

Offering Memorandum

125 Resort Drive
Johnson Creek, WI 53038



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EXCLUSIVE AGENT

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

DESIGNATED AGENT

The designated agent for the Owner is:

Mike Herl | Managing Broker, Partner
Mike.herl@madisoncommercialre.com
608-212-4623

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Property Summary

125 Resort Drive, Johnson Creek, WI 53038



Property Summary

Fully approved 55+ condo community that can accommodate up to 30 condo units as Option one. Option two: 16 condo units with a two-story CBRF/Assisted living building with additional employee parking. Retention pond already in place.

Property Highlights

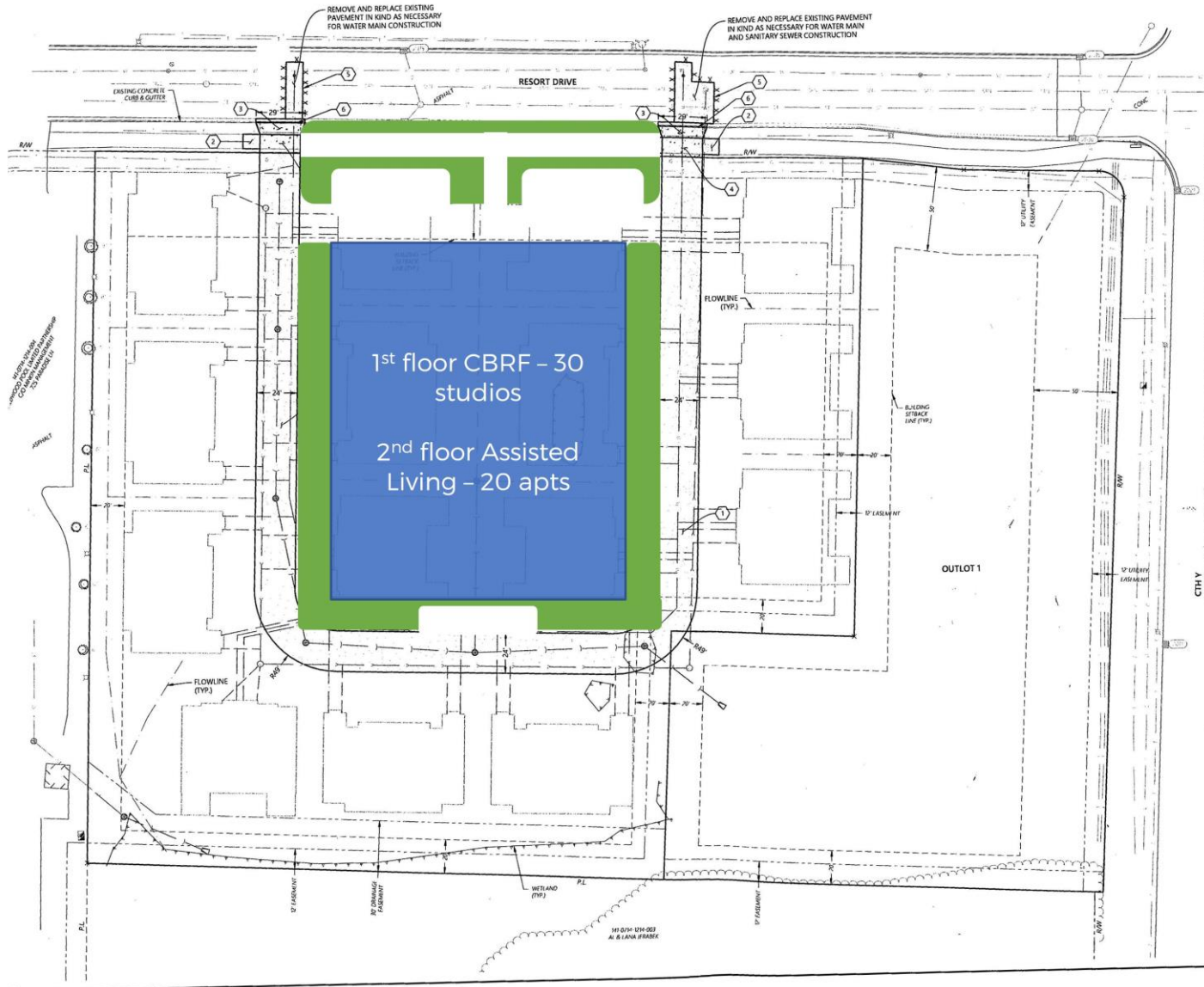
Site Size	5.935 acres
Parcel Number	141-0714-1214-008
Zoning	PB – Planned Business
Asking Price	\$1,500,000 – entire project with infrastructure Call for unimproved price
Individual Lots	\$125,000/each Units 13-18 \$110,000/each Units 7-12 \$100,000/each Units 1-6, 19-30

Location Overview

The Village of Johnson Creek located in Jefferson County and nestled up against the Rock River. The Village is known as the “Crossroads With A Future” and is the fastest-growing community in Jefferson County. Located between Madison and Milwaukee to the east & west and Oshkosh and the Illinois boarder to the north & south along Interstate 94 and State Highway 26.

125 Resort Drive, Johnson Creek, WI 53038

MADISON
COMMERCIAL REAL ESTATE
LLC



Renderings

125 Resort Drive, Johnson Creek, WI 53038



Renderings

125 Resort Drive, Johnson Creek, WI 53038



Elevations

125 Resort Drive, Johnson Creek, WI 53038



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

1 Story Farmhouse Duplex - 2 Car Garage - Basement

Date: 05/13/22

Elevations

125 Resort Drive, Johnson Creek, WI 53038



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



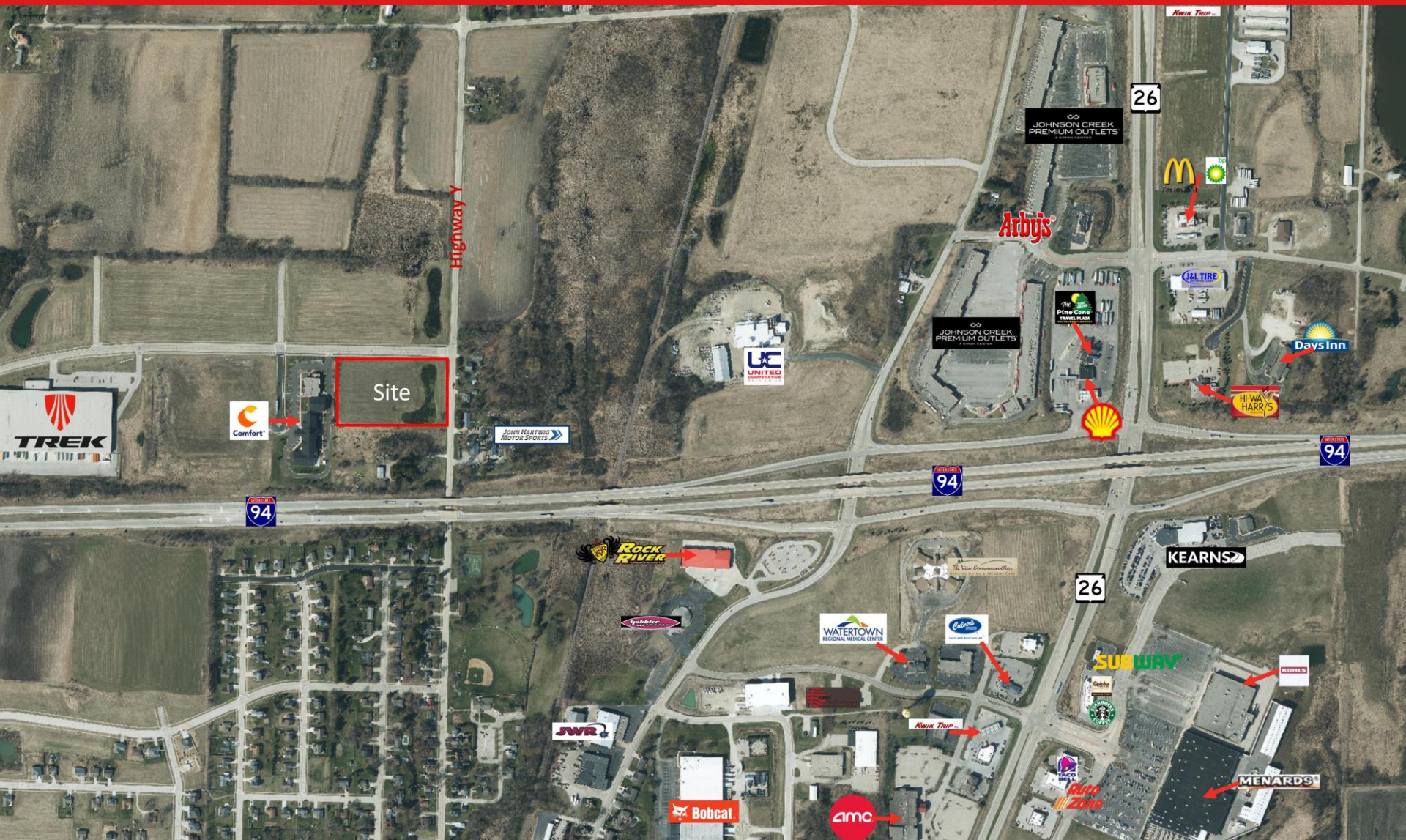
REAR ELEVATION

2 Story Farmhouse Duplex - 2 Car Garage - Basement

Date: 05/13/22

Aerial

125 Resort Drive, Johnson Creek, WI 53038



Mike Herl | Managing Broker, Partner

608-212-4623

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Location Map

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Demographics

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	2022			2027		
	3 Mile	5 Mile	10 Mile	3 Mile	5 Mile	10 Mile
Population	4,508	7,258	55,359	4,589	7,371	55,527
Households	1,727	2,824	22,381	1,775	2,889	22,586
Families	1,194	1,963	14,795	1,222	2,002	14,889
Avg Household Size	2.58	2.55	2.42	2.56	2.53	2.41
Owner Occupied	1,409	2,322	16,113	1,459	2,396	16,490
Renter Occupied	318	502	6,268	315	493	6,095
Median Age	38.9	40.6	40.5	40.3	41.7	41.1
	2020			2025		
	3 Mile	5 Mile	10 Mile	3 Mile	5 Mile	10 Mile
Median HH Income	\$98,756	\$96,847	\$77,375	\$110,139	\$108,938	\$90,809
Average HH Income	\$112,868	\$112,528	\$97,329	\$133,186	\$131,225	\$111,238
Per Capita Income	\$44,317	\$44,653	\$39,444	\$52,734	\$52,411	\$45,356