

# AUTO DEALERSHIP

6624 SEYBOLD ROAD | MADISON, WI



## BUILDING SIZE:

19,489/SF (12,671/SF showroom & 6,818/SF shop)

## LOT SIZE:

2.6 Acres

## YEAR BUILT:

2005

## STORIES:

single story

## ZONING:

CC-Commercial Center

## 2018 TAXES:

\$64,830.19

## TAX KEY#:

251/0708-253-0502-6

## MUNICIPALITY:

City of Madison

## SALE PRICE:

\$3,300,000

For information, please contact:

**CHUCK REDJINSKI**

608.663.6006

[chuck.redjinski@ngkf.com](mailto:chuck.redjinski@ngkf.com)

## PROPERTY FEATURES

- Tremendous Beltline Highway visibility
- 3 Drive-in service doors / bays
- Radiant heat in service area with air exchangers
- 208/120V 3-phase power
- Traffic count of the Beltline Highway is 72,900 cars per day
- Available Immediately
- Dealership moved to new Madison location

## Demographics

	1 Mile	3 Miles	5 Miles
Population	10,303	93,459	176,062
Households	5,393	42,888	76,104
Median HH Inc.	\$55,492	\$73,312	\$70,696
Employees	19,545	64,892	158,831

Source: STDB.COM/ESRI





Newmark  
Knight Frank

**6624 SEYBOLD ROAD**  
BELTLINE FRONTAGE  
Aerial



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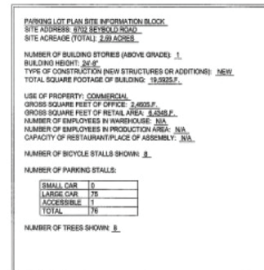
**LEGEND**

	EXISTING SALT FENCE
	FOUND 3/4" SOLID IRON ROD
	FOUND 1-1/2" IRON PIPE
	SIGN
	PROPOSED PARKING LOT LIGHT
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	FIRE LANE
	BP RAP
	TRANSFORMER
	SITE SQUARE




  

ALL DIMENSIONS IN FEET  
 DIMENSIONS IN PARENTHESES ARE APPROXIMATE  
 DIMENSIONS OF EXISTING STRUCTURES

**CALL DRAWING NOTATION**  
 1 LOCATION  
 2 TAG NO.  
 3 DIMENSIONS OF EXISTING STRUCTURE  
 4 DIMENSIONS OF PROPOSED STRUCTURE  
 5 BLOCK AREA (SHEET NO.)



THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.\*

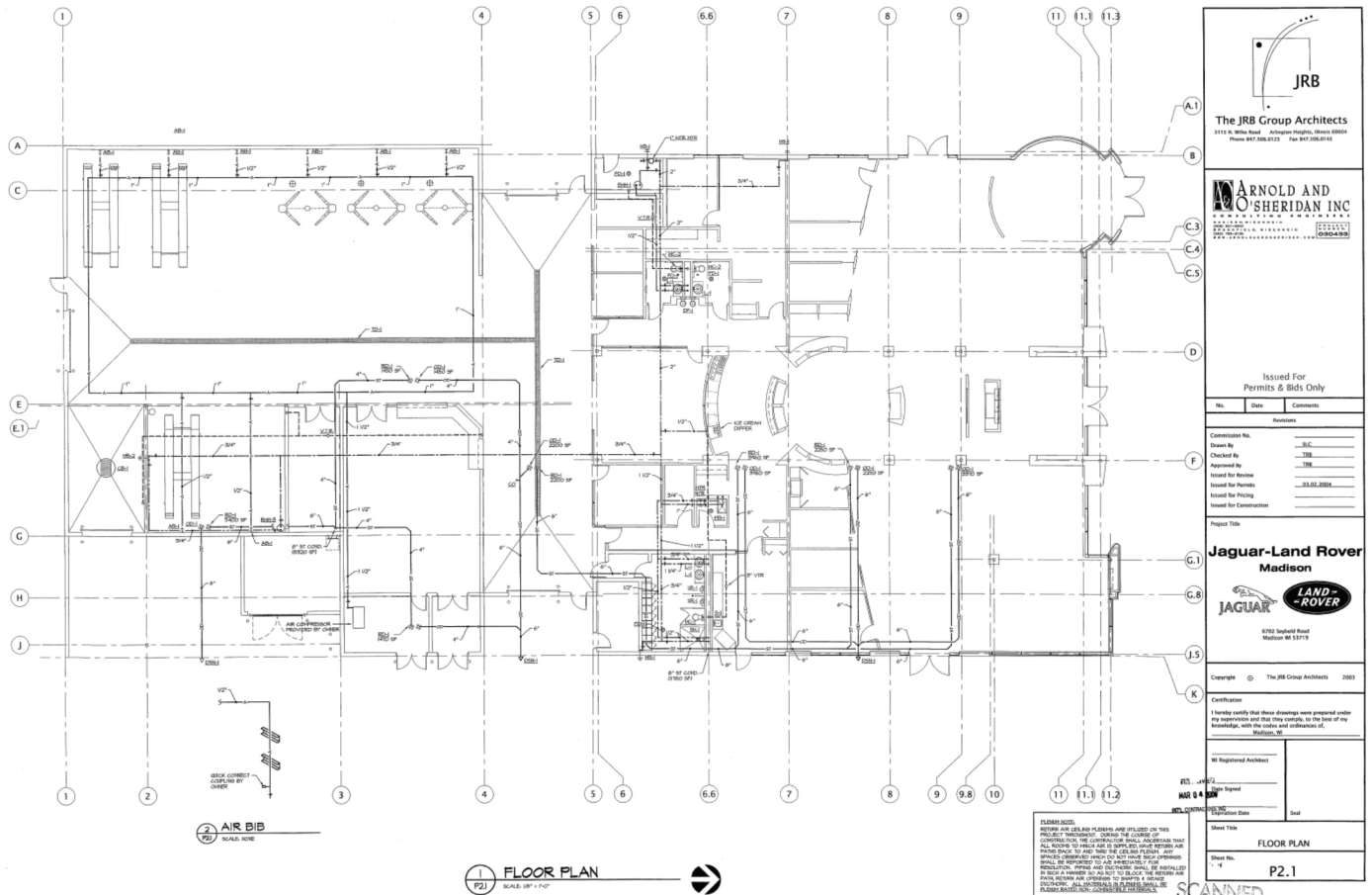
 <b>JRB</b> The JRB Group Architects 3111 N. Wilke Road    Arlington Heights, Illinois 60004 Phone 847.588.0710    Fax 847.588.0145		
  STS Consultants, Ltd. 2901 West Beltline Highway Suite 123 Madison, WI 53713 (608) 273-3121 (800) 273-3324 Fax <a href="http://www.stsconsultants.com">www.stsconsultants.com</a>  Copyright © 2003 By: STS Consultants, Ltd.		
No.	Date	Comments
<i>Revisions</i>		
Commission No.		_____
Drawn By		_____
Checked by		_____
Approved By		_____
Issued For Review		_____
Issued For Permits		_____
Issued For Pricing		_____
Issued For Construction		_____
Project Title		
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: left;">  <p><b>Jaguar-Land Rover</b> <b>Madison</b></p> </div> <div style="text-align: right;"> <p>6762 Second Road Madison WI 53719</p> </div> </div>		
Copyright © The JRB Group Architects      2001		
Certification I hereby certify that these drawings were prepared under my supervision and that the contents, to the best of my knowledge, are true and correct. <div style="text-align: right;">_____ Madison, WI</div>		
35533 WI Registered Architect 03/03/2004 Date Signed 07/31/2004 Expiration Date	Seal	
Sheet Title <b>SITE LAYOUT PLAN</b>		
T.C. No. C1.3		





Newmark  
Knight Frank

6624 SEYBOLD ROAD  
BELTLINE FRONTAGE



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Issued For  
Permits & Bids Only

No.	Date	Comments
1		Revisions

Commission No. \_\_\_\_\_  
Drawn By \_\_\_\_\_  
Checked By \_\_\_\_\_  
Approved By \_\_\_\_\_  
Issued For Permit \_\_\_\_\_  
Issued For Pricing \_\_\_\_\_  
Issued For Construction \_\_\_\_\_

Project Title  
**Jaguar-Land Rover**  
Madison  
**JAGUAR LAND ROVER**  
6782 Seybold Road  
Madison WI 53719

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I certify that these drawings were prepared under my supervision and that they comply with the rules and regulations of the State of Wisconsin.

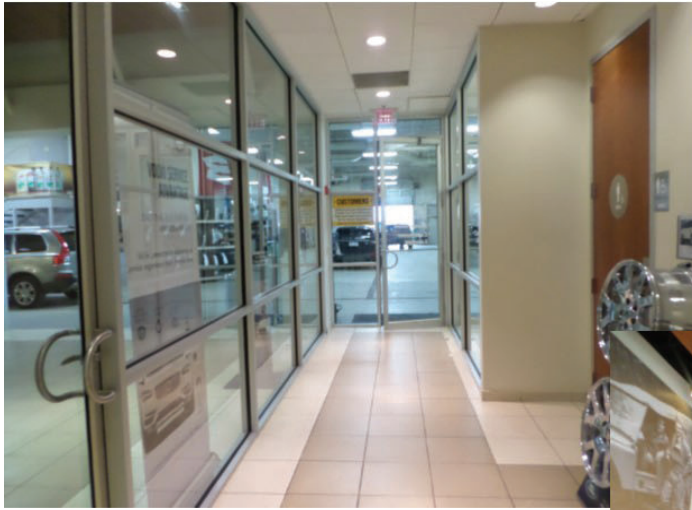
WI Registered Architect  
JRB  
Signature  
Date  
Seal

Sheet Title  
**FLOOR PLAN**  
Sheet No.  
P2.1

**SCANNED**



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# STATE OF WISCONSIN BROKER DISCLOSURE TO NON- RESIDENTIAL CUSTOMERS

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

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 Firm and its Agents 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 held by the Firm or its Agents.
- 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. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property 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

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm

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

and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

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 Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL

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

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## 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://www.doc.wi.gov/> 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