

# Land for Sale



1909 W Court St, Janesville WI 53548



## Property Highlights

- Drive-thru option
- Excellent visibility and access from W Court St and S Arch St.
- Traffic Counts: 9,600 AADT
- Nearby businesses: Walgreens, CVS Pharmacy, Anytime Fitness, Chase Bank, O'Reilly Auto, Little Caesar's, Pizza Hut, Domino's Pizza, Jimmy John's Dollar General, AutoZone.

## Property Summary

|            |                          |
|------------|--------------------------|
| Sale Price | Undisclosed              |
| Lot Size   | 1.6 acres<br>(69,696 sf) |
| Utilities  | To Lot                   |
| Zoning     | B-3                      |
| Parcel #   | WPN-14-15-99-HB-040-00   |

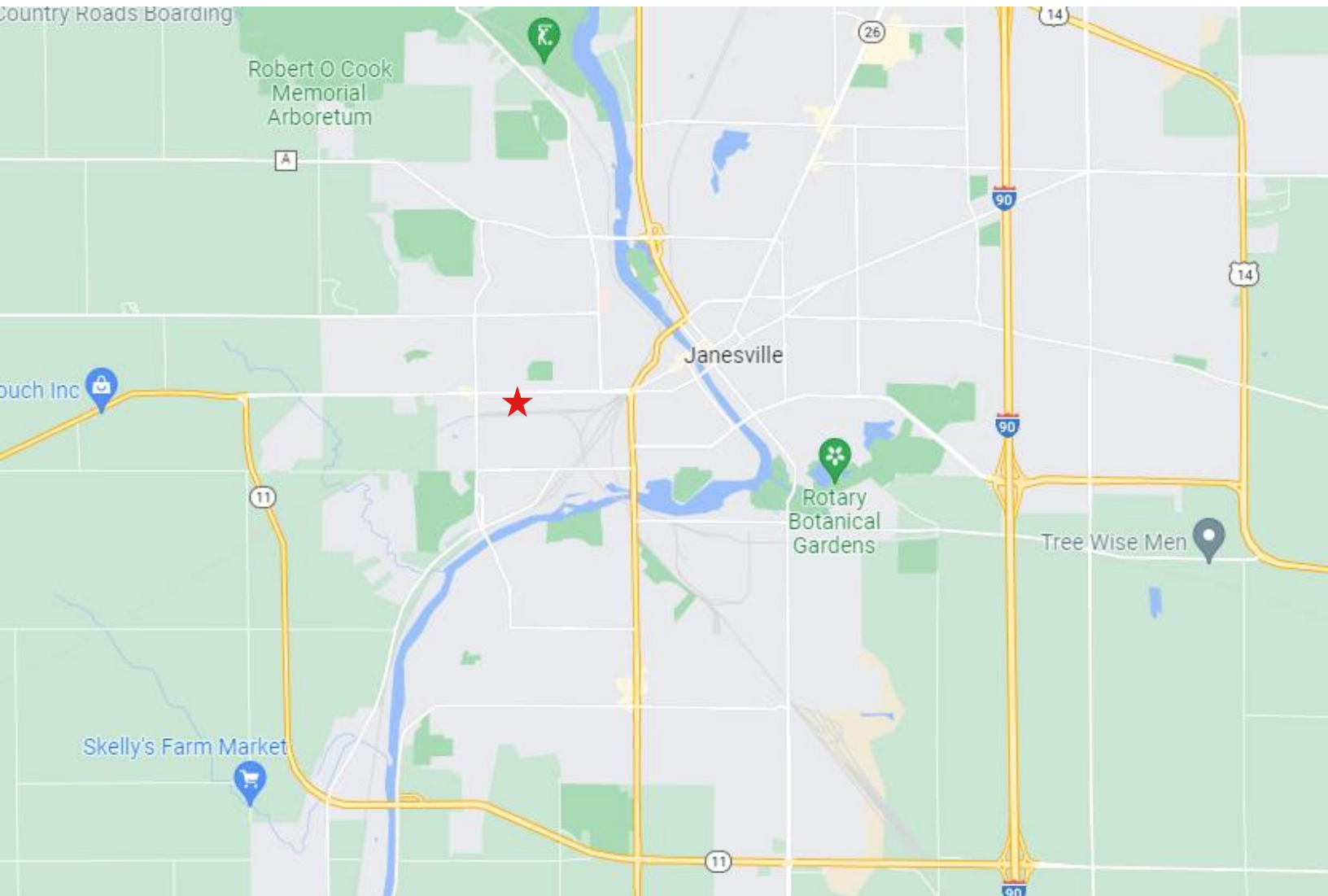
Ben Filkouski, CCIM  
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# Land for Sale

## 1909 W Court St

Janesville WI 53548



### Demographics & Traffic Counts

|                      | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------------|----------|----------|----------|
| Population (2023)    | 9,190    | 42,931   | 67,643   |
| Number of Households | 3,689    | 17,576   | 27,629   |
| Average HH Income    | \$56,274 | \$66,067 | \$70,461 |

Traffic Counts (2023)                      9,600 AADT    W Court St  
AADT-Annual Average Daily Traffic

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NORTH

BEARINGS ARE BASED UPON  
THE NORTH LINE OF THE  
SW6 OF SEC. 35-03-12,  
ASSUMED TO BEAR  
S 89°29'10" E

0 80 160 240

SCALE: ONE INCH = EIGHTY FEET

PALMER ROAD TO JAMESVILLE  
BLOCK 1

1 2 3 4 5

QUIN ARCH STREET

West N. Corner  
Sec. 35-03-12  
Mag Nail Found over  
the sheet by Scott  
Kollman, dated  
06-12-2008

LAND

LAND

LAND

LAND

LAND

LAND

LAND

**SURVEYED FOR:**

Ford Development &  
Investment, Corp.  
7941 Tree Lane, Ste. #105  
Madison, WI 53717

**SURVEYED BY:**

Collins Engineering, LLC  
5010 Vesper Road  
Madison, WI 53718  
(608) 838-0444

DRIVEWAY

**LEGEND**



SHARED  
DRIVEWAY  
EASEMENT

LAND

LAND

ALLEY

LINE TABLE

| NUMBER | DIRECTION     | DISTANCE |
|--------|---------------|----------|
| L1     | S 00°30'50" W | 45.30'   |
| L2     | S 00°32'40" W | 37.33'   |
| L3     | S 03°42'09" W | 36.31'   |
| L4     | N 89°27'20" W | 37.11'   |
| L5     | N 00°32'40" E | 61.50'   |
| L6     | N 12°48'54" E | 47.59'   |
| L7     | N 00°32'40" E | 200.63'  |
| L8     | S 89°29'10" E | 13.50'   |
| L9     | N 87°56'32" E | 15.52'   |

computed Center of Sec. 35-03-12,  
per C.S.M. v.23, p.240-242 & per  
a Survey by Scott Kollman, dated  
06-12-2008. Center not  
monumented, lefts with statutory  
survey margin cover.

FLA33

Sheet 1 of 1

Date: 12-03-2008

# CERTIFIED SURVEY MAP

*NORTH*

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| P | A | L | M | E | R | S | A | D | D | T | O | J | A | M | E | S | V | I | L | L | E |
|   |   |   |   |   |   |   | B | L | O | C | K | 1 |   |   |   |   |   |   |   |   |   |
| 6 |   |   | 5 |   |   |   | 4 |   |   |   |   | 3 |   |   |   |   |   |   |   | 1 |   |

S O U T H A R C H S T R E E T

LINE TABLE

| NUMBER | DIRECTION     | DISTANCE |
|--------|---------------|----------|
| L13    | S 00°52'39" W | 24.26'   |
| L14    | S 00°15'23" E | 130.06"  |
| L15    | S 00°16'59" E | 16.50'   |

Existing 8'UE Easement, per  
C.S.M. v.4, p.125-126

[illegible]

LANDS.

VACATED  
ALLEY

## EASEMENTS

\\F\FLA33\CSM\csm.dwg



03/14/2009

Rev: 03/26/2009

240

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.