

Offering Memorandum



Industrial Redevelopment
333 Portland Road
Waterloo WI 53594



Table of Contents



Property Summary	1
Property Description	2
Potential Layouts	3
Additional Maps	6
Location Maps	7
Demographics	8

EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Waterloo, Wisconsin ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

Ben Filkouski | Partner, Broker

Ben.Filkouski@madisoncommercialre.com

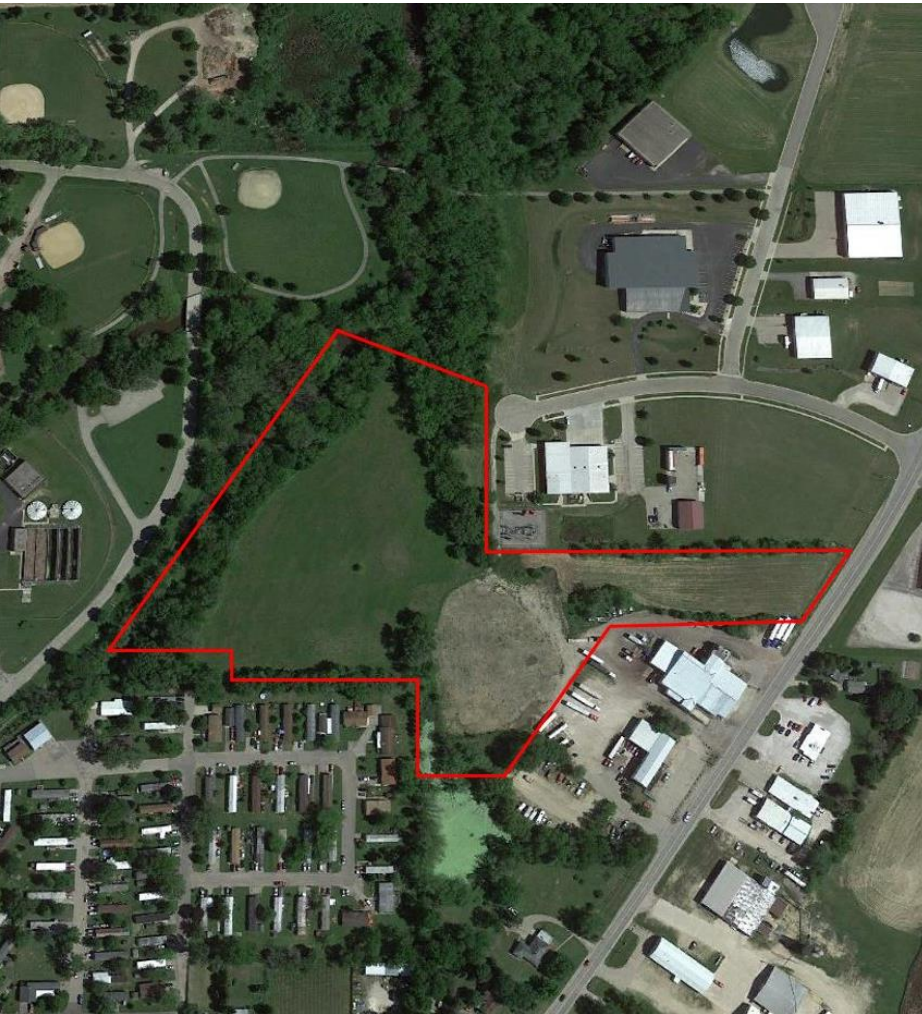
608-333-7734

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Property Summary

333 Portland Road, Waterloo, WI 53594



Property Summary

No-cost acquisition for the entire parcel or \$8,500/per acre for smaller parcels. No-cost acquisition Co-Broke commission 5% of the appraised value of the land or 1.5% of the appraised value of the completed construction project, whichever is greater.

Property Highlights

Tax Incremental Financing available (contact Broker for more information). Phase 1 & Phase 2 ESA, January 2019. DNR Approval, June 2019. Geotechnical Report, July 2019. Proposed access from Industrial Lane & Hendricks Street.

Recent TIF Project:

Ab E Discovery

TID No. 3

TIF Award \$1,09,437

\$3.5 million industrial development



Location Overview

The City of Waterloo is located in Jefferson County and provides small-town lifestyle without sacrificing modern amenities along with affordable housing, moderate taxes, high quality schools and low crime rates. The City takes advantage of being near the Dane County labor market but provides better cost-of-living.

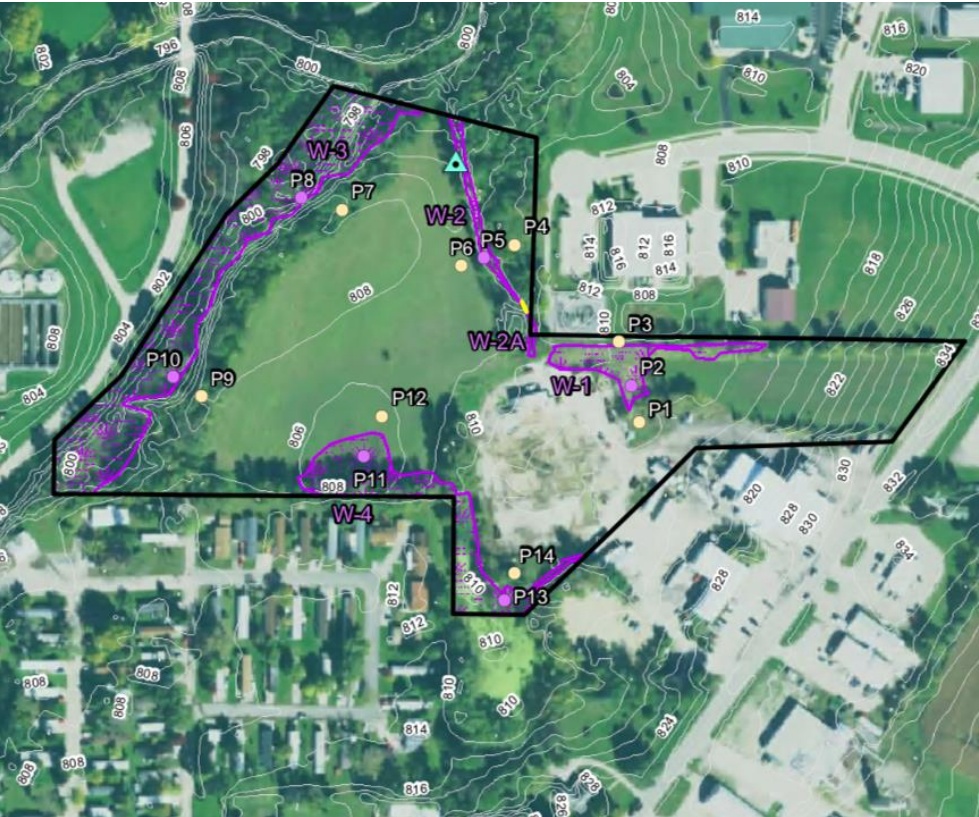
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Property Description

333 Portland Road, Waterloo WI 53594



Site Description

Land Area	1.54 acres up to 13.9 acres
Wetlands	± 3.19 acres
Zoning	Industrial
Electrical Service	5,000 KVA available with on-site substation (Waterloo has partnered with WPPI, a non-profit electric utility provider, to offer lower electricity rates)
Water Service	10" service with 60 psi
Sewage Service	10" service available
Gas Service	3" steel gas main with 60 psi: potential to expand to 6" steel gas main

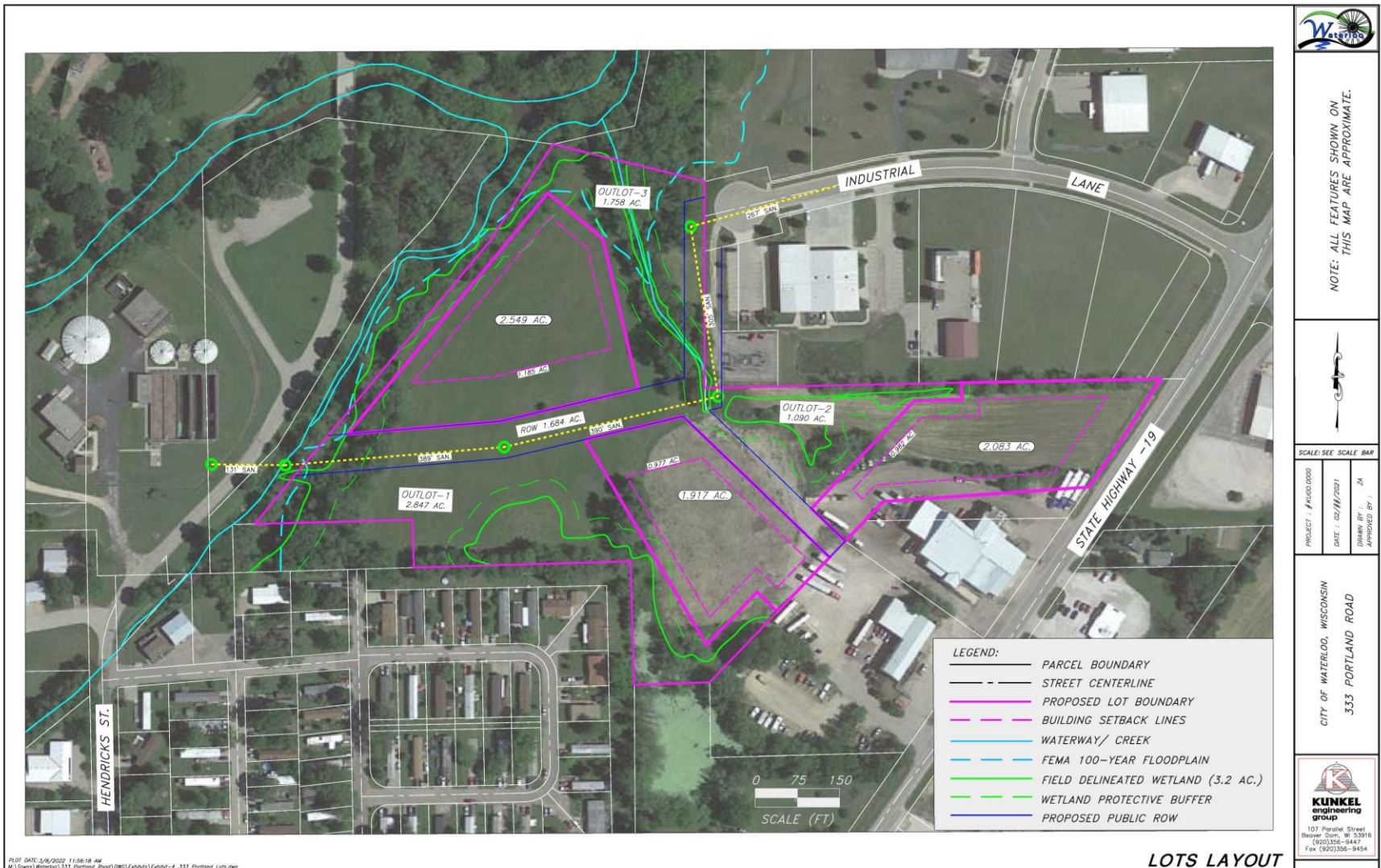
Potential Layout 1 – Entire Parcel

333 Portland Road, Waterloo WI 53594



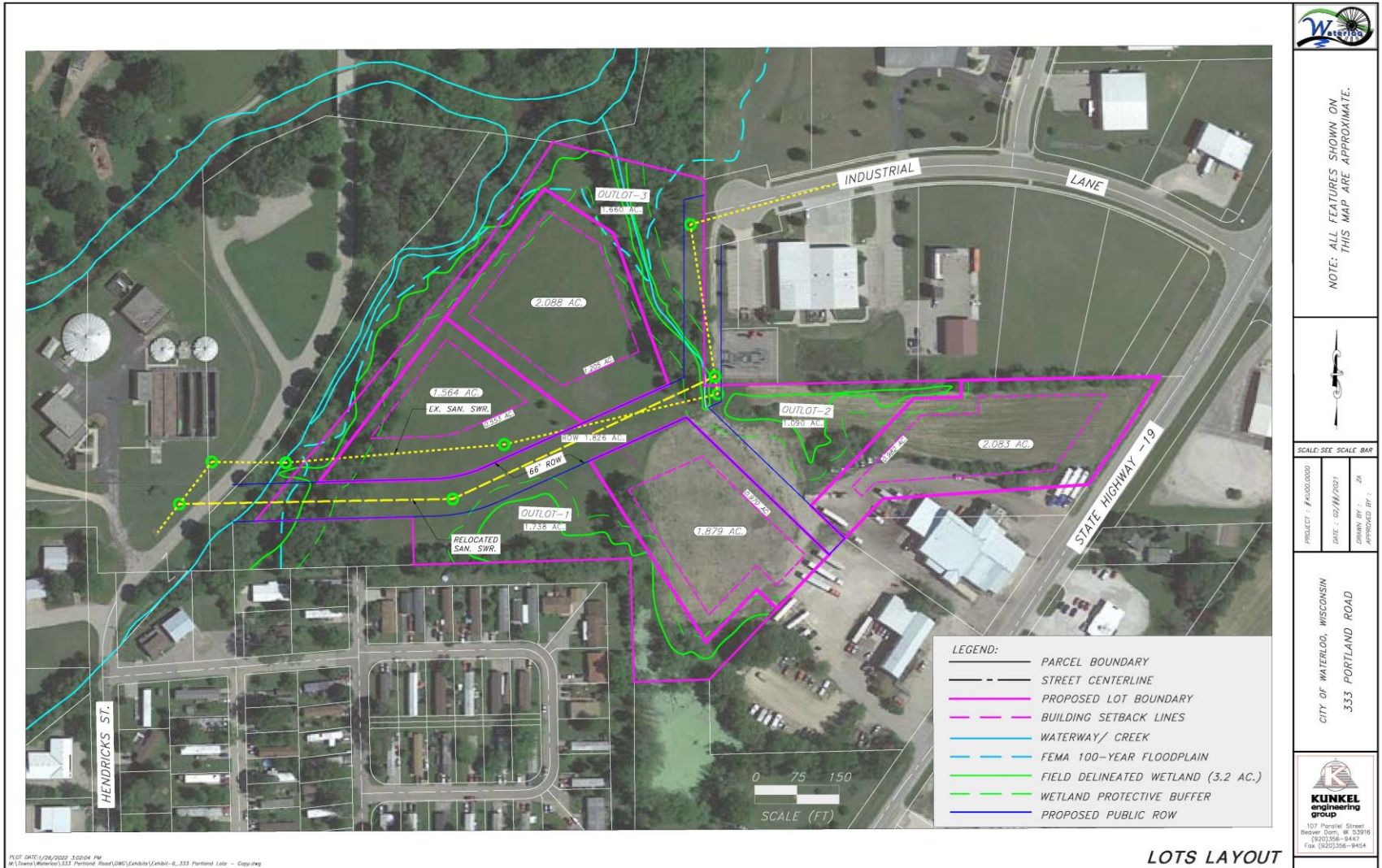
Potential Layout 2 – Three Parcels

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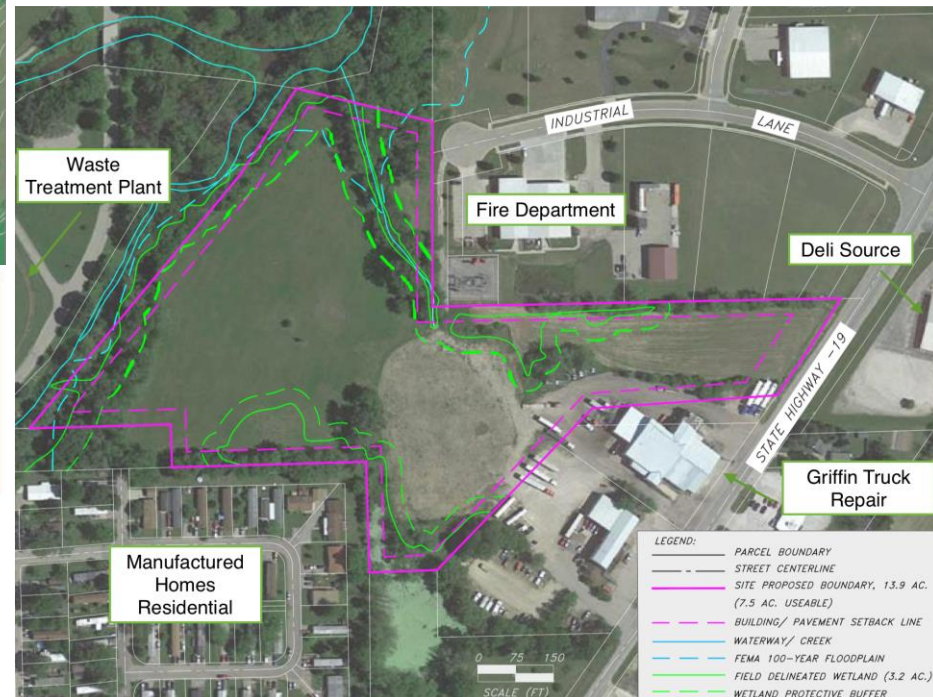
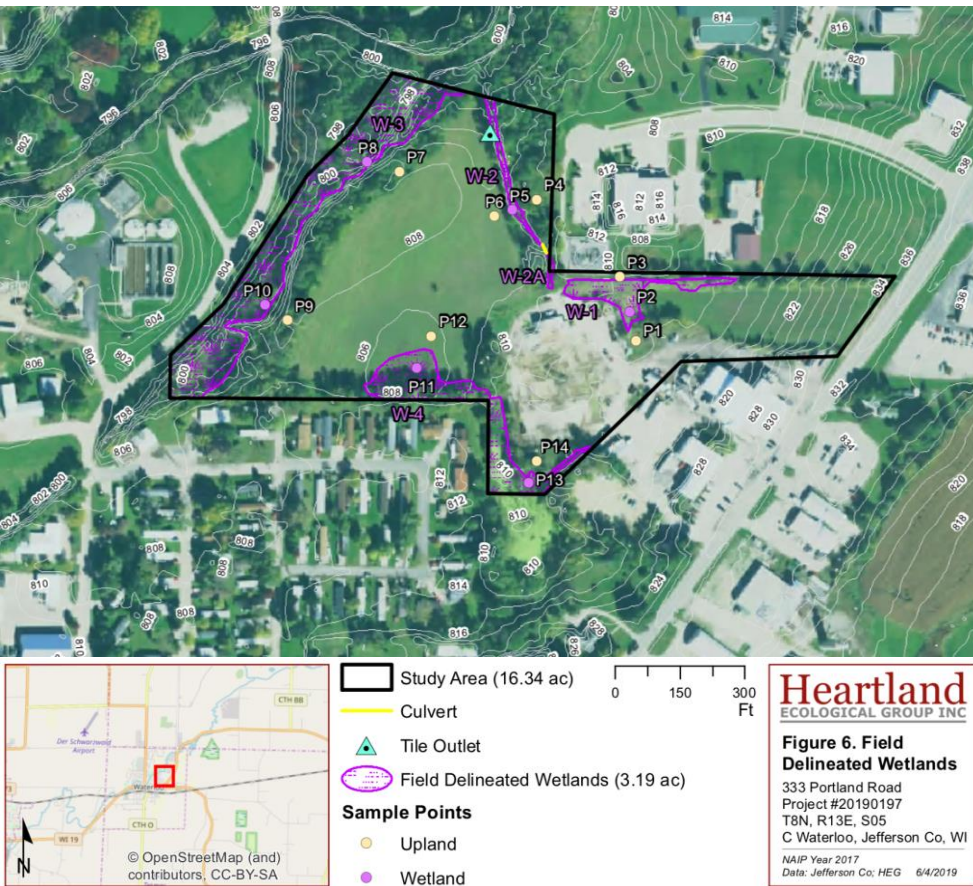
Potential Layout 2 – Four Parcels

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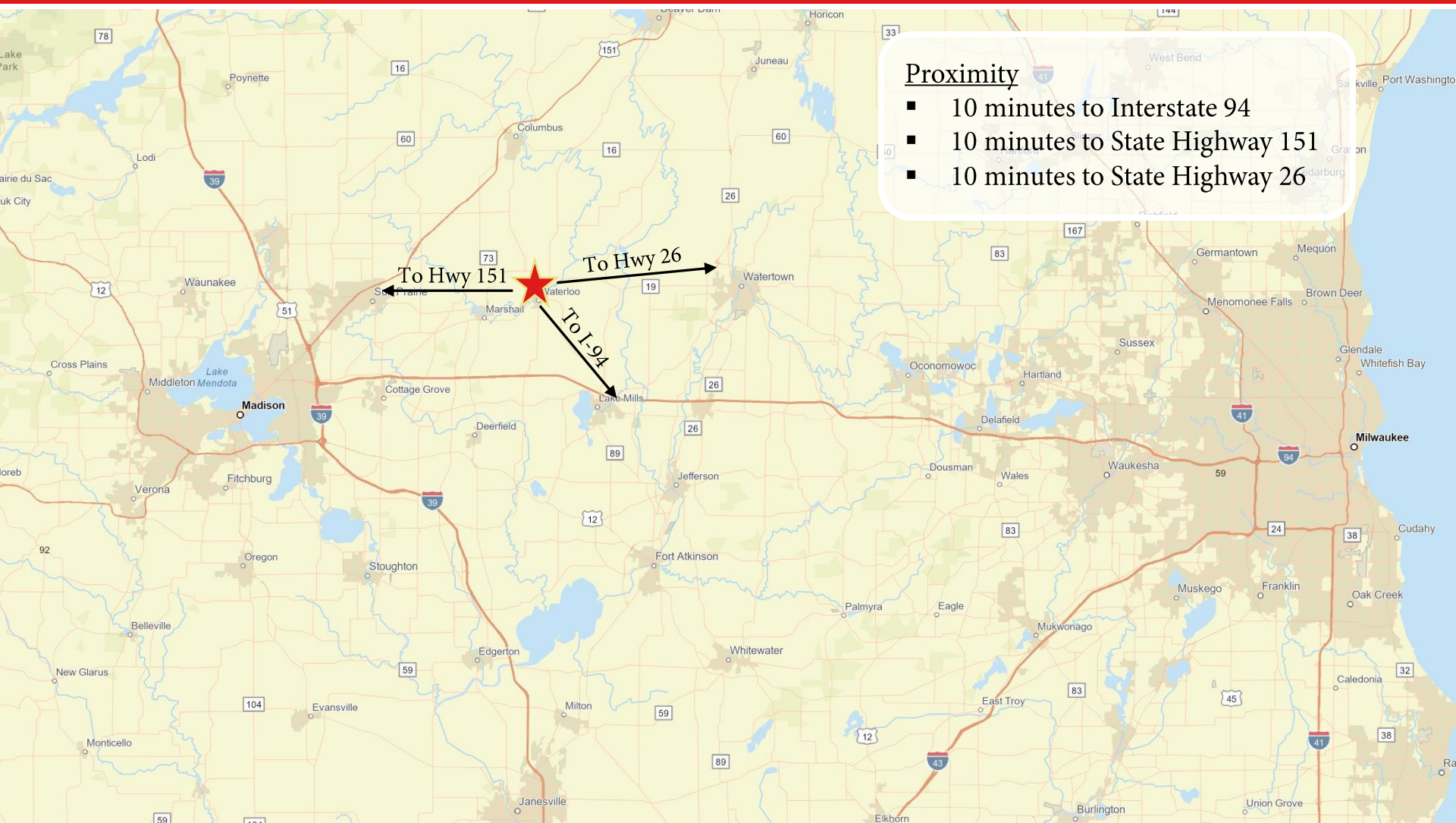
Additional Maps

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Location Map

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Proximity

- 10 minutes to Interstate 94
- 10 minutes to State Highway 151
- 10 minutes to State Highway 26

Location Map

333 Portland Road, Waterloo WI 53594



	2021			2026		
	3 Mile	5 Mile	10 Mile	3 Mile	5 Mile	10 Mile
Population	4,384	9,724	26,158	4,462	10,018	26,984
Households	1,782	3,765	10,424	1,823	3,889	10,792
Families	1,186	2,644	7,223	1,208	2,722	7,451
Avg Household Size	2.45	2.58	2.50	2.44	2.57	2.49
Owner Occupied	1,369	2,923	8,029	1,424	3,074	8,443
Renter Occupied	413	842	2,395	399	815	2,349
Median Age	40.5	39.7	41.5	40.2	39.6	41.8
	2020			2025		
	3 Mile	5 Mile	10 Mile	3 Mile	5 Mile	10 Mile
Median HH Income	\$81,197	\$79,156	\$79,652	\$86,561	\$84,654	\$85,776
Average HH Income	\$88,522	\$90,141	\$94,339	\$98,815	\$101,373	\$105,204
Per Capital Income	\$35,765	\$34,963	\$37,492	\$40,130	\$39,421	\$41,959