

Lot 77 - Residential Land  
4133 Bear Tree Parkway  
DEFOREST, WI 53532

9.3 Acres  
Zoned - RM-3  
Single or Multiple Family  
Development Site  
FOR SALE - \$1,500,000



**CHRIS CAULUM, CCIM, SIOR**  
Vice President of Commercial Brokerage  
(608) 443-1040  
ccaalum@oakbrookcorp.com

**BRYANT MEYER, CCIM**  
Broker Associate  
(608) 443-1004  
bmeyer@oakbrookcorp.com

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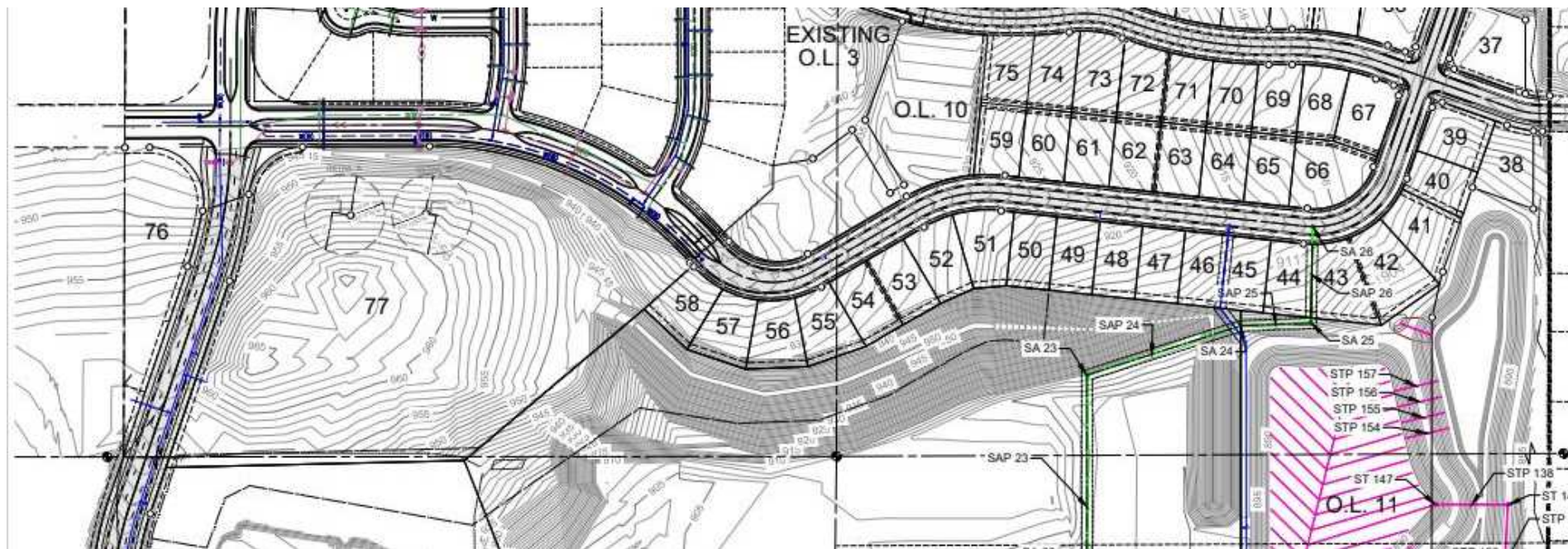
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Vice President of Commercial Brokerage  
(608) 443-1040  
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bmeyer@oakbrookcorp.com

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**Property Summary**

Access:	Western & Northern
Address:	4133 Bear Tree Parkway
Building Name:	Lot 77 - Residential Land
County:	Dane
Cross Streets:	Pederson Crossing Blvd & Bear Tree Parkway
Drainage:	High Point is Center of Site
Lot Size:	9.34 Acres
Permitted Uses:	Single Family - Multiple Family Dwelling
Price:	\$1,500,000
Signal Intersection:	4-Way Stop
Zoning:	RM-3

**Property Overview**

Residentially Zoned Site prepped for a developer to build up to 72 units of two-family and/or multiple-family housing.

**Location Overview**

Well located with ease of access from Cty Rd 19 and Hwy 51. The property is bordered by single-family development to the north, vacant land to the west, single-family to the east, and Hooper Corp. to the south. The site is located to the south of Bear Tree Farms a 22-acre housing development that includes a community park, complete with a splash pad, tennis/basketball court, pickle ball court, and multiple playgrounds.

# PROPERTY PHOTOS

Lot 77 - Residential Land  
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# DUPLEX - CONCEPT PLAN

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# QUAD - CONCEPT PLAN

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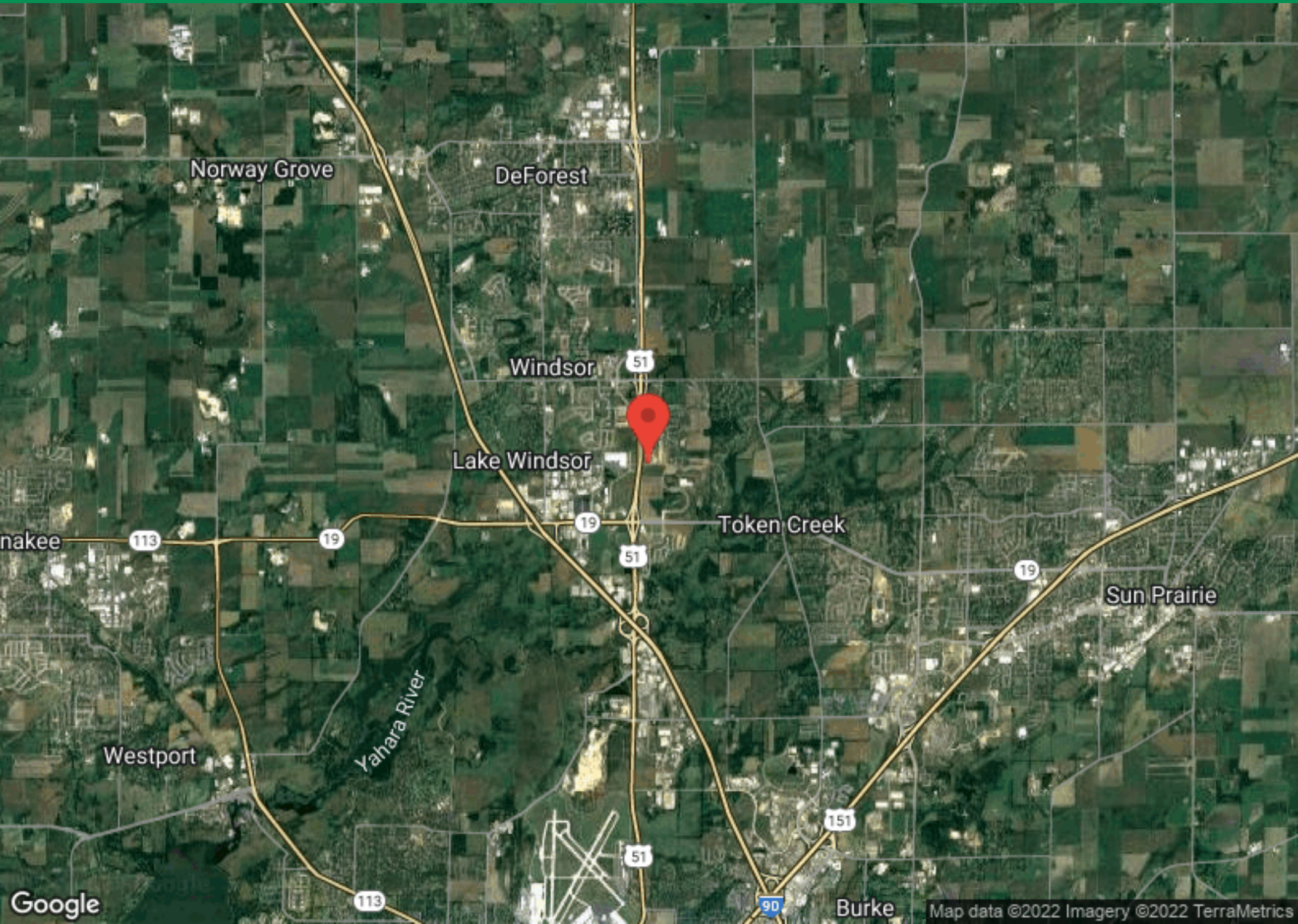
# AERIAL MAP

Lot 77 - Residential Land  
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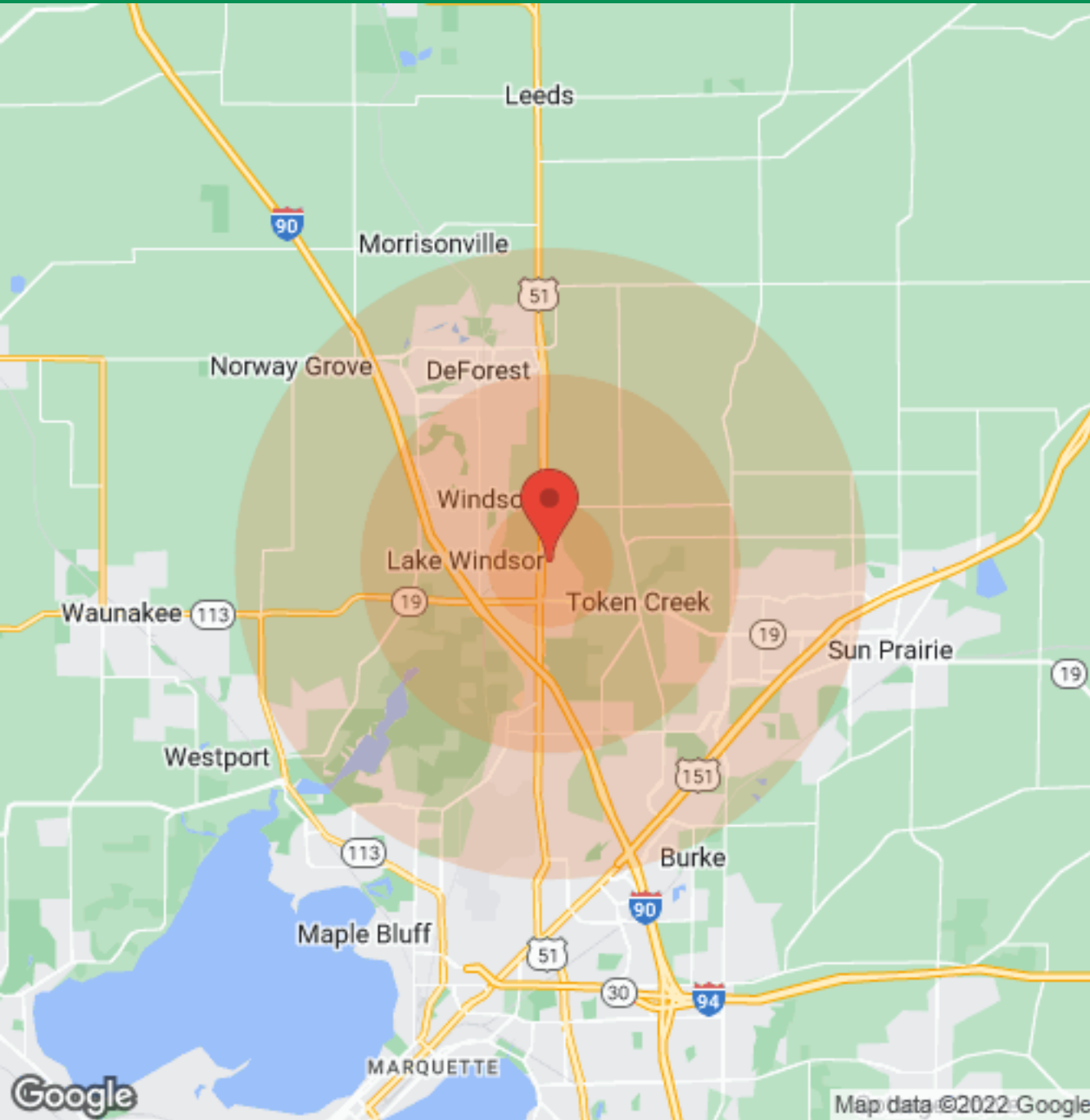
# REGIONAL MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,673	29,302
Female	N/A	8,081	28,980
Total Population	N/A	15,754	58,282

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	3,220	11,430
Ages 15-24	N/A	2,311	8,391
Ages 55-64	N/A	2,071	7,357
Ages 65+	N/A	2,676	8,707

Race	1 Mile	3 Miles	5 Miles
White	N/A	14,766	52,307
Black	N/A	365	2,401
Am In/AK Nat	N/A	2	22
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	260	2,236
Multi-Racial	N/A	530	3,814

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$70,772	\$63,830
< \$15,000	N/A	131	1,390
\$15,000-\$24,999	N/A	300	1,513
\$25,000-\$34,999	N/A	409	2,123
\$35,000-\$49,999	N/A	717	2,991
\$50,000-\$74,999	N/A	1,426	4,715
\$75,000-\$99,999	N/A	1,103	4,104
\$10,000-\$149,999	N/A	1,506	4,337
\$150,000-\$199,999	N/A	274	1,155
> \$200,000	N/A	135	690

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,107	24,037
Occupied	N/A	5,883	22,857
Owner Occupied	N/A	4,286	15,472
Renter Occupied	N/A	1,597	7,385
Vacant	N/A	224	1,180

WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road, Madison, WI 53704

Oakbrook Corporation  
Effective July 1, 2016

**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.  
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.  
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:  
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).  
30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (insert information you authorize to be disclosed, such as financial qualification information.)

**DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wis.gov> or by telephone at 608-240-5830.

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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