

# For Sale Vacant Land

**Lot 144**  
**5 - Acres (217,800 SF)**

**5335 Nobel Drive**  
FITCHBURG, WI 53711

**Price: \$1,950,000**

**Fahey Fields & Highfield  
Reserve Neighborhoods**

**Nobel Drive & Fahey Glen**

**Zoning: R-L Low Density  
District or Institutional\***



# PROPERTY SUMMARY

5335 NOBEL DRIVE



## Property Summary

Price:	\$1,950,000
Lot Size:	5.0 Acres
Access:	Fish Hatchery & Nobel
Cross Streets:	Nobel Dr. & Fahey Glen
Utilities:	At streets/lot lines
Zoning:	R-L Low Density District or Institutional Uses

## Property Overview

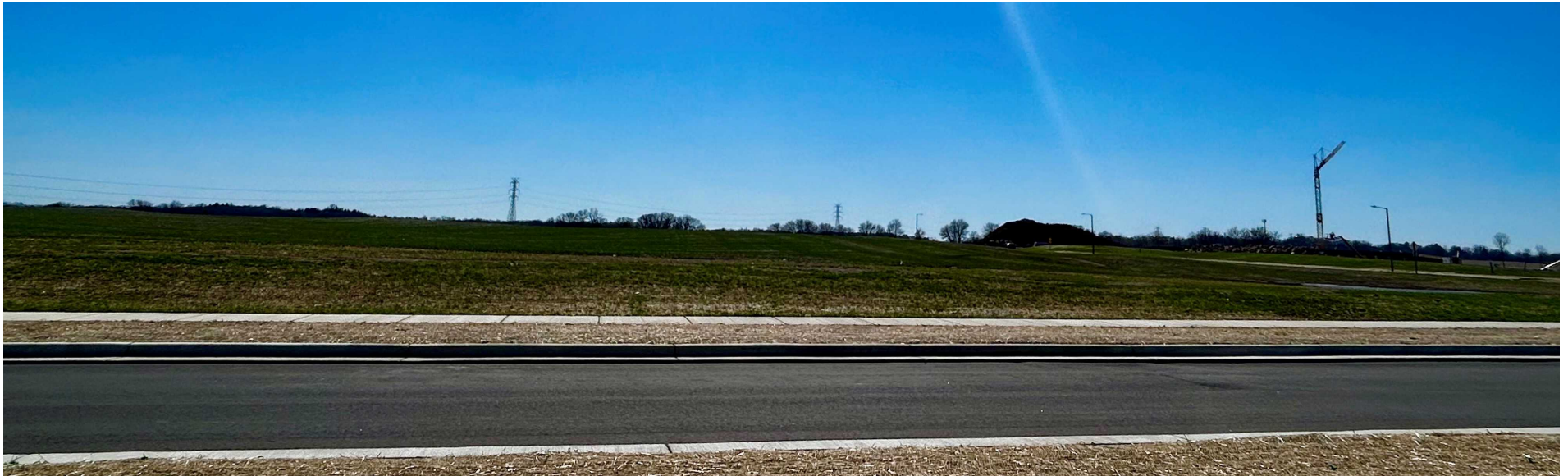
Enjoy walking to diverse dining, shopping, and the Fitchburg Library. The property is within walking distance to the neighboring Fitchburg Technology Campus and the Fitchburg Center. Fitchburg Center is a 440-acre mixed-use community which is home to the global headquarters of Promega Corporation and the Biopharmaceutical Technology Center Institute. The neighborhood is also less than 15 minutes away from the cultural and recreational opportunities accessible in downtown Madison, top Madison employer Epic Systems, the University of Wisconsin-Madison, top Dane County hospitals, and is located within the Oregon School District.

## Location Overview

Situated directly next to McGaw Park, this 5-acre site is located in the idyllic neighborhoods of Fahey Fields and Highfield Reserve in beautiful Fitchburg, WI. The site is close to Fitchburg's vibrant business community and is surrounded by family farms and world-class bike trails. Potential uses may include schools, including Montessori or other private schools, churches, recreational facilities, nursing homes, private clubs, utility and governmental facilities, or bed and breakfast establishments (subject to City of Fitchburg approvals; some may require Conditional Use Approvals).

# PROPERTY PHOTOS

5335 NOBEL DRIVE



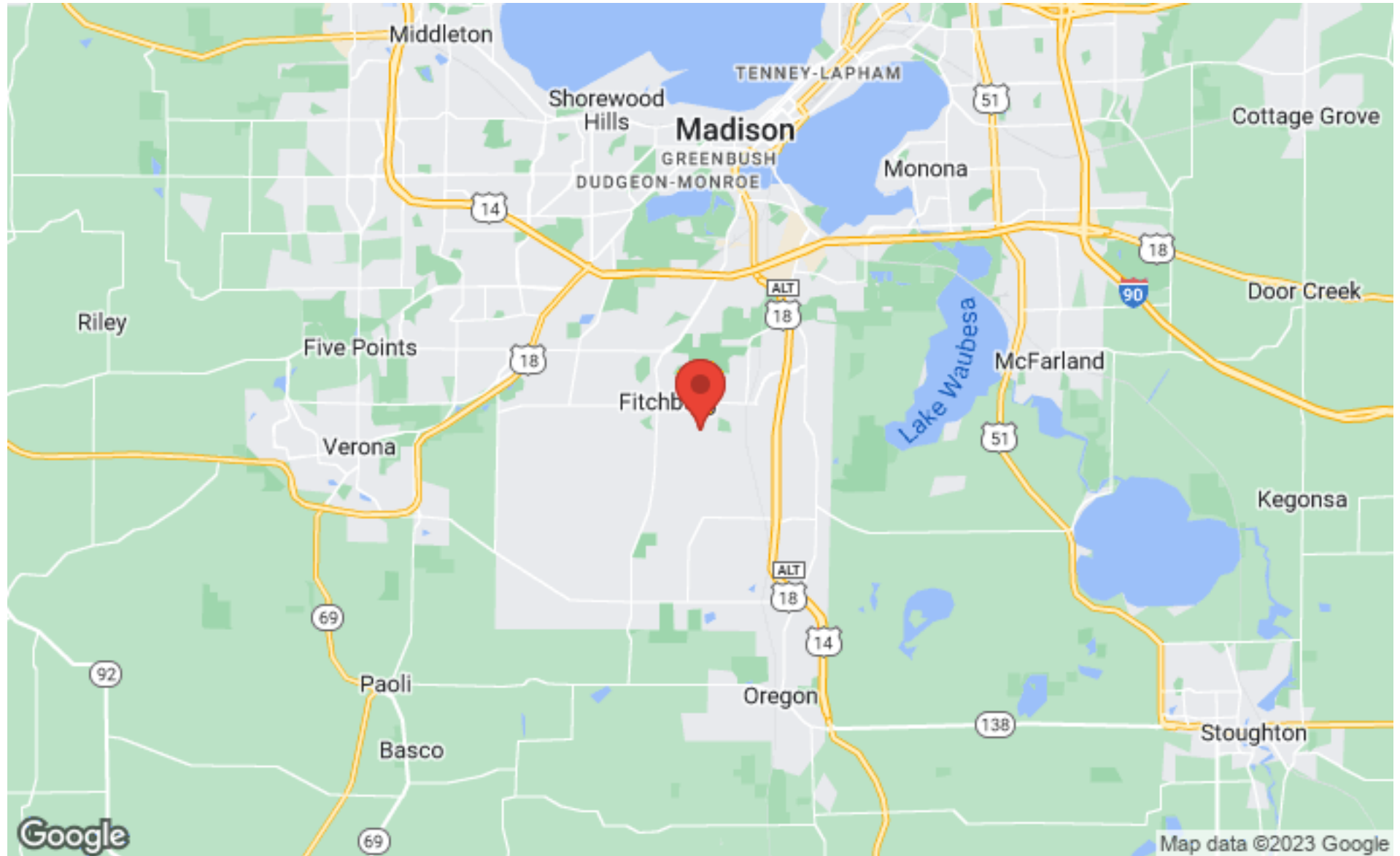
**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

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# REGIONAL MAP

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# AERIAL MAP

5335 NOBEL DRIVE



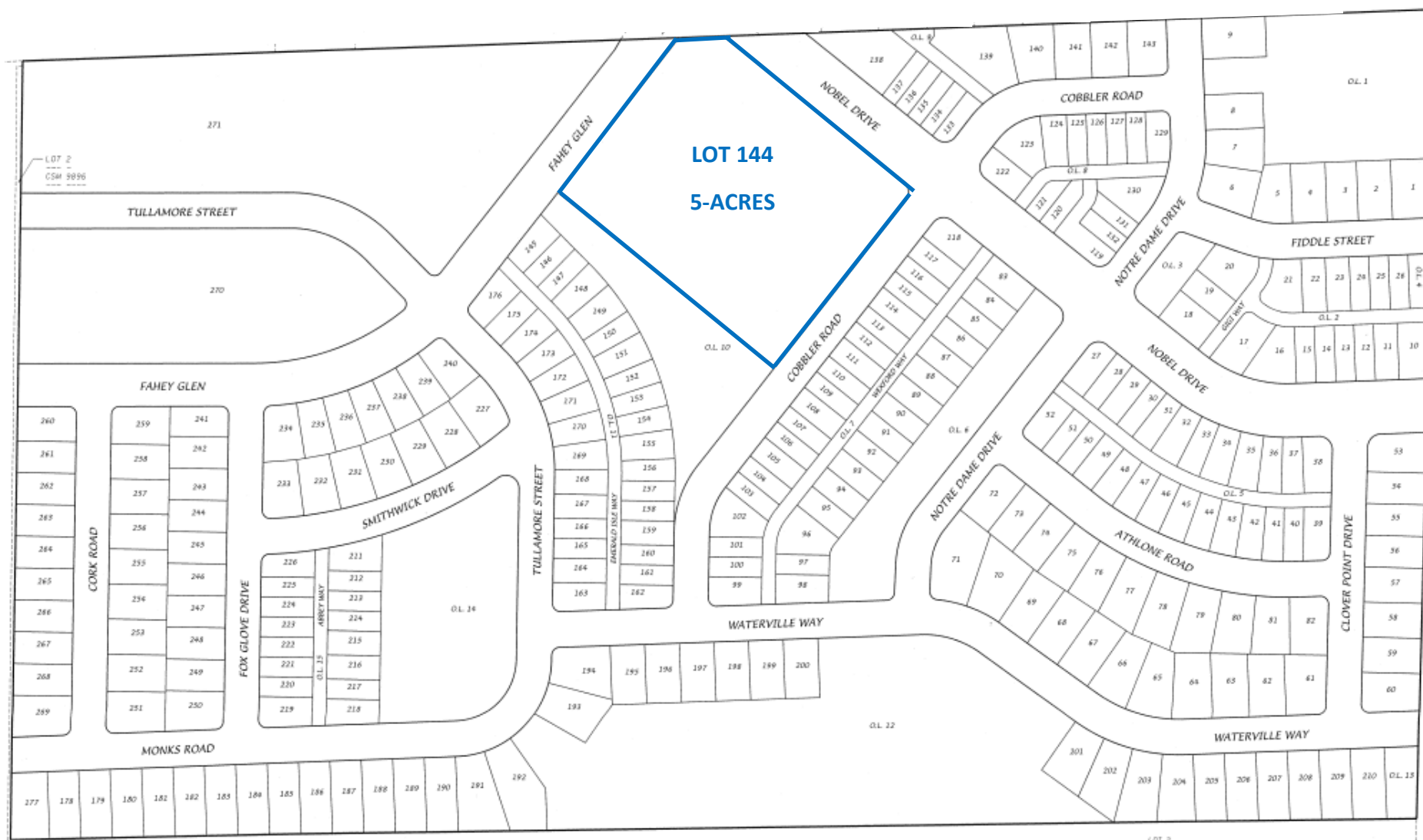
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# PLAT MAP - LOT 144

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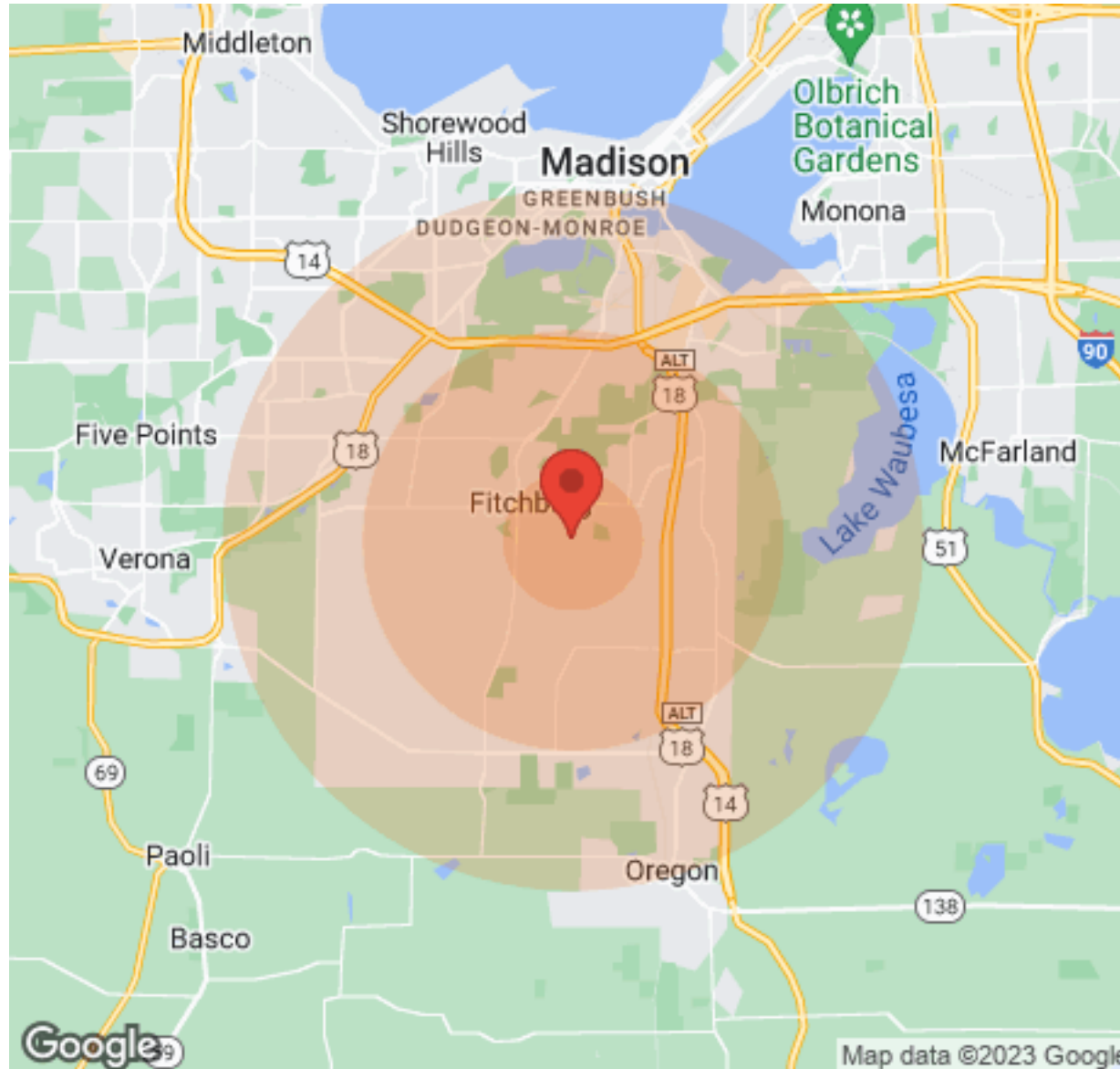


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	953	12,269	48,863
Female	804	12,109	50,171
Total Population	1,757	24,378	99,034

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	250	4,671	19,190
Ages 15-24	222	3,106	12,497
Ages 55-64	310	2,944	11,849
Ages 65+	345	3,507	13,465

Income	1 Mile	3 Miles	5 Miles
Median	\$89,495	\$71,755	\$67,487
< \$15,000	N/A	760	3,471
\$15,000-\$24,999	26	868	3,862
\$25,000-\$34,999	30	958	3,766
\$35,000-\$49,999	73	1,355	5,184
\$50,000-\$74,999	172	1,668	8,203
\$75,000-\$99,999	187	1,253	5,735
\$100,000-\$149,999	163	1,487	6,175
\$150,000-\$199,999	45	539	1,984
> \$200,000	49	811	1,855

Housing	1 Mile	3 Miles	5 Miles
Total Units	890	10,829	42,799
Occupied	790	10,051	40,297
Owner Occupied	657	5,542	23,331
Renter Occupied	133	4,509	16,966
Vacant	100	778	2,502

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*PRESENTED BY:*

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