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LIBERTY PARK - DEVELOPMENT LAND
Verona, WI

Oakbrook
Integrated Real Estate Services

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

KATIE WEST
Broker, Associate
(608) 443-1023
kwest@oakbrookcorp.com

PROPERTY SUMMARY

Liberty Park - Verona, WI

Property Overview

130-acre privately-owned park fronts US Hwy 151, which connects to US Highways 12/18, then to I-90/39/94 to the east of Madison.

Inspired by the classic sophistication and elegance of Italian and Spanish architectural designs, the park features an upscale hotel, retail amenities, and elite businesses.

Location Overview

Conveniently located 10 miles outside of downtown Madison, Liberty Business Park is pioneering the "live-work-play" lifestyle. The park is situated in a nature-friendly yet urban area that covers 253 acres. Just 2 miles from Badger State Trail, 8 miles from University Research Park, and 4 miles from Epic Systems Headquarters, LBP is easily accessible.

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

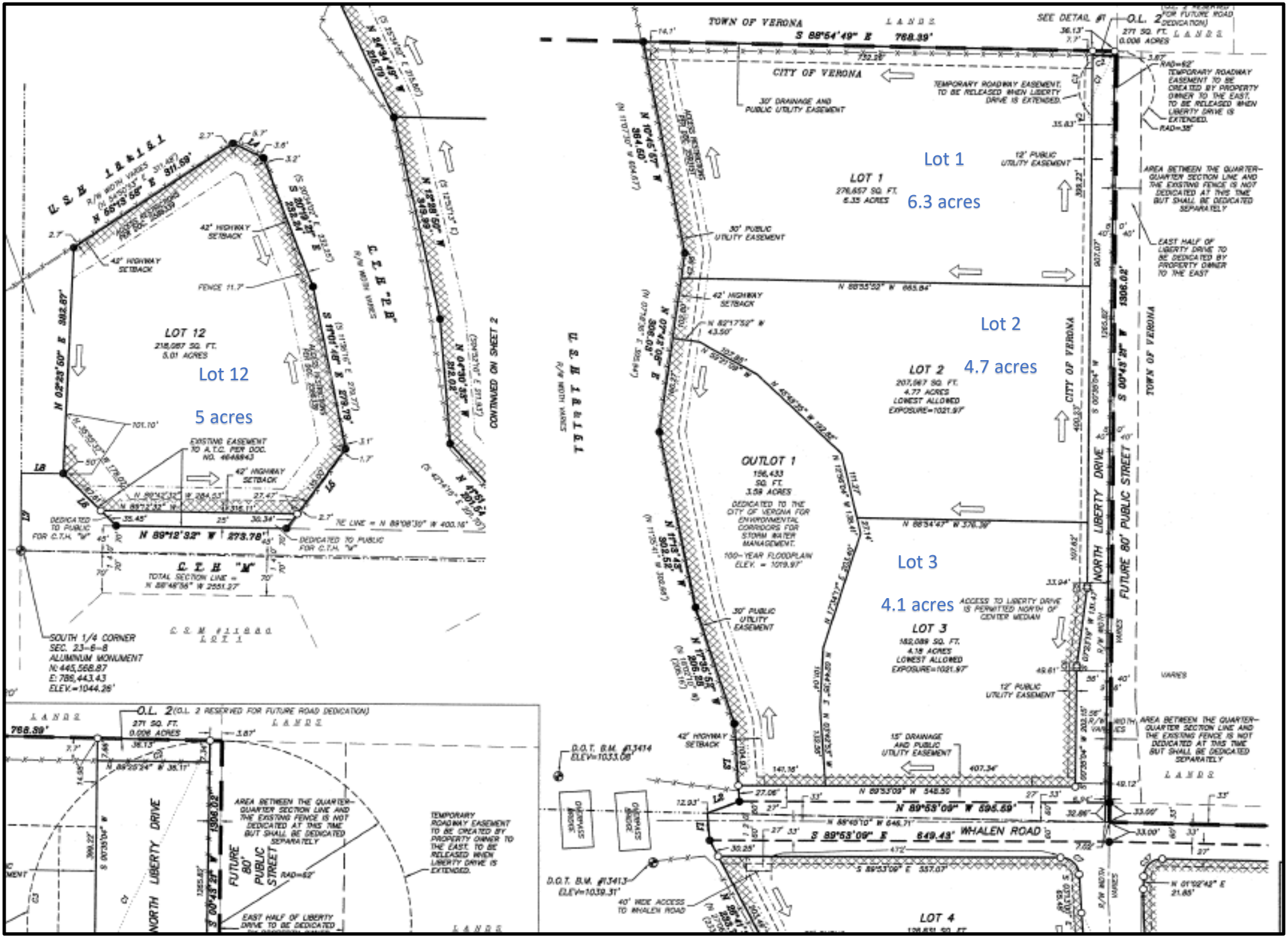
NEARBY BUSINESS & DEVELOPMENT

Nearby businesses include the Hyatt Place Hotel, Sugar River Pizza Company, Wisconsin Brewing Company, Kwik Trip, CrossFit Adept, North and South Seafood Smokehouse, El Charro Mexican Restaurant, and the beautiful new Palestrina Event Center. Rapidly Growing Area –Costco coming soon, plus new multifamily/residential/senior housing developments planned in the surrounding areas. Hyatt Hotel offers luxury meeting spaces for park tenants. Arrowhead Pharmaceuticals new Verona Campus now under construction.

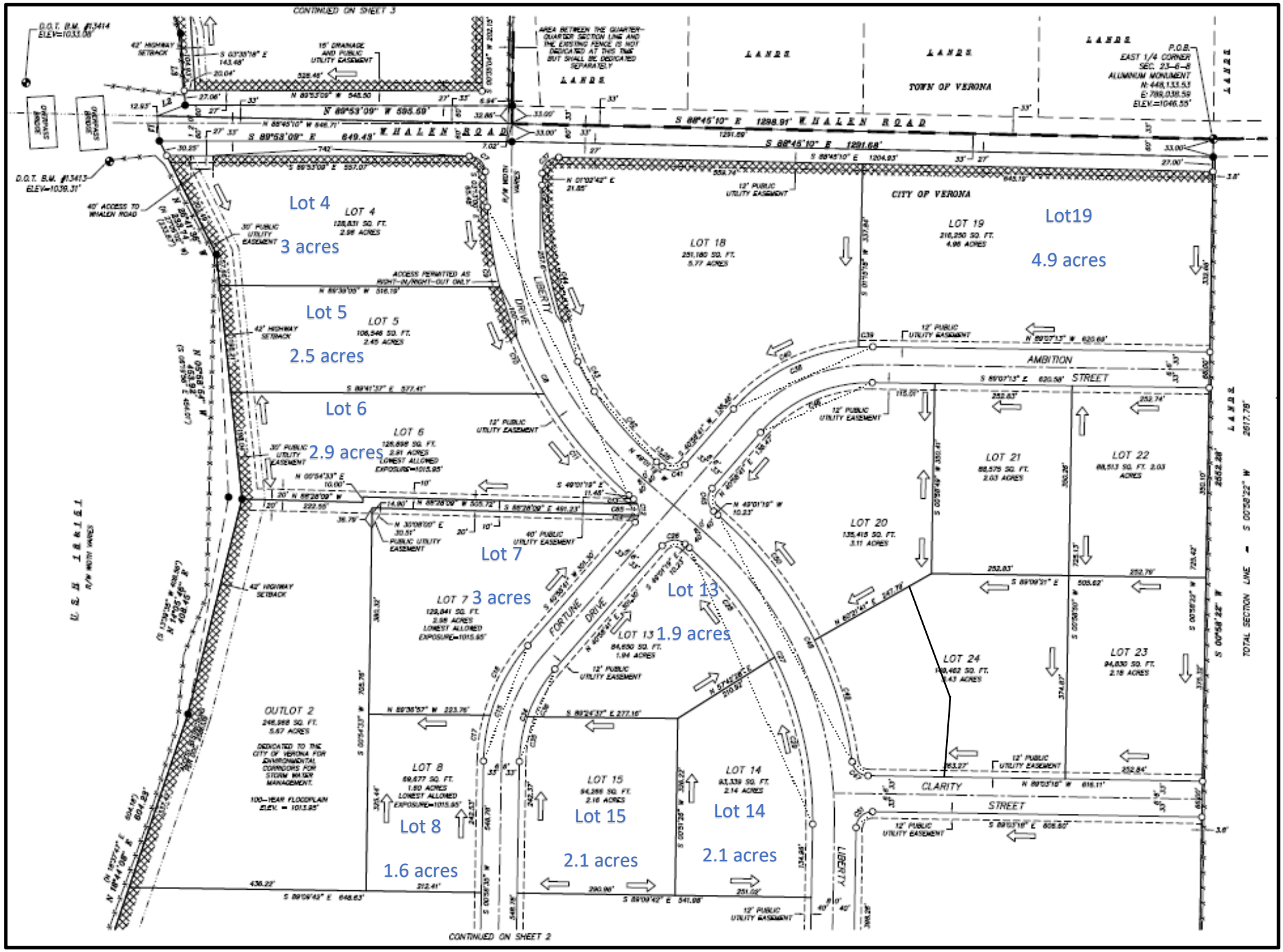
AVAILABILITY GRID

Liberty Park - Land Availability Grid						
Lot Number	***Parcel Number***	***Acreage***	***Zoning***	***Price P/SF***	***Status***	***Notes***
Lot 1	60823154012	6.3 acres	SI	$10.00 p/sf	Available	Assemblage (Lot 1-3) - Premier HWY 151 Visibility
Lot 2	60823154122	4.7 acres	SI	$10.00 p/sf	Available	Assemblage (Lot 1-3) - Premier HWY 151 Visibility
Lot 3	60823154232	4.1 acres	SI	$10.00 p/sf	Available	Assemblage (Lot 1-3) - Premier HWY 151 Visibility
Lot 2 (formerly Lot 11)	60823460132	1 acre	SC	Build to Suit	Available	Located between Hotel & 958 Liberty Drive Building
Lot 3 (formerly Lot 11)	60823460202	1 acre	SC	Build to Suit	Available	Located between Hotel & 958 Liberty Drive Building
Lot 4	60823420042	3 acres	SI	$8-10.00 p/sf	Available	Premier HWY 151 Visibility with Liberty Dr Frontage
Lot 5	60823420152	2.5 acres	SI	$8-10.00 p/sf	Available	Premier HWY 151 Visibility with Liberty Dr Frontage
Lot 6	60823420262	2.9 acres	SI	$8-10.00 p/sf	Available	Premier HWY 151 Visibility with Liberty Dr Frontage
Lot 7	60823420372	3 acres	SI	$8-10.00 p/sf	Available	HWY 151 Visibility on Fortune Drive
Lot 8	60823420482	1.6 acres	SI	$8-10.00 p/sf	Available	HWY 151 Visibility on Fortune Drive
Lot 9	60823440092	7.1 acres	SC	$12.00 p/sf	Available	Premier HWY 151 Visibility on Fortune Drive
Lot 10	60823440202	10.6 acres	SC	$12.00 p/sf	Available	HWY 151 Visibility / Intersection of PD & M
Lot 12	60823440422	5 acres	SC	$8.00 p/sf	Under Contract	HWY 151 Visibility / Intersection of PD & M
Lot 13	60823400032	1.9 acres	SI	$8-10.00 p/sf	Available	Liberty Drive Frontage / North of Hotel
Lot 14	60823403302	2.1 acres	SC	$8-10.00 p/sf	Available	Liberty Drive Frontage / North of Hotel
Lot 15	60823402202	2.1 acres	SC	$8-10.00 p/sf	Available	Fortune Drive / North of Hotel
Lot 16	60823461102	3.5 acres	SC	$8-10.00 p/sf	Available	Will need new CSM to be split from Hotel Site
Lot 19	60823400592	4.9 acres	SI	$8.00 p/sf	Available	Frontage on Whalen Rd / East of ACS Building
Lot 28	60823460982	2.1 acres	SC	$14-16.00 p/sf	Available	Frontage on Hwy M
East of Liberty Park	60824385012	39 acres	SI	$8.00 p/sf	Available	Frontage on Whalen Rd
East of Liberty Park	60824390012	39 acres	SI	$8.00 p/sf	Available	Frontage on Hwy M

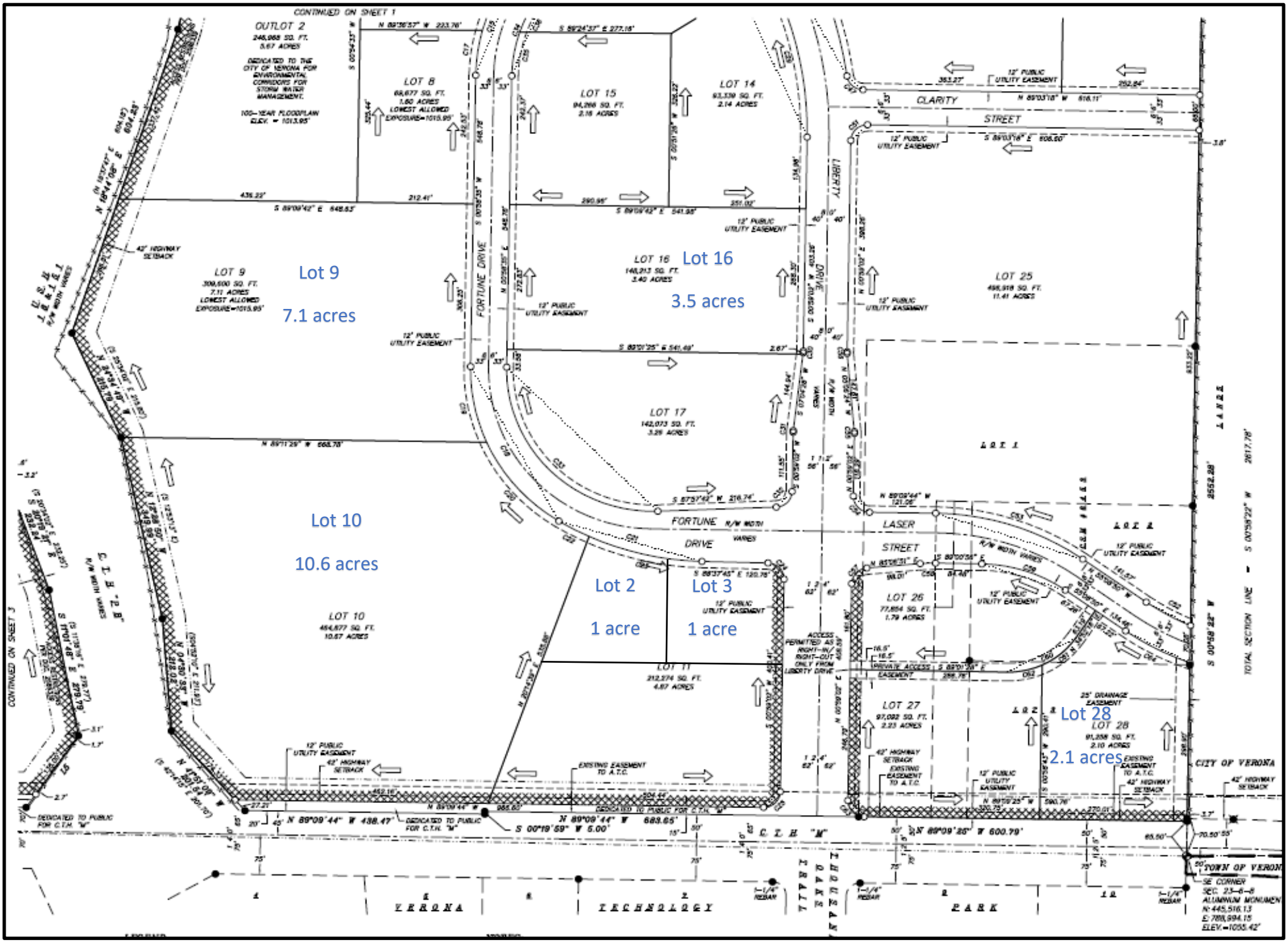
PLAT MAP


Lot 1
6.3 acres
Lot 2
4.7 acres
Lot 3
4.1 acres
Lot 12
5 acres
LOT 1
LOT 2
LOT 3
LOT 4
LOT 12
OUTLOT 1
TOWN OF VERONA
CITY OF VERONA
WHALEN ROAD
NORTH LIBERTY DRIVE
FUTURE 80' PUBLIC STREET
C.T.H. "M"
C.T.H. "P"
C.T.H. "T"
SOUTH 1/4 CORNER
SEC. 23-6-8
ALUMINUM MONUMENT
N: 445,568.87
E: 786,443.43
ELEV.=1044.39'
CONTINUED ON SHEET 2

PLAT MAP

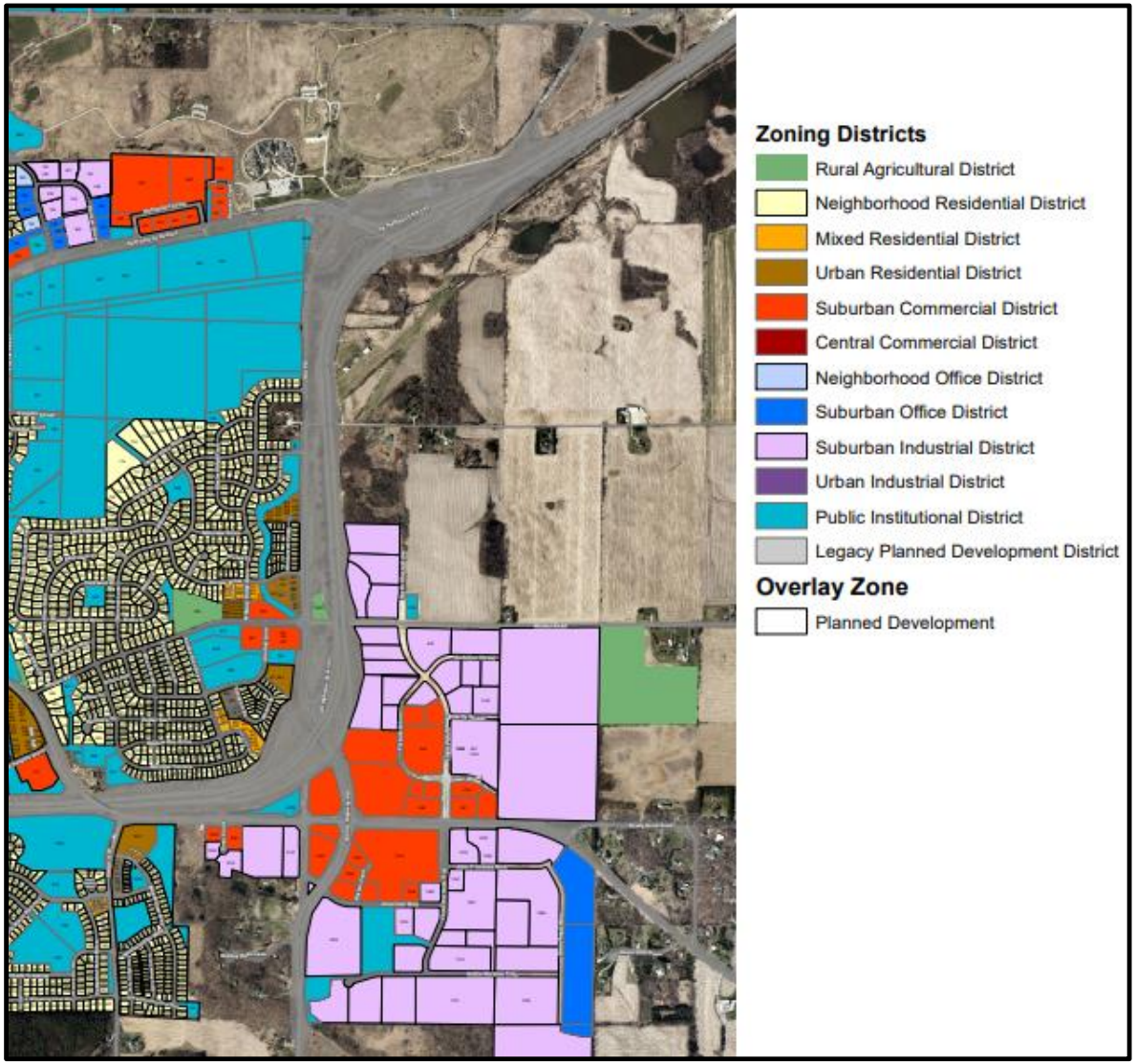

Lot 4
3 acres
Lot 5
2.5 acres
Lot 6
2.9 acres
Lot 7
3 acres
Lot 8
1.6 acres
Lot 13
1.9 acres
Lot 14
2.1 acres
Lot 15
2.1 acres
Lot19
4.9 acres
W HALEN ROAD
AMBITION STREET
CLARITY STREET
FORTUNE DRIVE
LIBERTY DRIVE
TOWN OF VERONA
CITY OF VERONA
OUTLOT 2
CONTINUED ON SHEET 3
CONTINUED ON SHEET 2

PLAT MAP

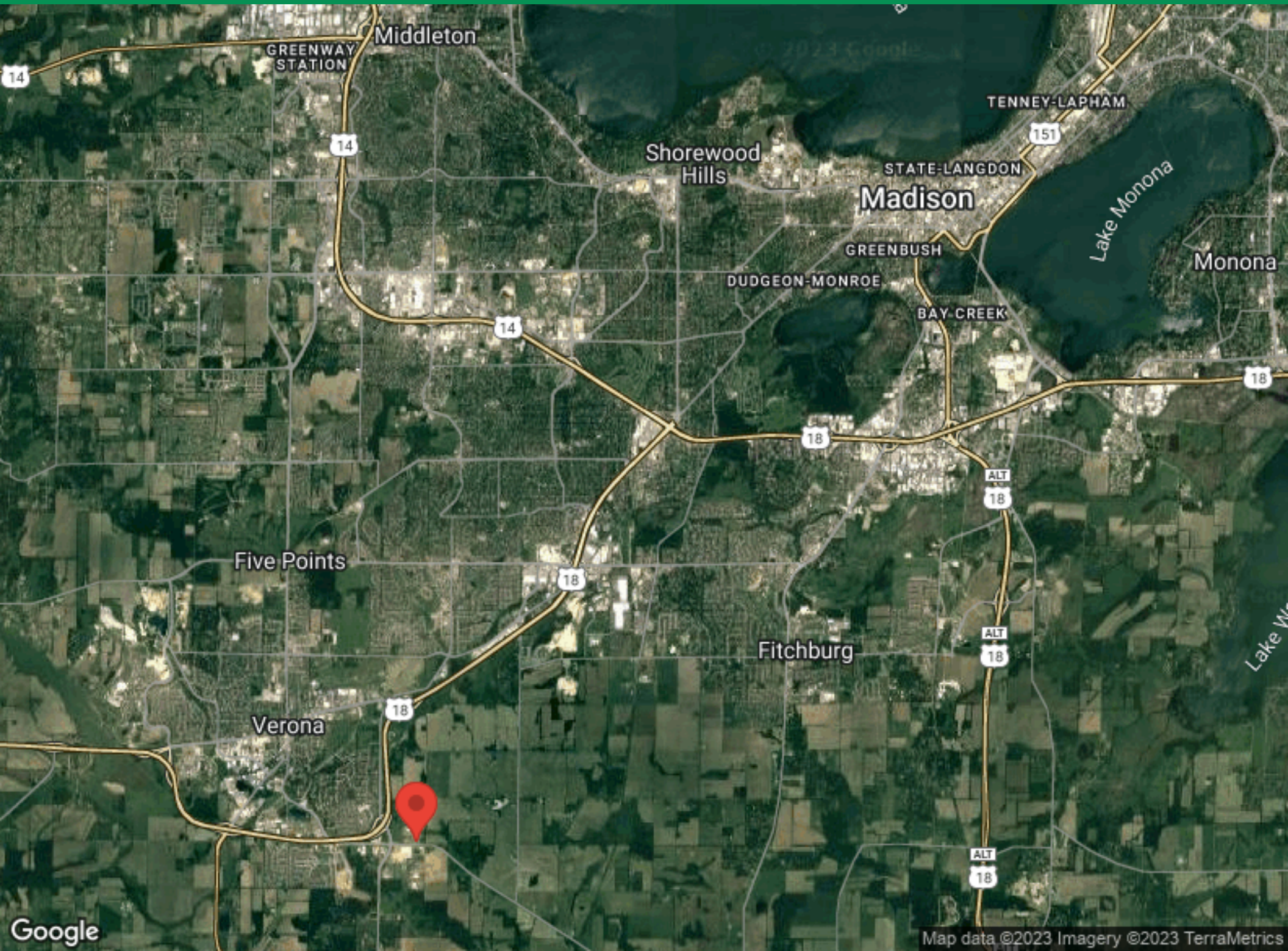

Lot 9
7.1 acres
Lot 16
3.5 acres
Lot 10
10.6 acres
Lot 2
1 acre
Lot 3
1 acre
Lot 28
2.1 acres
OUTLOT 2
LOT 8
LOT 15
LOT 14
LOT 9
LOT 16
LOT 17
LOT 25
LOT 10
LOT 11
LOT 26
LOT 27
LOT 28
CLARITY
STREET
FORTUNE DRIVE
LIBERTY DRIVE
LASER
STREET
CITY OF VERONA
TOWN OF VERONA
VERONA
TECHNOLOGY
PARK

39 - ACRE PARCELS MAP

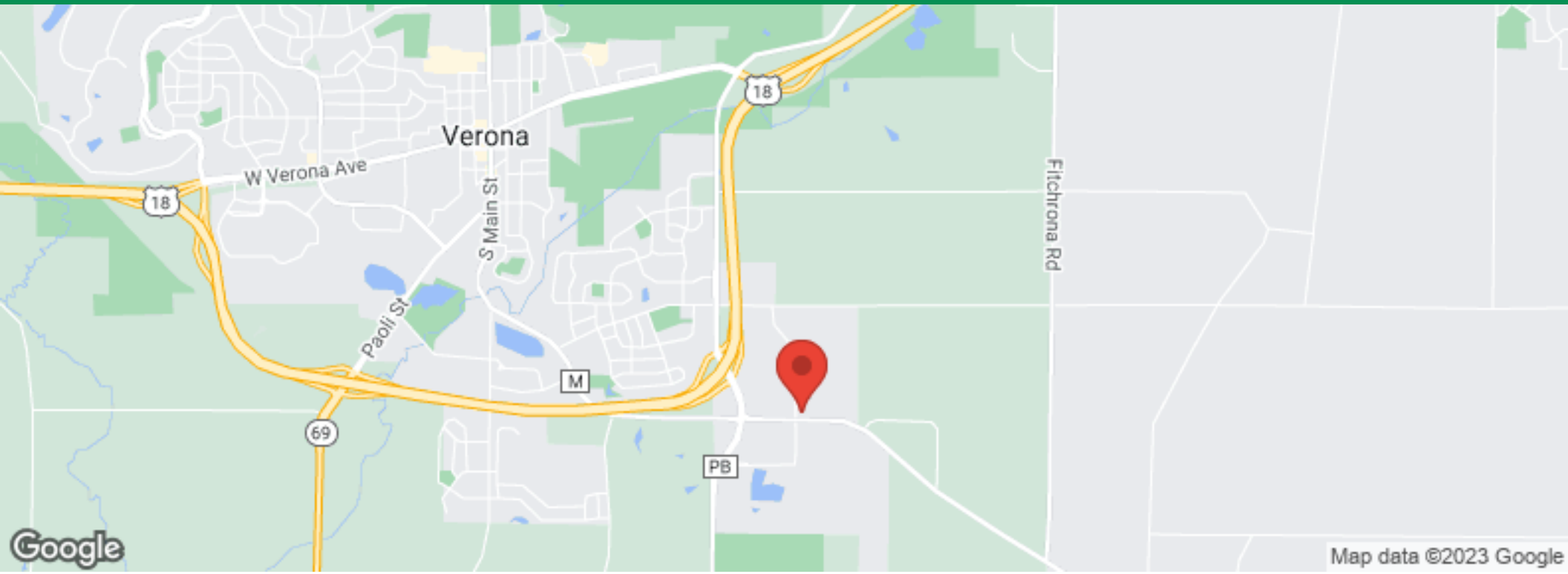
VERONA - ZONING MAP

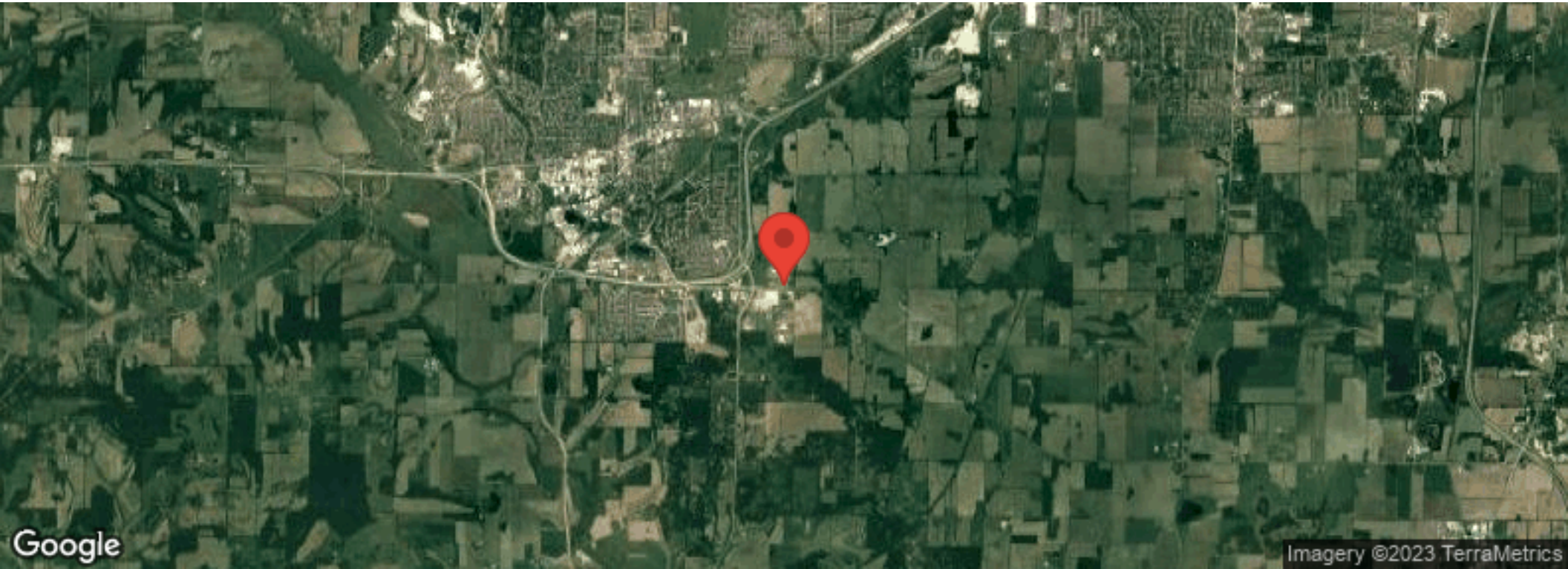


REGIONAL MAP

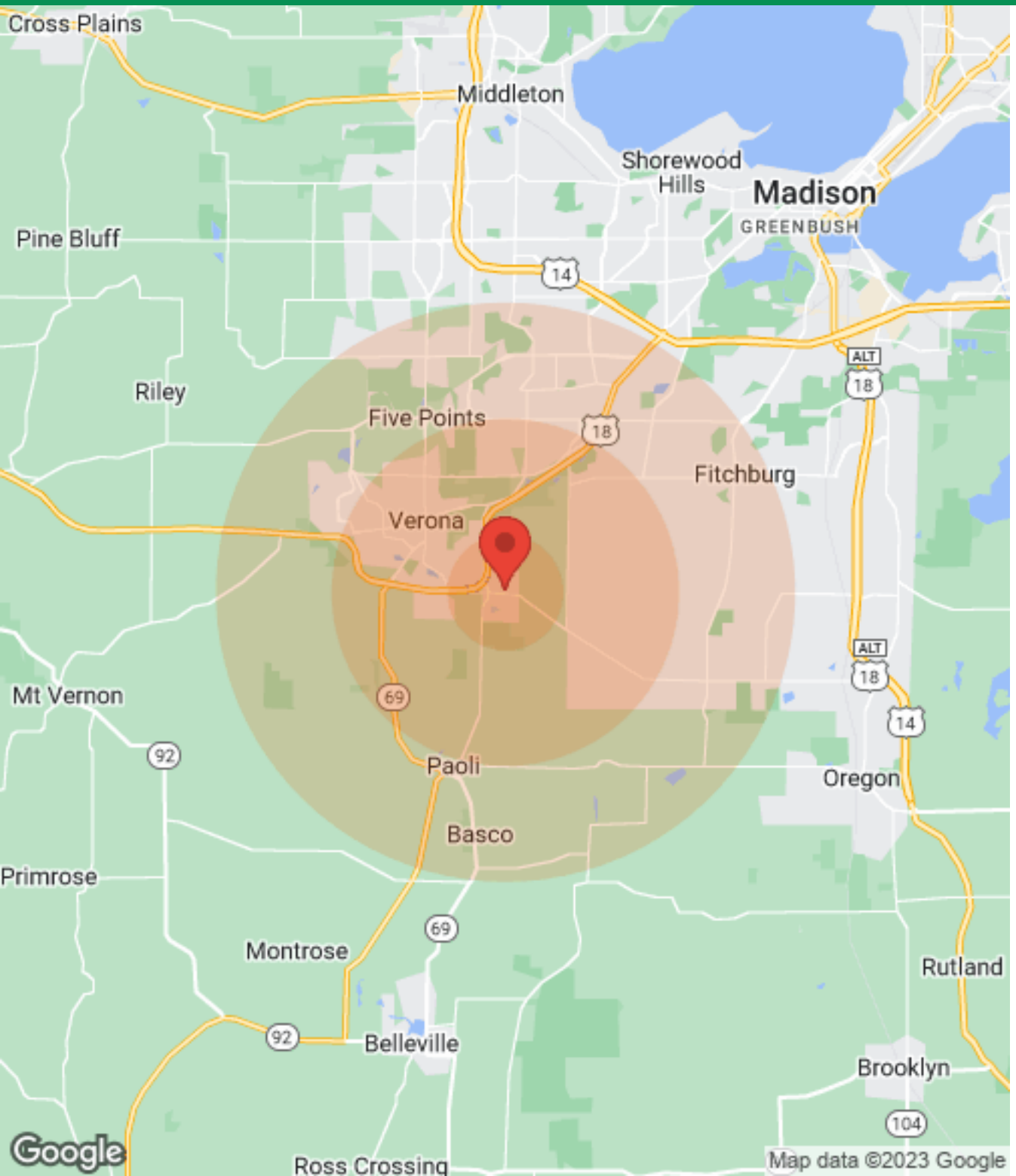


LOCATION MAPS





DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,610	10,558	36,586
Female	3,947	10,956	38,026
Total Population	7,557	21,514	74,612

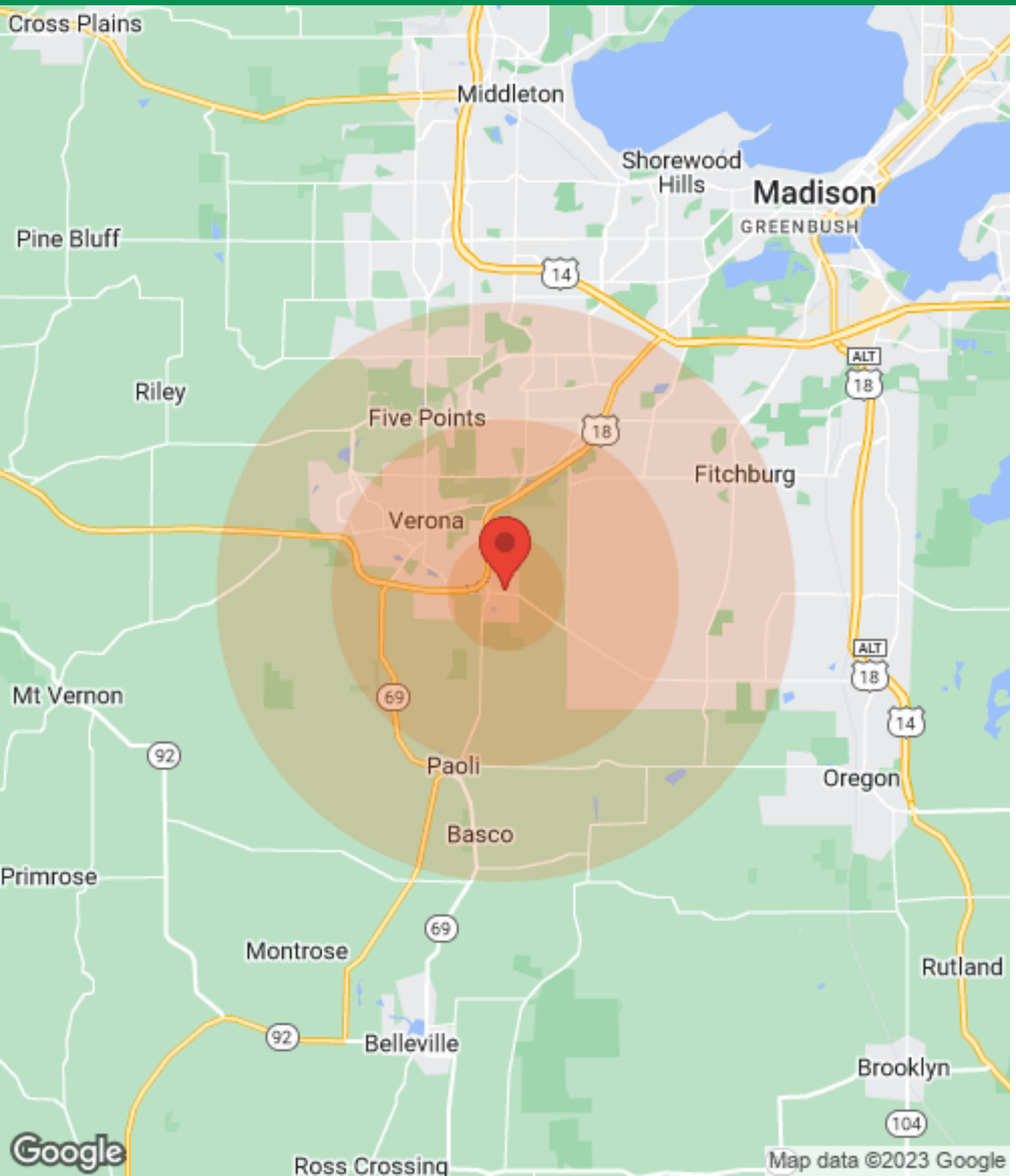
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,632	4,228	14,661
Ages 15-24	1,011	3,046	10,437
Ages 55-64	853	2,749	9,698
Ages 65+	1,266	3,598	11,047

Race	1 Mile	3 Miles	5 Miles
White	7,103	20,245	60,835
Black	81	186	5,298
Am In/AK Nat	N/A	N/A	47
Hawaiian	N/A	N/A	N/A
Hispanic	135	432	6,339
Multi-Racial	198	782	9,456

Income	1 Mile	3 Miles	5 Miles
Median	$80,835	$82,483	$74,641
< $15,000	111	341	1,525
$15,000-$24,999	152	487	1,937
$25,000-$34,999	118	500	2,390
$35,000-$49,999	321	817	3,614
$50,000-$74,999	603	1,653	6,438
$75,000-$99,999	511	1,575	4,731
$10,0000-$149,999	843	2,225	5,804
$150,000-$199,999	168	632	1,975
> $200,000	131	398	1,795

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,153	8,941	32,024
Occupied	2,996	8,497	30,307
Owner Occupied	2,400	6,396	19,505
Renter Occupied	596	2,101	10,802
Vacant	157	444	1,717

DETAILED DEMOGRAPHICS



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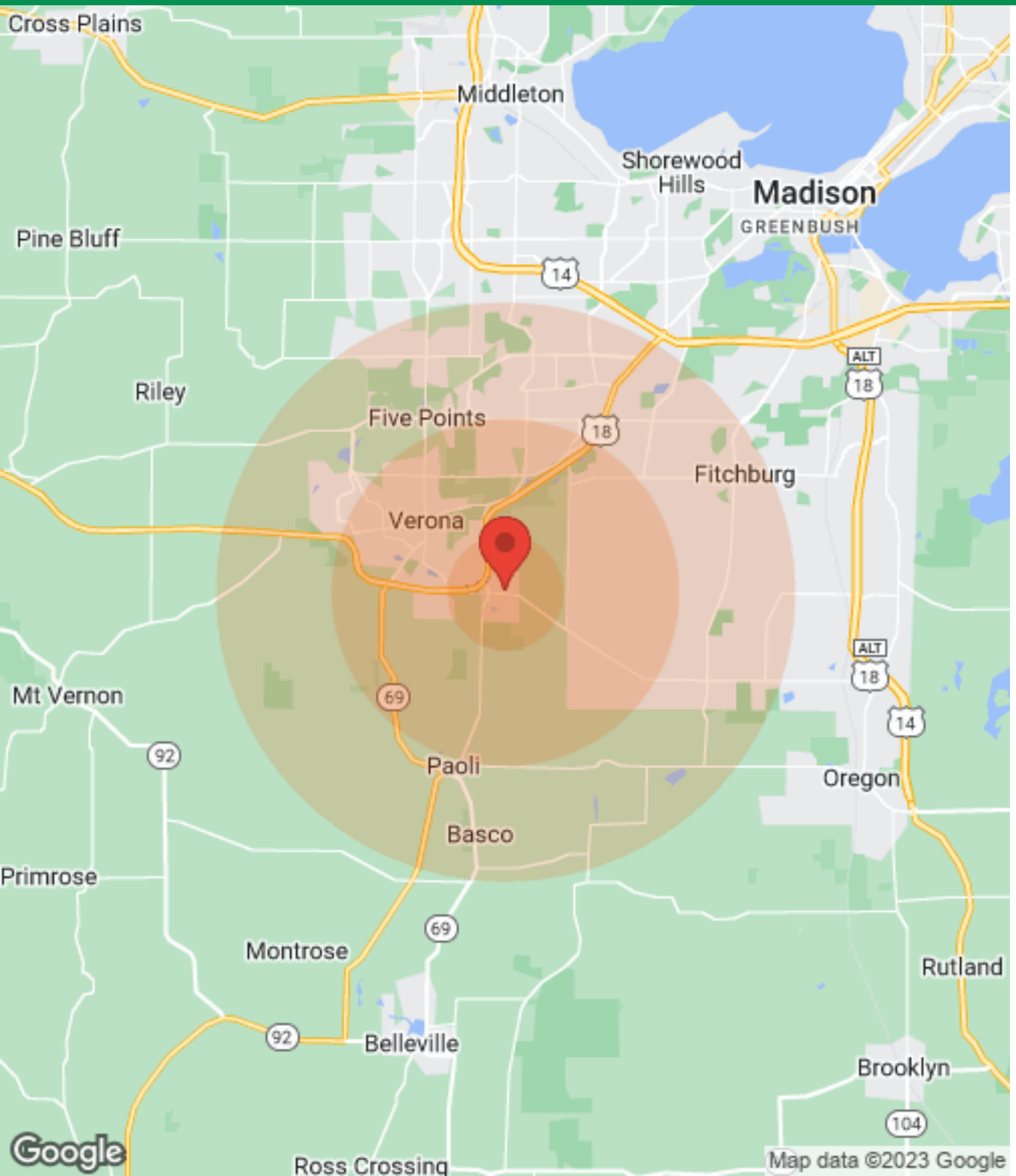
Vacant	157	444	1,717

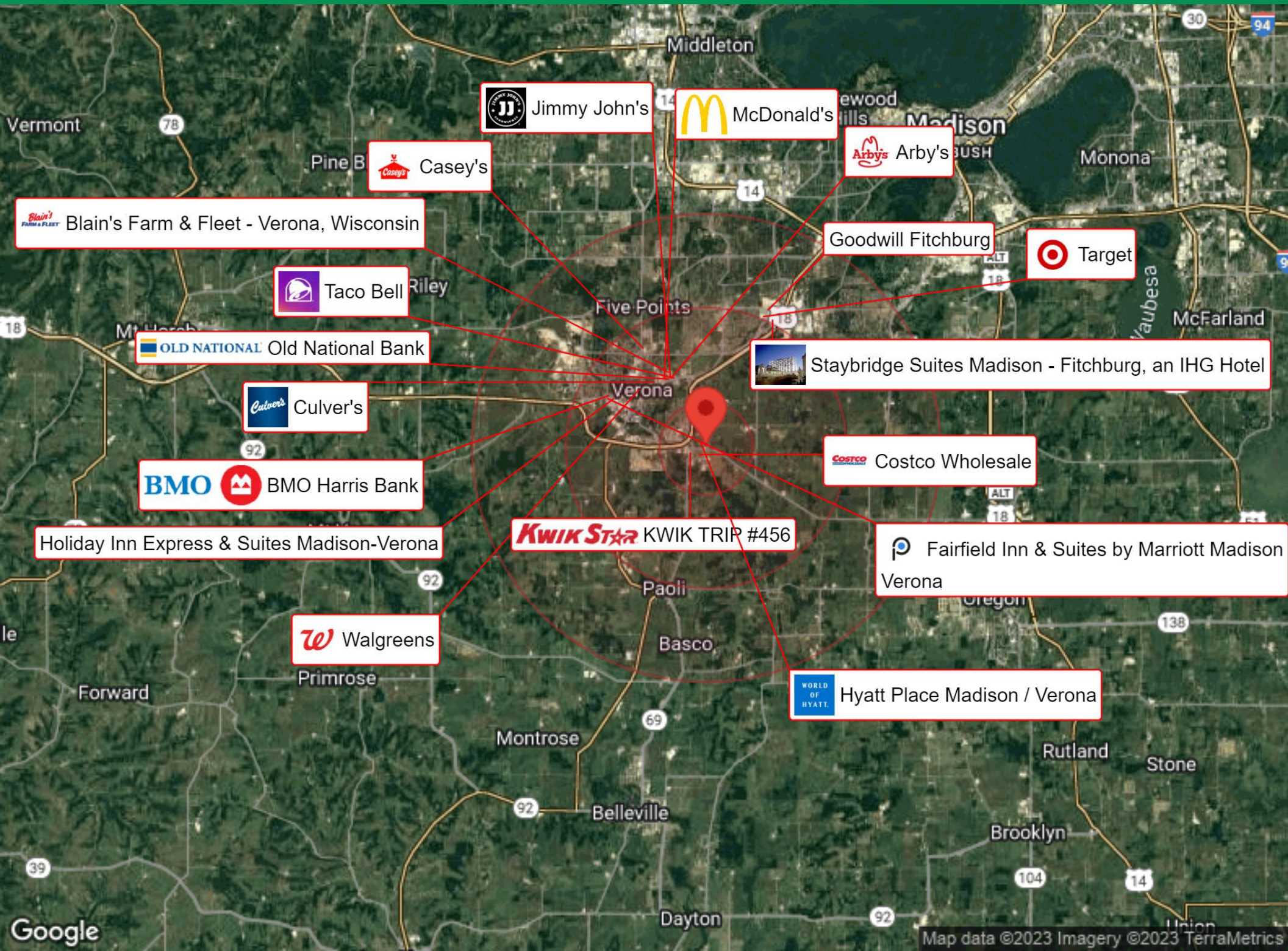
Age	1 Mile	3 Miles	5 Miles
Ages 0-4	422	1,100	4,103
Ages 5-9	610	1,536	5,354
Ages 10-14	600	1,592	5,204
Ages 15-19	553	1,614	5,416
Ages 20-24	458	1,432	5,021
Ages 25-29	381	1,206	4,561
Ages 30-34	398	1,132	4,395
Ages 35-39	452	1,198	4,571
Ages 40-44	518	1,347	4,853
Ages 45-49	545	1,495	5,143
Ages 50-54	501	1,515	5,246
Ages 55-59	464	1,465	5,115
Ages 60-64	389	1,284	4,583
Ages 65-69	309	1,034	3,705
Ages 70-74	233	787	2,700
Ages 74-79	194	578	1,826
Ages 80-84	178	453	1,174
Ages 85+	352	746	1,642

DETAILED DEMOGRAPHICS



Income	1 Mile	3 Miles	5 Miles
Median	$80,835	$82,483	$74,641
< $10,000	58	196	1,052
$10,000-$14,999	53	145	473
$15,000-$19,999	60	226	809
$20,000-$24,999	92	261	1,128
$25,000-$29,999	91	355	1,051
$30,000-$34,999	27	145	1,339
$35,000-$39,999	94	259	1,131
$40,000-$44,999	96	320	1,036
$45,000-$49,999	131	238	1,447
$50,000-$60,000	232	726	2,779
$60,000-$74,000	371	927	3,659
$75,000-$99,999	511	1,575	4,731
$10,0000-$124,999	574	1,319	3,813
$125,000-$149,999	269	906	1,991
$150,000-$199,999	168	632	1,975
> $200,000	131	398	1,795

BUSINESS MAP



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

Oakbrook Corporation
Effective July 1, 2016

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:

DISCLOSURE TO CUSTOMERS You are a 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:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) 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 lines 42-51).
(e) 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 lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) 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 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
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 are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) 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 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.)*

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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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 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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Drafted by Attorney Debra Peterson Conrad