



For Sale

**±20 Acres (3 Parcels)**  
Vacant Land Sites

## Property Features

- Great commuter location between Madison and Waukesha
- Minutes off of 1-94 and Hwy 26
- Close to local health clinic, new Aurora Hospital and retail, including Menards, Kohl's, Johnson Creek Premium Outlets and more

## Demographics — 2016

	1 Mile	3 Miles	5 Miles
Population	2,808	4,288	8,484
Households	1,082	1,627	3,300
Median HH Inc.	\$60,611	\$62,652	\$57,590
Traffic Counts	12,700	1,700	37,500

## Johnson Creek, Wisconsin

Tax Key's      141-0715-1824-016  
                     141-0715-1831-007  
                     141-0715-1831-008

Zoning            Planned Business (PB); and  
                     Multi-Family (MR-8)

Price              \$300,000

For more information

**Rachel Schmidt, CCIM**

414 395 4691

rschmidt@mlgcommercial.com

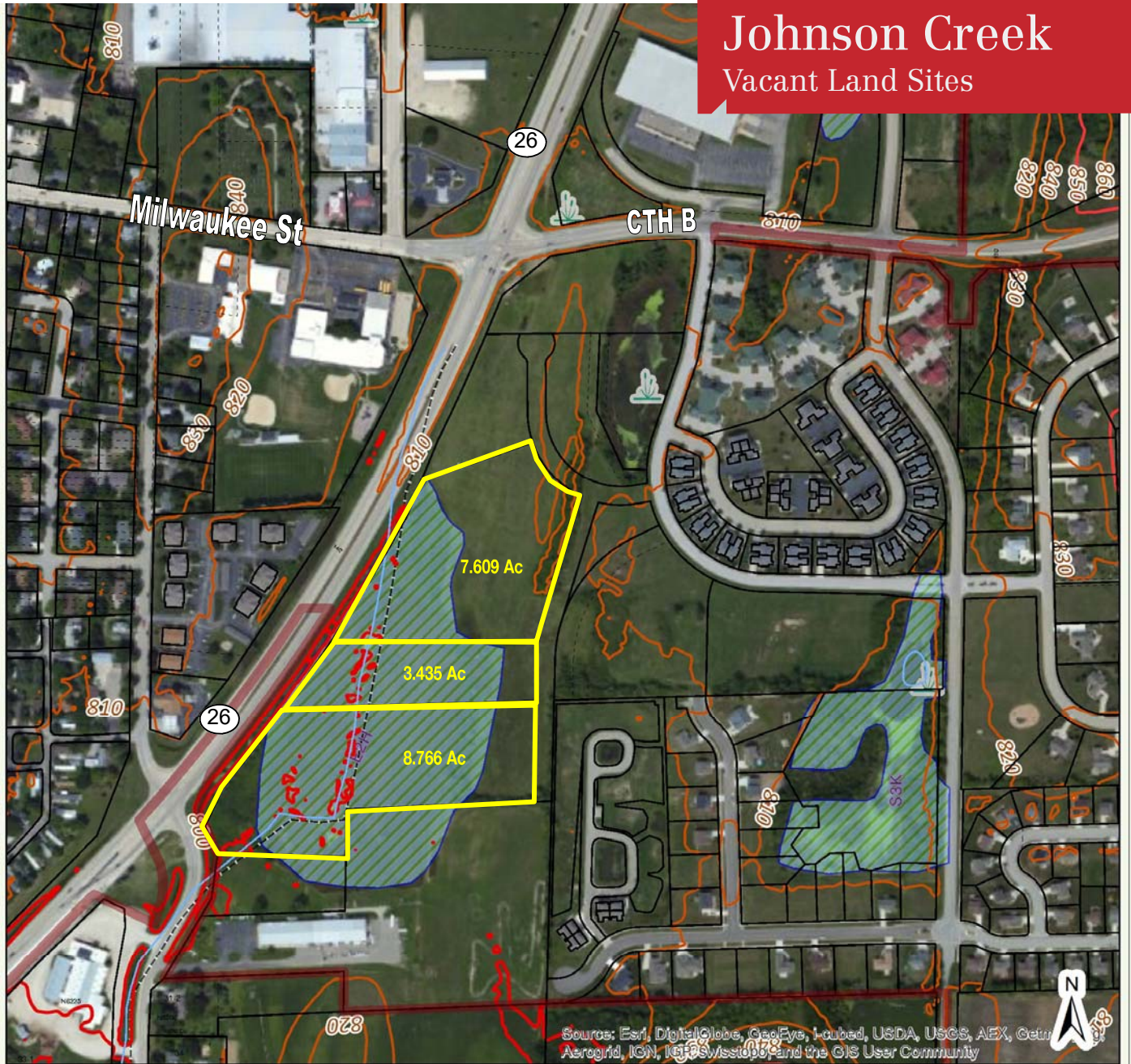
**Karen Johnson, CCIM**

414 395 4683

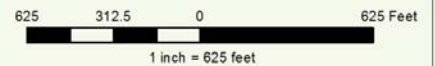
kjohnson@mlgcommercial.com

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# Johnson Creek Vacant Land Sites



- |                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| Municipal Boundaries  | Section Lines       | 10 ft contour interval  |
| Property Boundary     | Surface Water       | 50 ft contour interval  |
| Old Lot/Meander Lines | Map Hooks           | 100 ft contour interval |
| Rail Right of Ways    | Tax Parcels         |                         |
| Road Right of Ways    | Streams and Ditches |                         |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

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Author:

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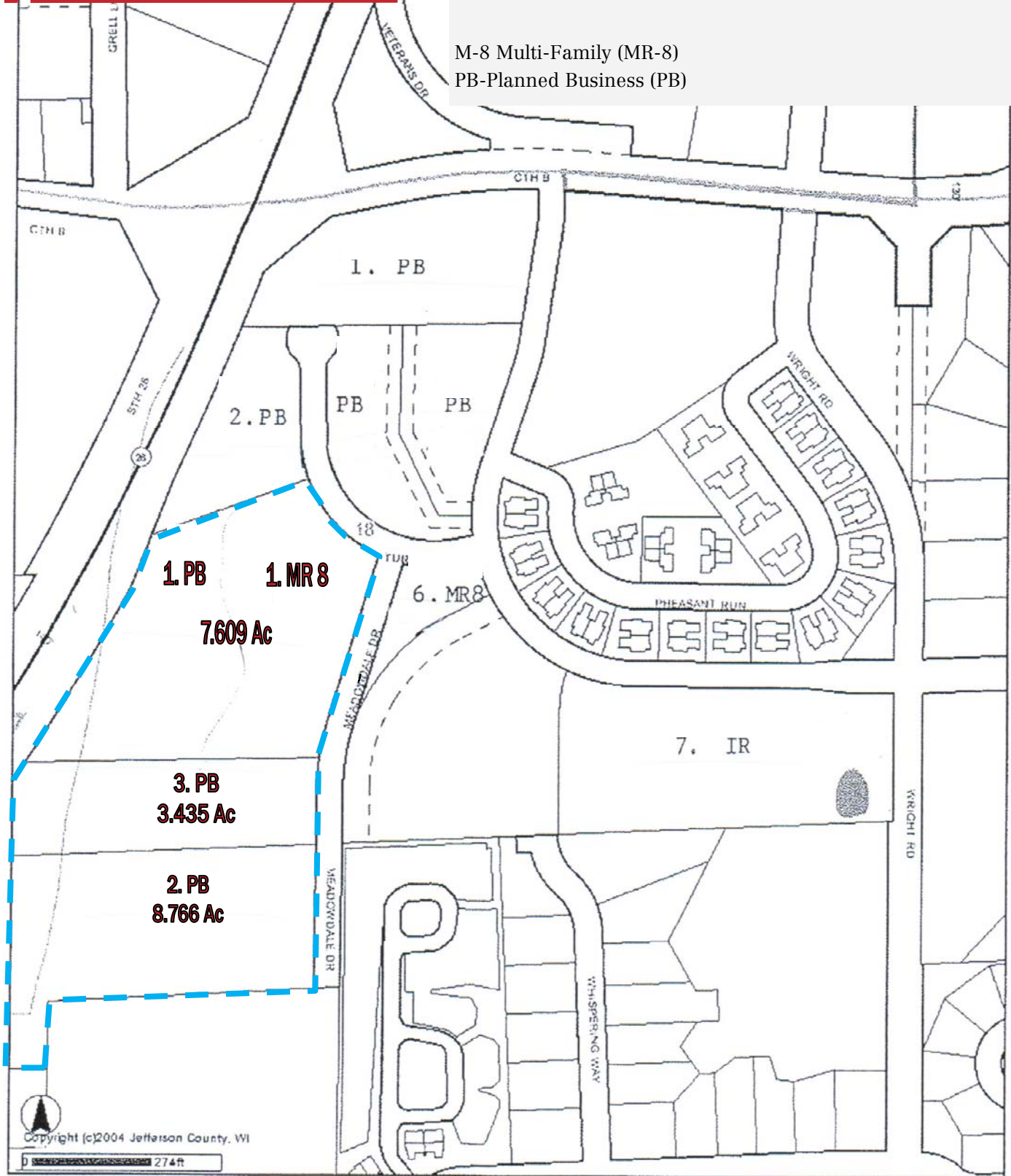
# Johnson Creek Vacant Land Sites

## Zoning

1. TK # 141-0715-1824-016, (7.609Ac) MR-8; PB
2. TK # 141-0715-1831-007, (8.766 Ac) PB
3. TK # 141-0715-1831-008, (3.435 Ac) PB

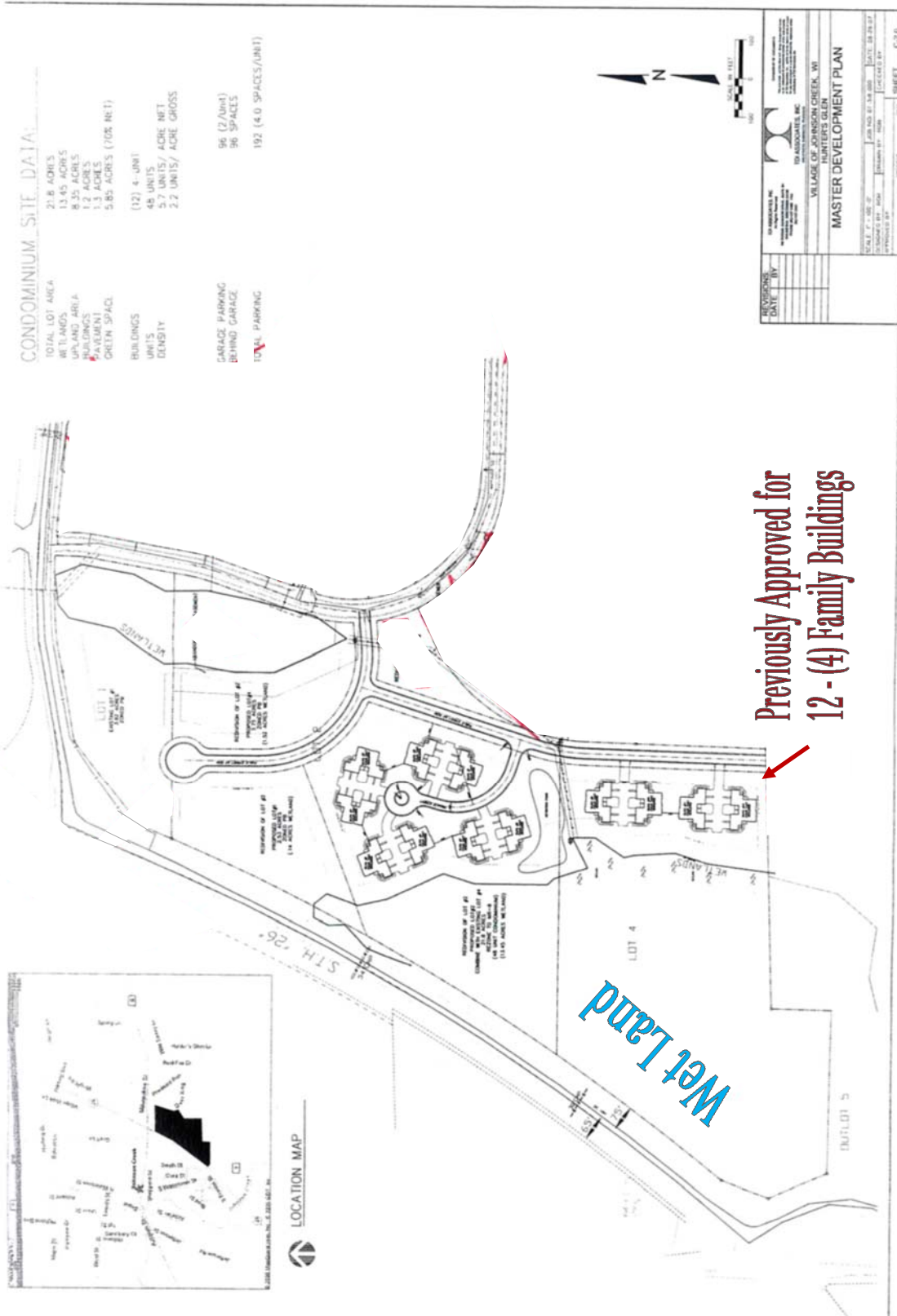
M-8 Multi-Family (MR-8)

PB-Planned Business (PB)



For Sale

# Johnson Creek Vacant Land Sites



# State of Wisconsin Broker Disclosure To Non-Residential Customers

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

## **BROKER DISCLOSURE TO CUSTOMERS**

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

## **CONFIDENTIALITY NOTICE TO CUSTOMERS**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

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

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## **CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers: \_\_\_\_\_

## **SEX OFFENDER REGISTRY**

*Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

## **DEFINITION OF MATERIAL ADVERSE FACTS**

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 agreement made concerning the transaction.

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