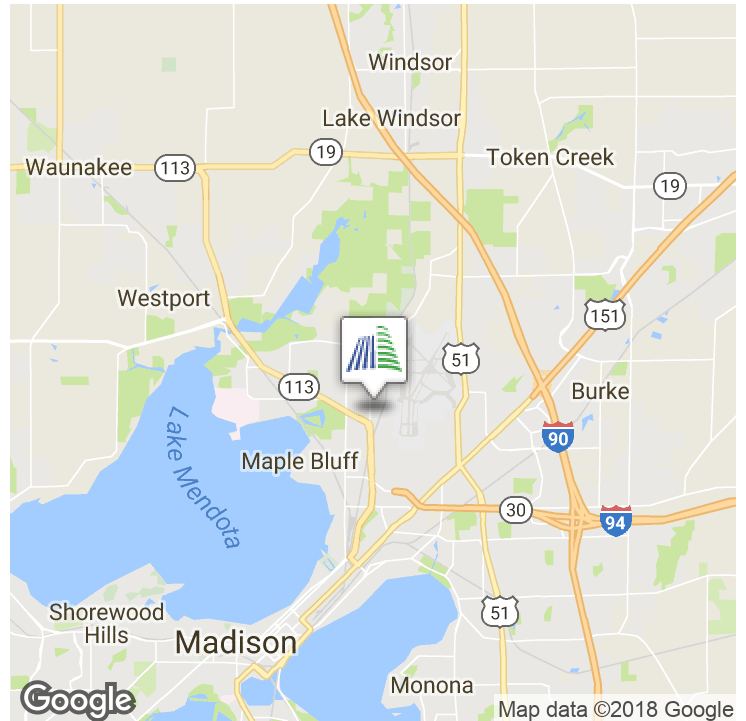


# AIRPORT AREA LAND FOR DEVELOPMENT

2202 DARWIN RD, MADISON, WI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,063,078
Lot Size:	7.13 Acres
Zoning:	PMHP
Traffic Count:	15,000
Price / SF:	\$6.64

## PROPERTY OVERVIEW

Airport area land for sale! Raw land for development on the prime corner of Darwin Rd, Packers Ave and Northport Dr (Hwy 113). Only 4 miles from downtown Madison in a high traffic corridor, this property is perfect for industrial, multifamily, retail or office development. Currently has planned mobile home park zoning. All utilities are at street.

## PROPERTY HIGHLIGHTS

- Raw land ready for development
- Located in an QCT (Qualified Census Tract)
- Darwin Rd 4,300 ADT
- Packer's Ave 40,150 ADT
- Northport Dr 34,150 ADT

FOR MORE INFORMATION CONTACT:

**DAN ROSELIEP, CPM** Managing Director | Partner  
dan.roseliep@altuscre.com (P) 608.234.4482 (C) 608.669.4646

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property

# AIRPORT AREA LAND FOR DEVELOPMENT

2202 DARWIN RD, MADISON, WI

// RETAILER MAP



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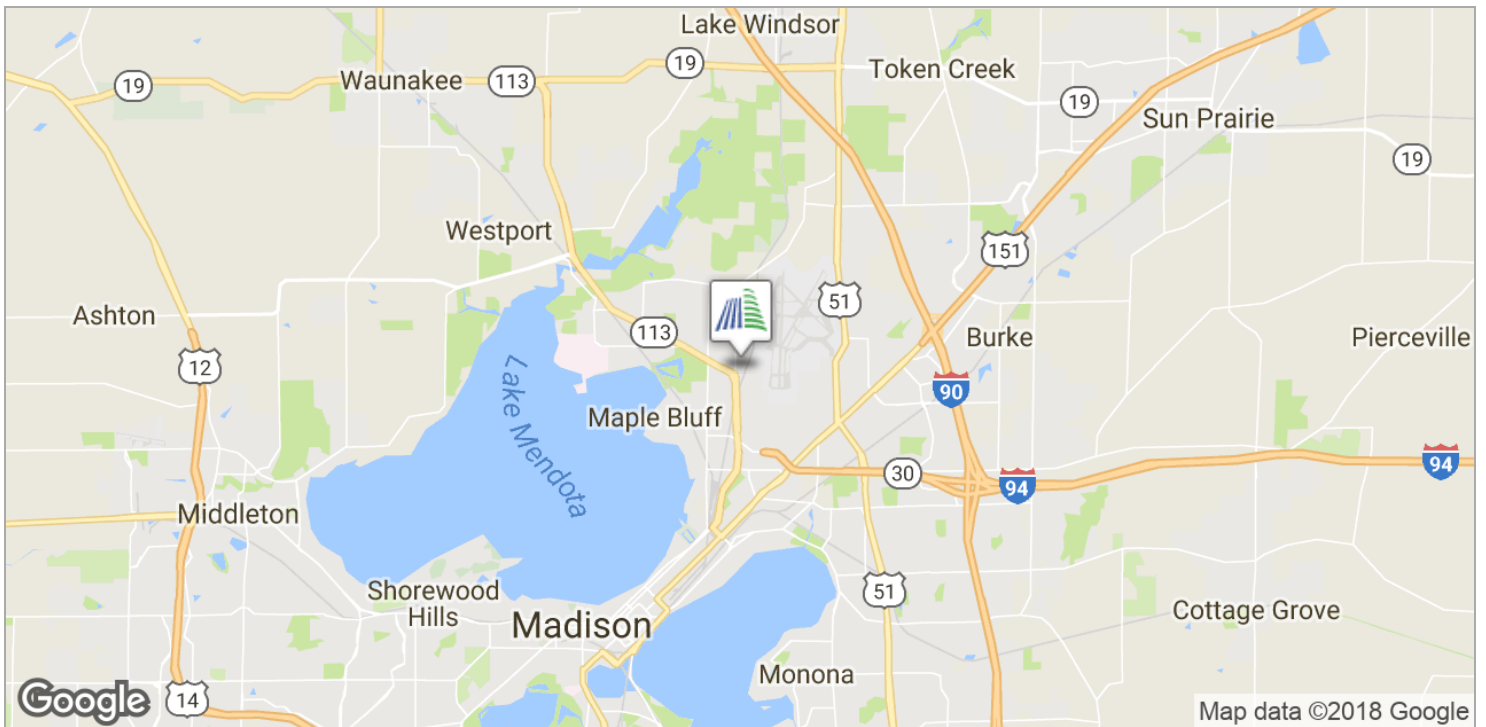
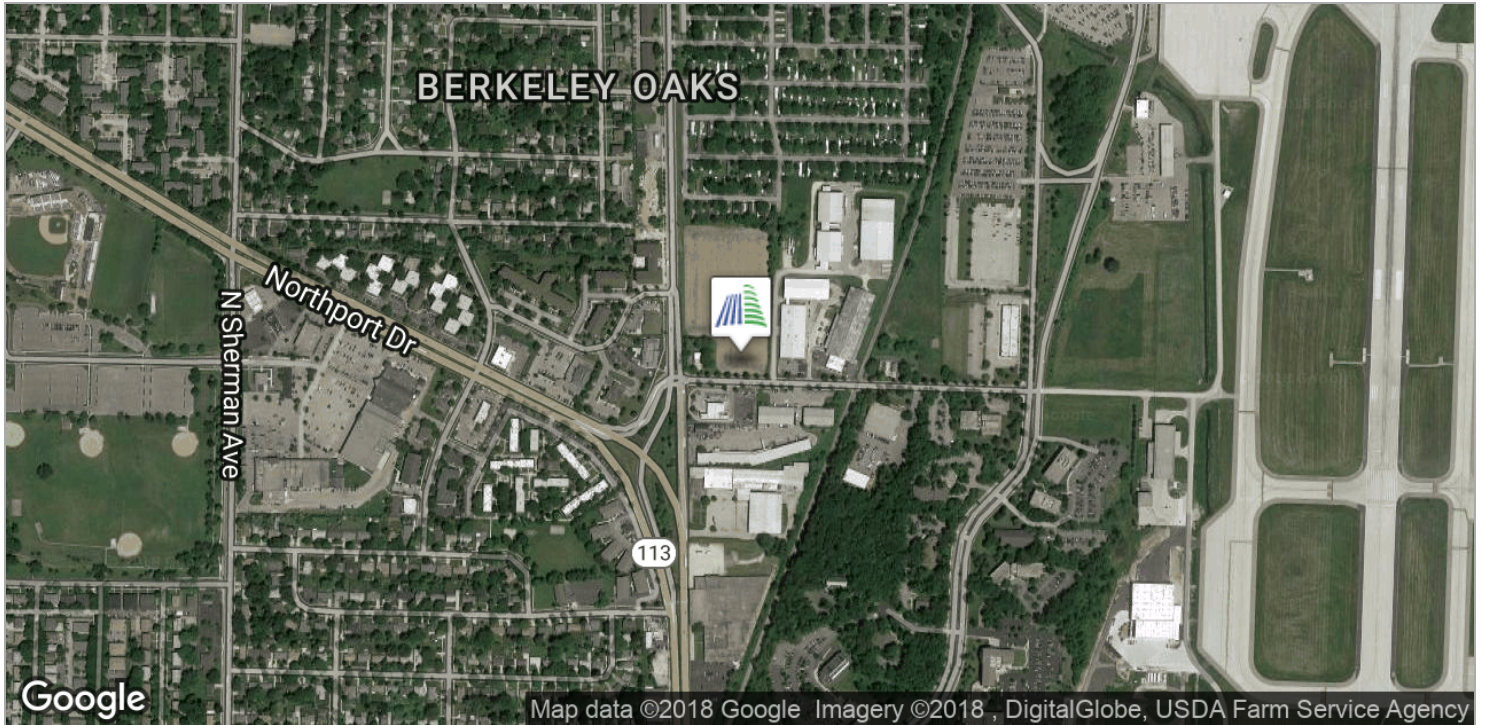
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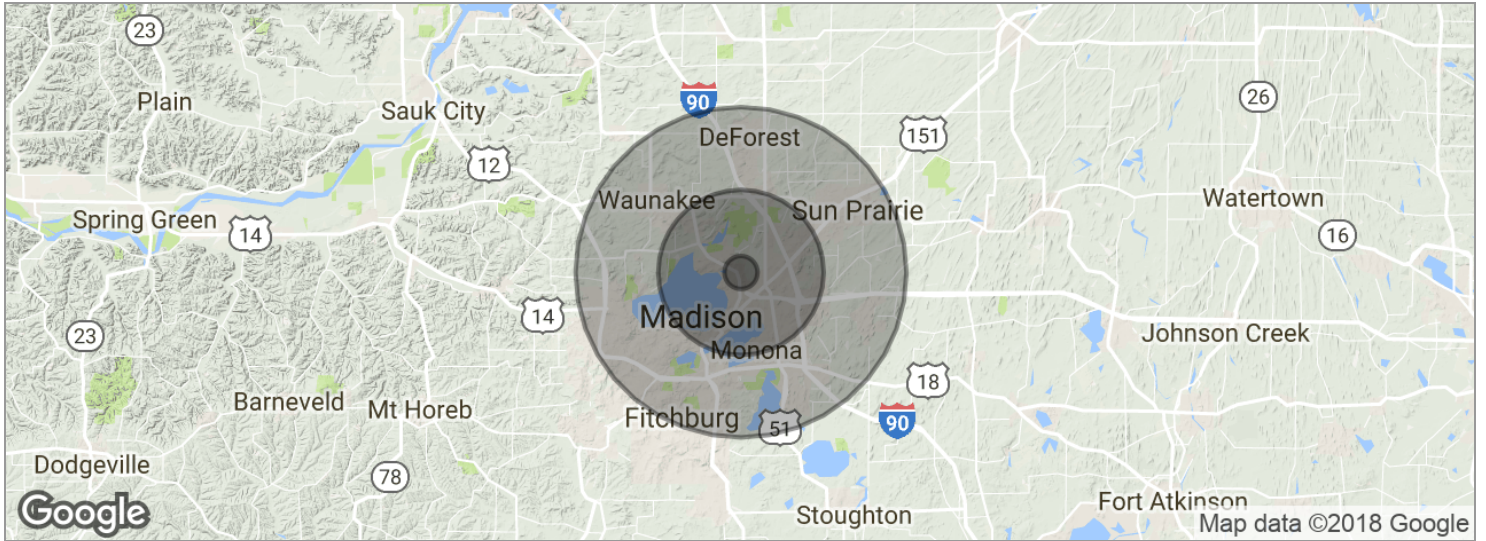
// LOCATION MAPS



# AIRPORT AREA LAND FOR DEVELOPMENT

2202 DARWIN RD, MADISON, WI

// DEMOGRAPHICS MAP



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	7,192	129,568	352,676
Median age	39.3	34.2	34.3
Median age (Male)	35.0	33.0	33.5
Median age (Female)	41.8	35.2	35.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	3,465	58,121	147,381
# of persons per HH	2.1	2.2	2.4
Average HH income	\$49,254	\$59,368	\$69,722
Average house value	\$166,521	\$231,072	\$265,225

\* Demographic data derived from 2010 US Census

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# AIRPORT AREA LAND FOR DEVELOPMENT

2202 DARWIN RD, MADISON, WI

BROKER DISCLOSURE

**WISCONSIN REALTORS® ASSOCIATION**4801 Forest Run Road  
Madison, Wisconsin 53704

Altus Comm R/E Inc

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*40 **CONSENT TO TELEPHONE SOLICITATION**41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_44 **SEX OFFENDER REGISTRY**45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*47 **DEFINITION OF MATERIAL ADVERSE FACTS**48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Altus Comm R/E Inc, 6527 Normandy Ln, Ste 201 Madison, WI 53719  
Jeff Jansen

Phone: 608-338-0055

Drafted by Attorney Debra Peterson Conrad

Fax: 608-821-1402

Cancellation

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

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