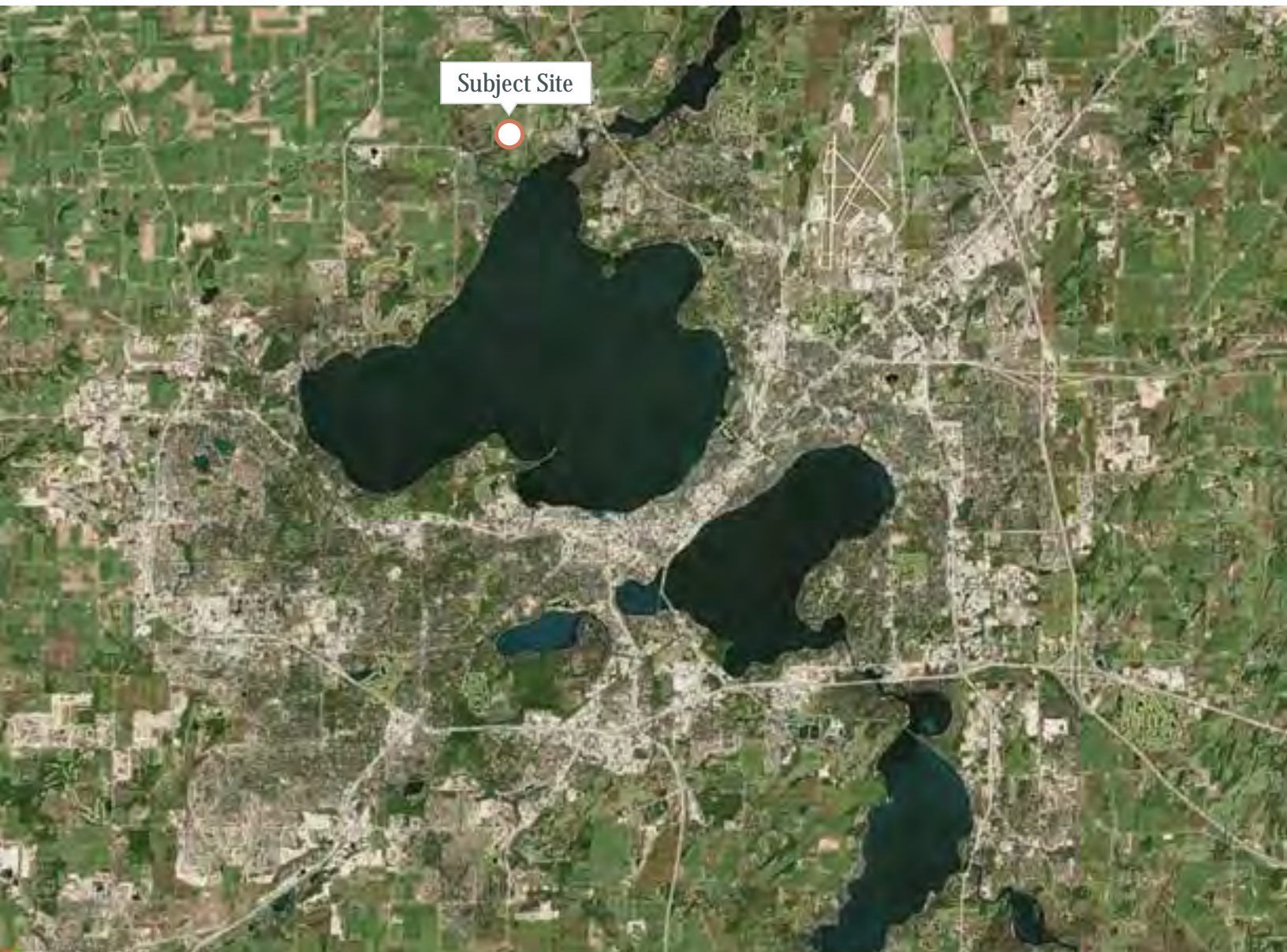


Westport, WI Development Parcel



Madison MSA Development Parcel

Property Info

Parcel Size 108.25 AC*

Price \$8,000,000

Zoning C1

Parcel Number(s)

066/0809-214-8540-9

066/0809-214-8790-7

Favorable Demographics

\$105,720

Average Household Income
within 5-minute drivetime radius

8,506

Businesses within a 15-minute
drivetime radius

58.4%

Of population within a 10-minute drivetime
radius has a Bachelor's degree or higher

64.7%

Owner-occupied and 31.1% renter-occupied
within 5-minute drivetime of the site



Desirable Westport location
between Middleton and Waunakee



Large assemblage with
flexibility on future land use



Water and sewer
lines nearby

* Approximately 42 AC are wetlands or 75' buffer surrounding wetlands. Usable acreage is estimated to be 66.25 AC. Buyer responsible for verification of usable land area.

For Sale

Outstanding
connectivity
to greater
Madison area

19

minute drive to
downtown Madison

13

minute drive to
downtown Middleton

9

minute drive to
downtown Waunakee



Parcels

Parcel		Total
Parcel Number	066/0809-214-8540-9 066/0809-214-8790-7	
Parcel Size (AC)	92.823 AC (4,068,236 SF) 15.427 AC (670,278 SF)	108.25 AC (4,738,514 SF)

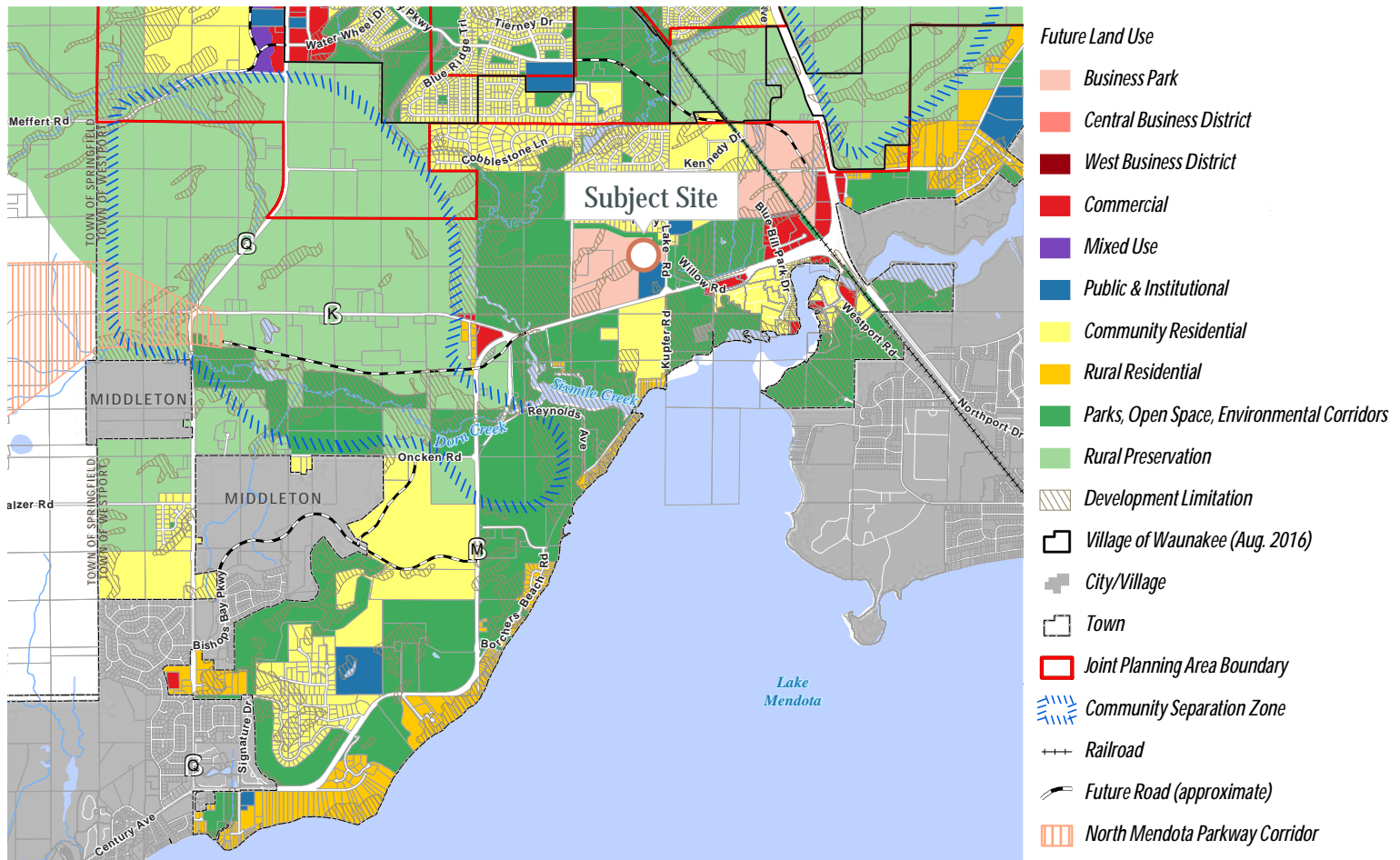


Future Land Use

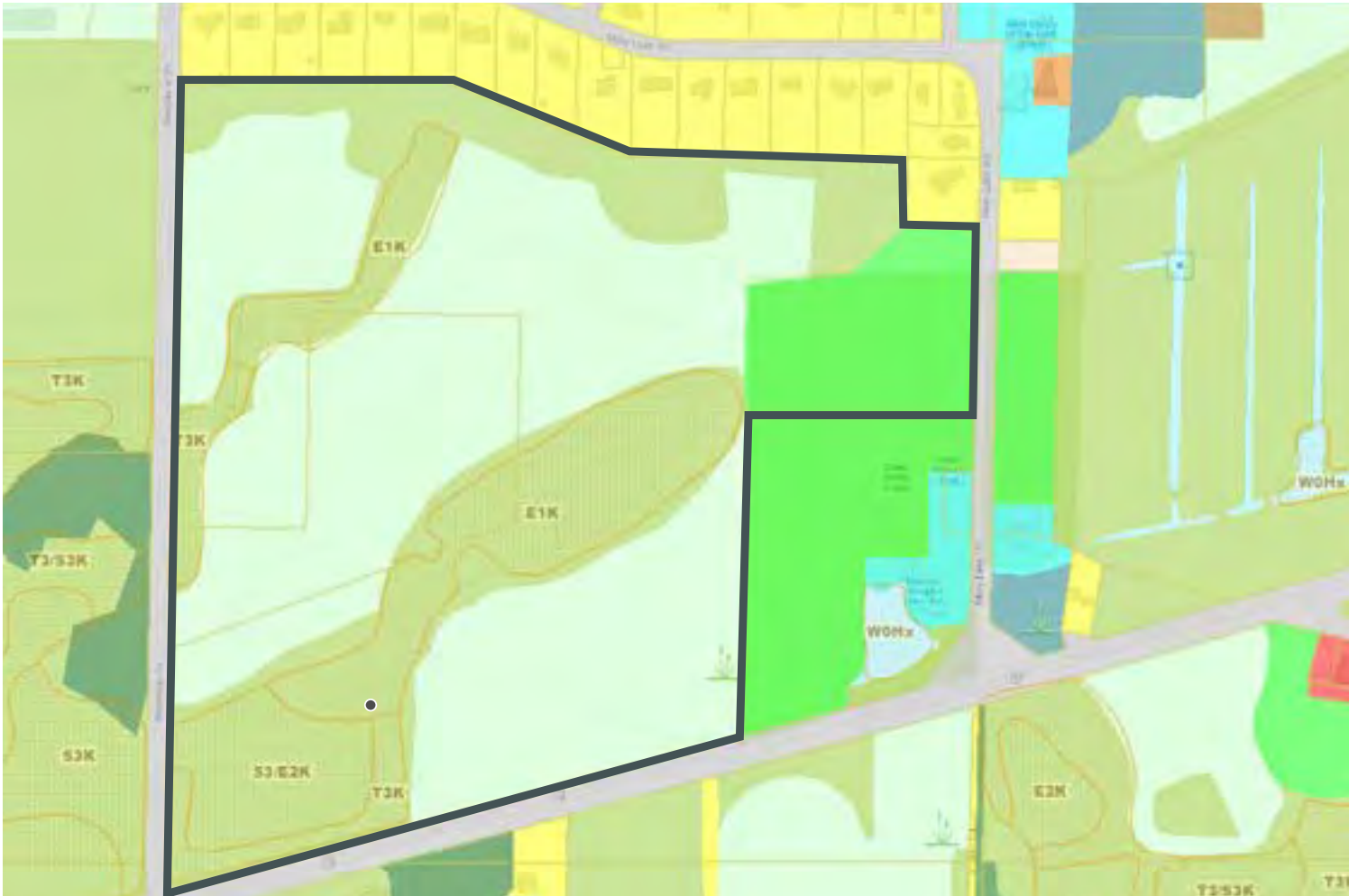
According to the 2017 Waunakee/Westport Joint Comprehensive Plan, the future land use is Business Park. In conversations with Town of Westport, other uses would be considered. A comprehensive plan proposing alternate uses would need to accompany any request.

For Business Park areas that will remain in the Town of Westport when developed (as mapped, these are north of Hwy M and west of Hwy 113), the following policies apply:

- The new use must not threaten the natural environment in any way as compared to residential development, including an increased risk of contamination to the air, soil, surface waters, or ground water; increased sound levels; or increased nighttime light levels.
- The new use should be compatible with existing adjacent uses, especially any residential uses. Buildings and sites should be designed to prevent noise, odors, exterior lighting, or traffic patterns that would be objectionable to existing adjacent uses.
- Prohibit any use that generates excessive traffic, does not create good paying jobs for local residents, uses dangerous or potentially hazardous types of processes, requires large amounts of raw material, generates significant amounts of waste products, utilizes or requires hazardous materials, generates excessive noise, or has the potential to negatively impact the natural and agricultural resources of the Town of Westport.



Wetlands Map



Dane County Mask

- Dane County Mask
- Parcels
- Wetland Class Areas

Wetland Class Points

- Dammed pond
- Excavated pond

- Filled/draind wetland
- Wetland too small to delineate
- Filled excavated pond

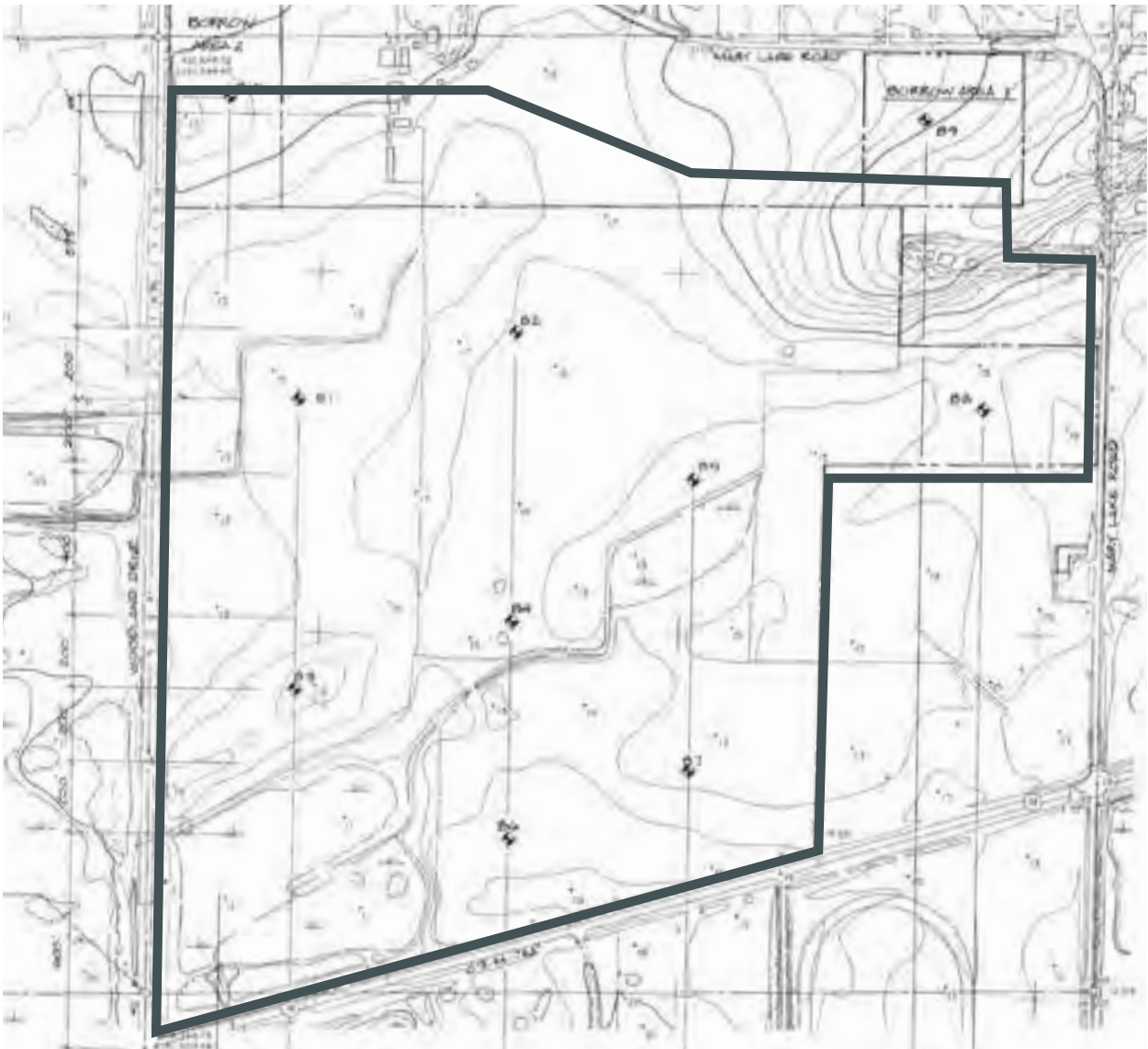
Filled Points

- Yes
- Wetland Class Areas

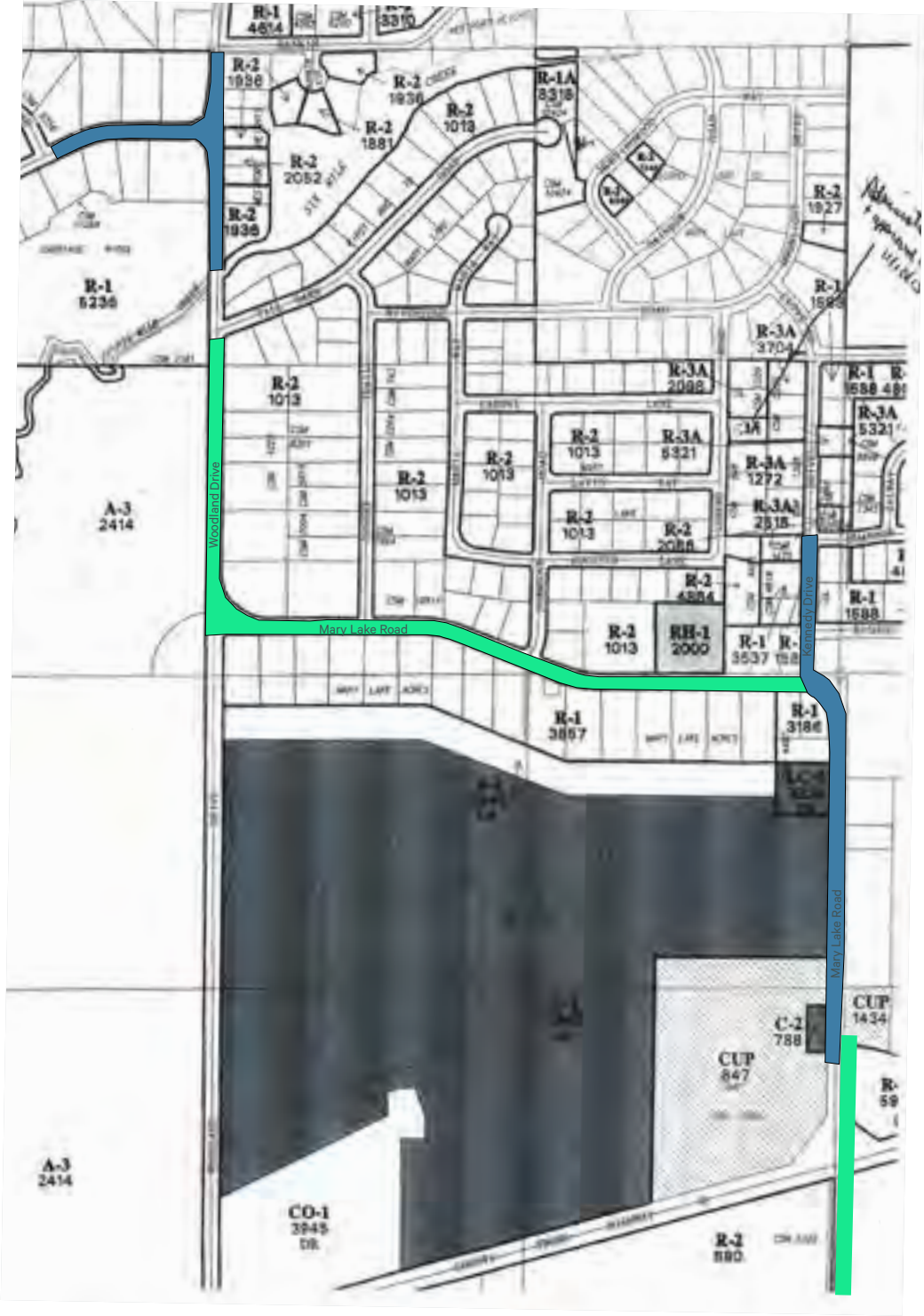
Filled Areas

- Y

Survey Map

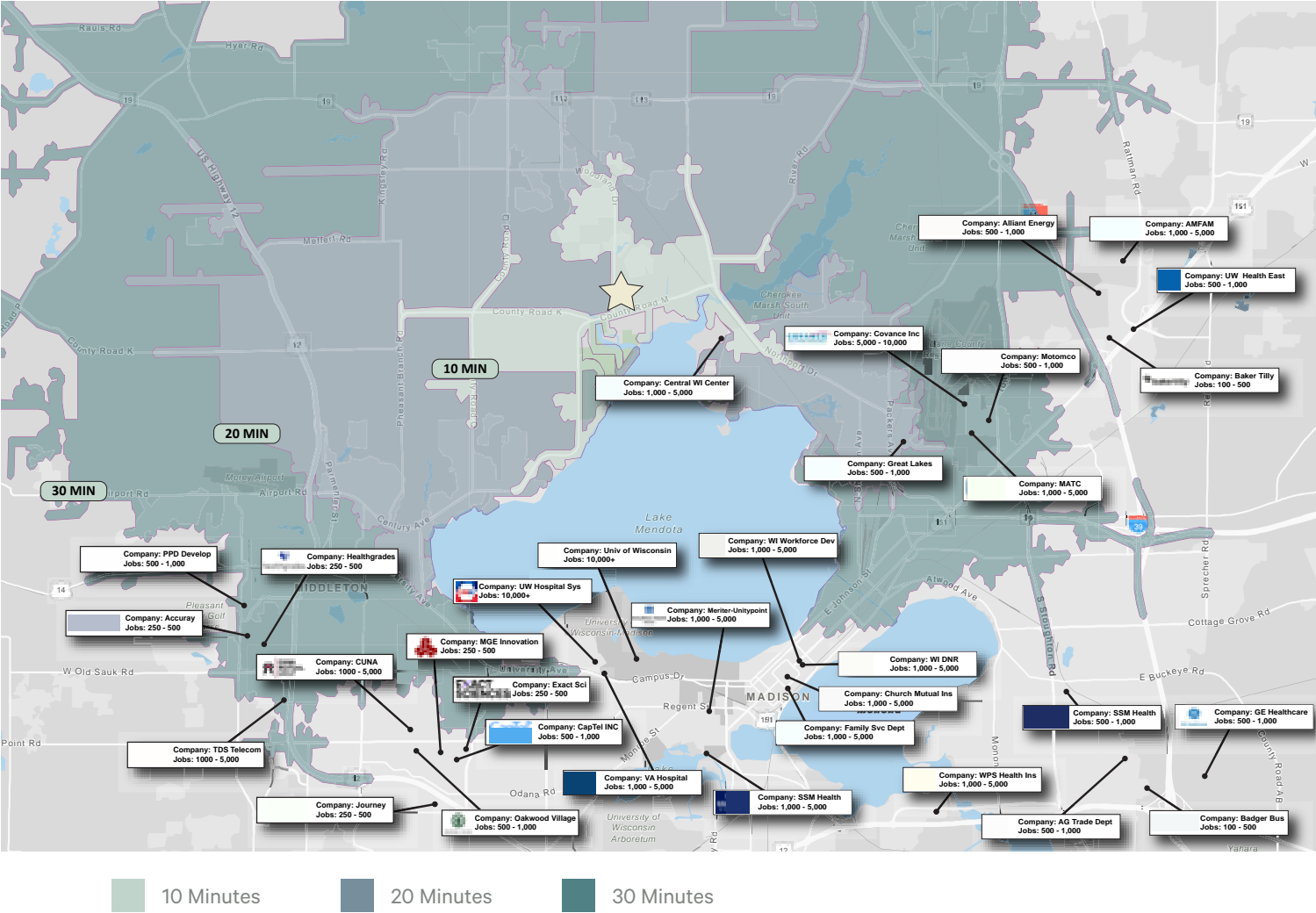


Utilities Map



- Sewer lines
- Water lines

Drive Time Map



Demographics

Population	5 Minutes		10 Minutes		15 Minutes	
2021 Population - Current Year Estimate	36,675		265,512		462,861	
2026 Population - Five Year Projection	38,854		284,017		495,829	
2010 Population - Census	32,988		231,997		401,340	
2000 Population - Census	29,935		212,964		348,257	
2010-2021 Annual Population Growth Rate	0.95%		1.21%		1.28%	
2021-2026 Annual Population Growth Rate	1.16%		1.36%		1.39%	
Households	5 Minutes		10 Minutes		15 Minutes	
2021 Households - Current Year Estimate	15,063		118,270		198,375	
2026 Households - Five Year Projection	15,982		127,178		213,337	
2010 Households - Census	13,441		101,987		170,196	
2000 Households - Census	11,945		91,087		144,550	
2010-2021 Annual Household Growth Rate	1.02%		1.33%		1.37%	
2021-2026 Annual Household Growth Rate	1.19%		1.46%		1.46%	
2021 Average Household Size	2.40		2.16		2.28	
Household Income	5 Minutes		10 Minutes		15 Minutes	
2021 Average Household Income	\$105,720		\$94,488		\$98,851	
2026 Average Household Income	\$118,106		\$105,254		\$110,023	
2021 Median Household Income	\$77,709		\$69,507		\$75,740	
2026 Median Household Income	\$86,803		\$78,133		\$83,335	
2021 Per Capita Income	\$43,675		\$41,942		\$42,446	
2026 Per Capita Income	\$48,852		\$46,928		\$47,413	
Household Units	5 Minutes		10 Minutes		15 Minutes	
2021 Housing Units	15,736		123,926		208,308	
2021 Vacant Housing Units	673	4.3%	5,656	4.6%	9,933	4.8%
2021 Occupied Housing Units	15,063	95.7%	118,270	95.4%	198,375	95.2%
2021 Owner Occupied Housing Units	10,175	64.7%	57,495	46.4%	105,678	50.7%
2021 Renter Occupied Housing Units	4,888	31.1%	60,775	49.0%	92,697	44.5%
Education	5 Minutes		10 Minutes		15 Minutes	
2021 Population 25 and Over	25,883		172,167		305,054	
HS and Associates Degrees	12,165	47.0%	65,485	38.0%	122,715	40.2%
Bachelor's Degree or Higher	12,672	49.0%	100,593	58.4%	171,124	56.1%
Place of Work	5 Minutes		10 Minutes		15 Minutes	
2021 Businesses	829		12,171		18,506	
2021 Employees	11,910		276,379		382,204	



Location Overview

WESTPORT

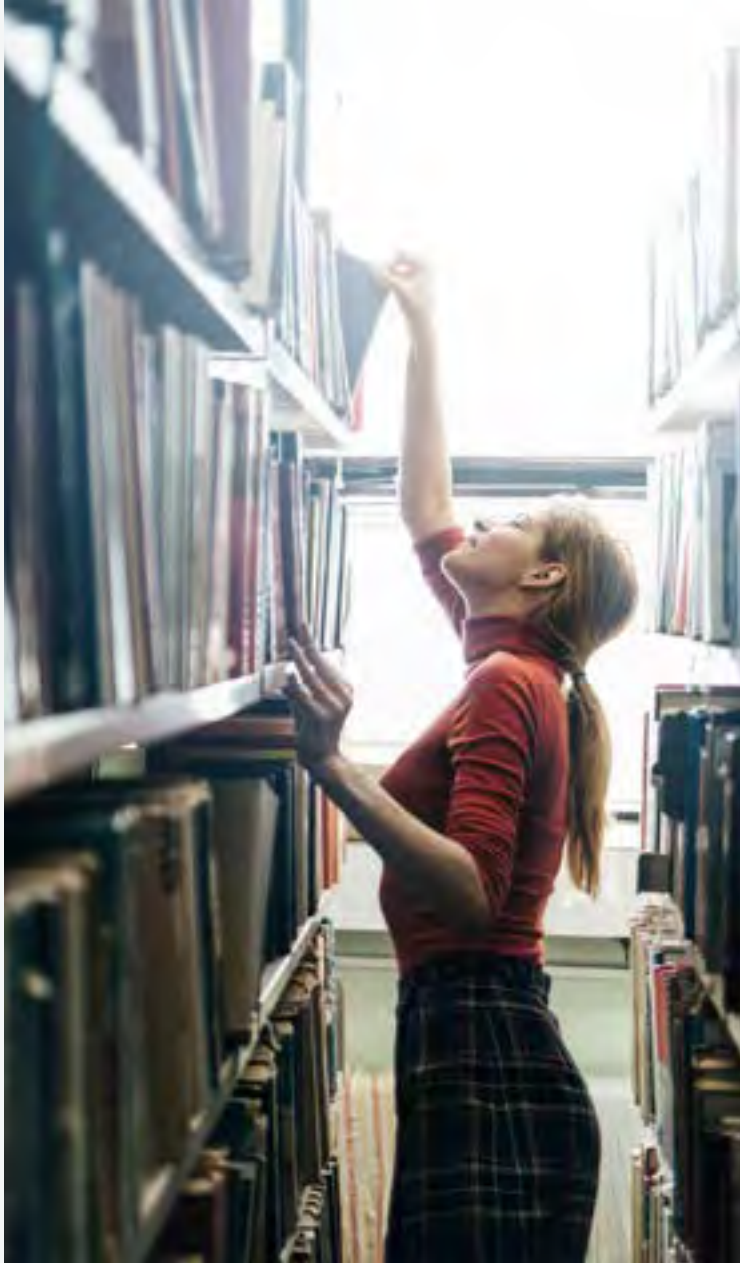
Westport is in Dane County and within the Madison MSA. It is located between the affluent suburbs of Middleton and Waunakee. The Subject site and surrounding area has a high standard of living as compared to Wisconsin as a whole. Within a 5-minute drive of the site, 50.3% of households earn more than \$100,000 as compared with 37.6% in Dane County and 28.4% in Wisconsin overall. The average value of owner-occupied homes within a 5-minute drive of the site is \$410,214. Dane County's average home value is \$340,981 and the State of Wisconsin averages \$254,766.

Education & Education System

Westport is highly educated and within a 5-minute drive of the Subject site, has **55.7%** of its population holding a Bachelor’s Degree or higher. This is higher than Dane County at **53.6%** and far exceeds the overall State of Wisconsin rate of **32%** of its population holding a Bachelor’s Degree or higher.

Education	5 Minutes	Dane County	Wisconsin
2021 Population 25 and Over	5,680	373,572	4,114,858
Less than 9th Grade	49	5,011	96,864
9-12th Grade - No Diploma	154	8,670	188,616
High School Diploma	767	56,468	1,100,070
GED or Alternative Credential	89	7,800	146,215
Some College - No Degree	896	59,506	814,896
Associate`s Degree	558	35,938	450,355
Bachelor`s Degree	1,905	120,350	873,726
Graduate or Professional Degree	1,262	79,829	444,116





Higher Education

Residents may take advantage of additional higher education opportunities in Dane County which is home to several colleges and universities. Together, these four higher education institutions offer a wide variety of undergraduate and graduate programs. Most notably, UW-Madison is the #14 best public college by U.S. News with 45,540 students enrolled in 2020. It boasts a \$3.18 billion annual budget and is in the NCAA Division 1 Big Ten Conference.

- + University of Wisconsin-Madison
- + Madison College
(formerly Madison Area Technical College)
- + Edgewood College
- + Herzing University



Waunakee School District

The site is served by Waunakee School District. The Waunakee School District includes seven schools including a 4-year-old kindergarten, three elementary schools, two intermediate/middle schools, and one high school.

- + 4-Year-Old Kindergarten (4K)
- + Arboretum Elementary
- + Heritage Elementary
- + Prairie Elementary
- + Waunakee Intermediate School
- + Waunakee Community Middle School
- + Waunakee Community High School

Household Income

Household Income	5 Minutes	Dane County	Wisconsin
2021 Households	3,753	236,100	2,404,099
Under \$15,000	178	15,860	200,276
\$15,000-\$24,999	218	14,155	200,191
\$25,000-\$34,999	159	17,198	207,701
\$35,000-\$49,999	293	25,203	313,624w
\$50,000-\$74,999	599	41,109	456,019
\$75,000-\$99,999	418	33,849	341,825
\$100,000-\$149,999	848	47,801	407,333
\$150,000-\$199,999	423	19,390	149,866
\$200,000 +	617	21,535	127,264

In 2021, the median household income for the area surrounding the Subject site was more than **\$37,000 higher** than that of the State of Wisconsin. Within a 5-minute drive of the site, the median household income is **\$100,400** as compared with \$77,500 in Dane County. The State of Wisconsin's average household income is \$63,000.



Employment Sectors

Of the 4,168 citizens within a 5-minute drive of the Subject site who were employed in 2021, approximately **15%** had management occupations. Healthcare professionals make up **11.1%** of residents and **11.5%** are Sales professionals. On average, all three of these industries are represented more heavily in the immediate area than in Dane County or the State of Wisconsin.

Occupation	5 Minutes	Dane County	Wisconsin
2021 Employed Civilian Population 16+	4,168	312,615	3,024,851
Management	631	40,728	340,470
Business and Financial	354	23,978	181,590
Computer and Mathematical	140	26,215	103,393
Architecture and Engineering	152	7,262	61,766
Life, Physical and Social Science	116	10,709	34,406
Community and Social Service	44	5,693	56,080
Legal	49	3,437	21,577
Education, Training and Library	249	25,695	175,624
Arts, Design and Entertainment, Sports and Media	100	7,881	48,884
Healthcare Practitioner and Technical	462	25,343	213,699
Healthcare Support	101	9,595	115,070
Protective Service	112	4,041	47,568
Food Preparation and Serving Related	100	12,819	123,525
Building and Grounds Cleaning and Maintenance	102	7,477	86,723
Personal Care and Service	34	4,154	48,620
Sales and Related	481	23,893	250,983
Office and Administrative Support	408	31,773	340,114
Farming and Fishing and Forestry	15	972	23,363
Construction and Extraction	119	9,535	137,027
Installation, Maintenance and Repair	50	5,519	92,663
Production	171	11,514	271,426
Transportation and Material Moving	174	14,382	250,280

Madison MSA Development Parcel

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective 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 the 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 prove 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 of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & 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(I) 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 by law, or 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.

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 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 to 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. <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 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.

