

21500 W. Capitol Drive
Suburban Milwaukee
Brookfield, WI 53045



FOR SALE

5.64 ACRE VACANT LAND SITE

Asking Sale Price: \$400,000

(\$125,000/BUILDABLE ACRE)

Property Highlights

- Next to Jake's Restaurant, near Culver's and Citgo
- New neighborhood district to allow for retail
- Between Capitol Drive and Gumina Road
- High visibility
- Across from Capitol Drive airport
- Many uses allowed with change to neighborhood district proposed by city
- City sewer and water just brought to site
- PRICE REDUCED TO \$400,000 (\$70,921/AC)

CONTACT:

David J. Buckley
Senior Vice President
414-272-6730
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Commercial Real Estate Services
Since 1921

1232 NORTH EDISON STREET | MILWAUKEE, WI 53202 | 414-271-1870 MAIN | 414-271-1478 FAX | WWW.BARRYCRE.COM

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Property Specifications

Site Size:	5.64 acres (approx. 3.2 acres buildable)
Zoning Code:	Light Industrial/Commercial Mixed Use District #1
Specific Use:	Vacant Land
Shape:	Irregular
Minimum Divisible:	5.64 acres
Maximum Contiguous:	5.64 acres
Easements:	Utilities and FAA
Primary Street:	Capitol Drive
Primary Street Frontage:	Approximately 446 ft
Secondary Street:	Gumina Road
Secondary Street Frontage:	Approximately 460 ft
Traffic Count:	Approximately 30,500 CPD
Deed Restrictions:	Flight path
Water:	City of Brookfield
Sewer:	City of Brookfield
Electric:	North lot line
Gas:	North lot line
Telephone:	North lot line
Topography:	Sloping south
2018 Property Taxes:	\$1,275.78
2019 Assessment:	\$78,700

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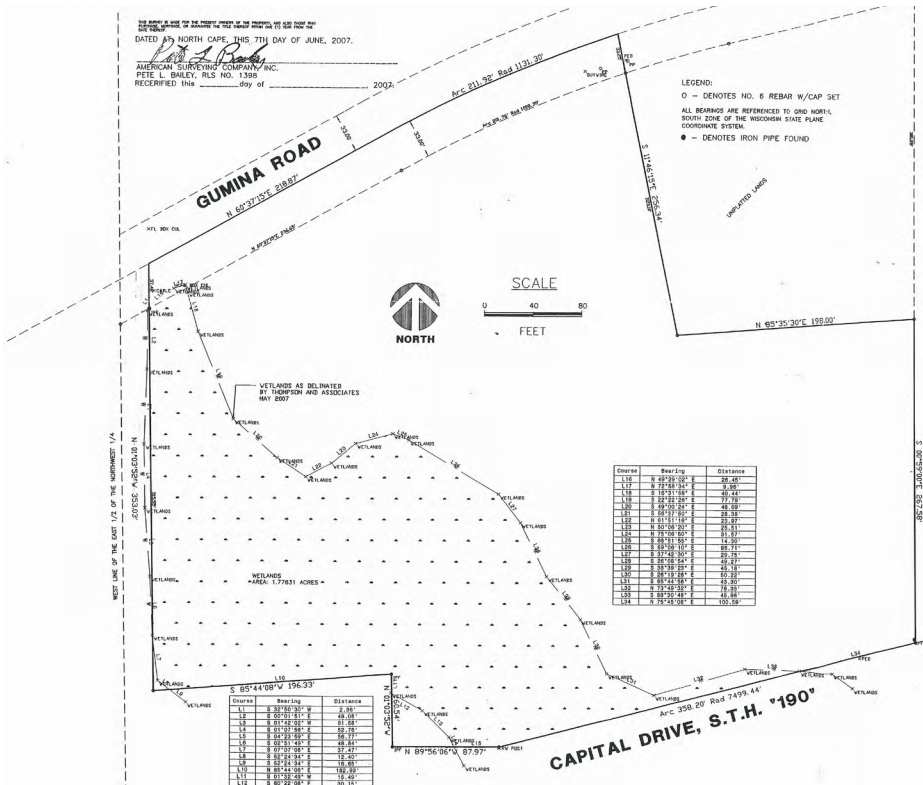
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LEGAL DESCRIPTION:

A tract of land being a part of the Southeast 1/4 of the Northwest 1/4 of Section 7, Town 7 North, Range 20 East, in the City of Brookfield, County of Waukesha, State of Wisconsin, bounded and described as follows: Commence at the North 1/4 Corner of said Section; thence South 85 degrees 32'05" East for a distance of 661.37 feet, along the North line of said 1/4 Section, to a point; thence South 00 degrees 29'00" East for a distance of 2080.07 feet, to the point of beginning; thence South 00 degrees 59'00" East for a distance of 267.58 feet, to a point on the North line of S.T.H. "190"; thence Southwesterly along a curve to the right with a radius of 7499.40 feet and an arc length of 358.20 being subtended by a chord of South 75 degrees 34'38" West for a distance of 358.17 feet, along said North line, to a point; thence North 89 degrees 56'06" West for a distance of 87.97 feet, along said North line, to a point; thence North 01 degrees 05'52" West for a distance of 60.54 feet, to a point; thence South 85 degrees 44'08" West for a distance of 196.33 feet, to a point; thence North 01 degrees 03'52" West for a distance of 353.03 feet, to a point in the existing center line of "Gumina Road"; thence North 60 degrees 37'05" East for a distance of 218.87 feet, along said existing center line, to a point; thence Northeasterly along a curve to the right with a radius of 1131.30 feet and an arc length of 211.92 feet, being subtended by a chord of North 65 degrees 29'14" East for a distance of 211.61 feet, along said existing center line, to a point; thence South 11 degrees 46'15" East for a distance of 256.34 feet, to a point; thence North 85 degrees 35'30" East for a distance of 198.00 feet, to the point of beginning. RESERVING the Northerly 33.00 feet for public road purposes. Contains 5.98513 acres including road reservation and 5.64415 acres excluding road reservation:

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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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Drafted by Attorney Debra Peterson Conrad