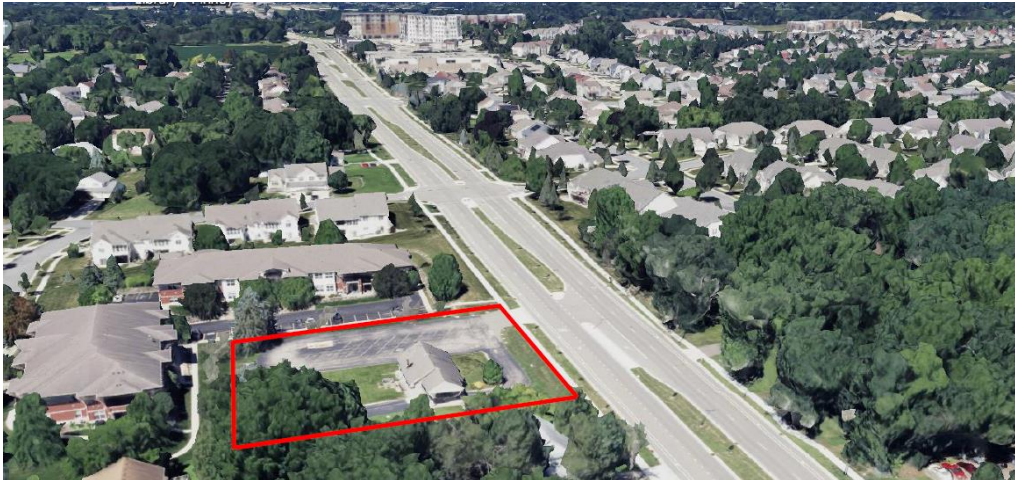


RE-DEVELOPMENT PROPERTY FOR SALE
6401 Cottage Grove Road, Madison. WI



Price: \$695,000

Development land for commercial, multi-family & retail use .

1.03 acres (44,879 SF) – Zoned CC-T

Property Features:

- Highly visible parcel located on main artery, in rapidly growing region.
- Median cut at property entrance allows access from either direction from Cottage Grove Road.
- Current zoning allows office, retail and multi-family (up to 36 units).

Cottage Grove Road, facing east, in front of property



For More Information: 608-827-6867



• BROKERAGE • LEASING • CONSULTING

Information contained here comes from reliable sources, but accuracy is not guaranteed. Interested parties should independently verify all data.



The property contains a 1500 SF single-story structure, built in 1971, with basement and drive-up canopy, previously used as a branch bank, which has been served by a private well and septic system since construction. The property is in the process of being annexed to the Madison Metropolitan Sewer District.



CC-T District Permitted Uses Per Madison Zoning Code (partial list)

General & professional offices, clinics.

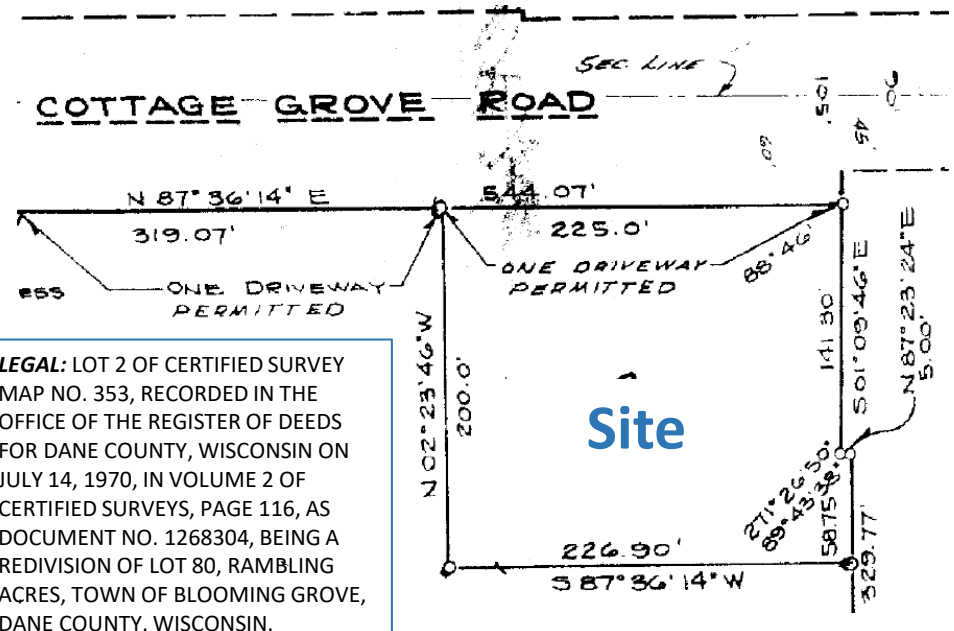
Traditional & neighborhood retail businesses, sales & services including dry cleaning, food, furniture, garden, liquor & more.

Restaurants, taverns, brew pubs, coffee houses.

Hotels/motels, B&B's, health clubs, theaters, indoor rec, reception halls, auto & motorcycle sales/rental.

Daycare centers, churches, private schools.

Multi-family buildings of 5 to 36 units – higher density with conditional use approval.

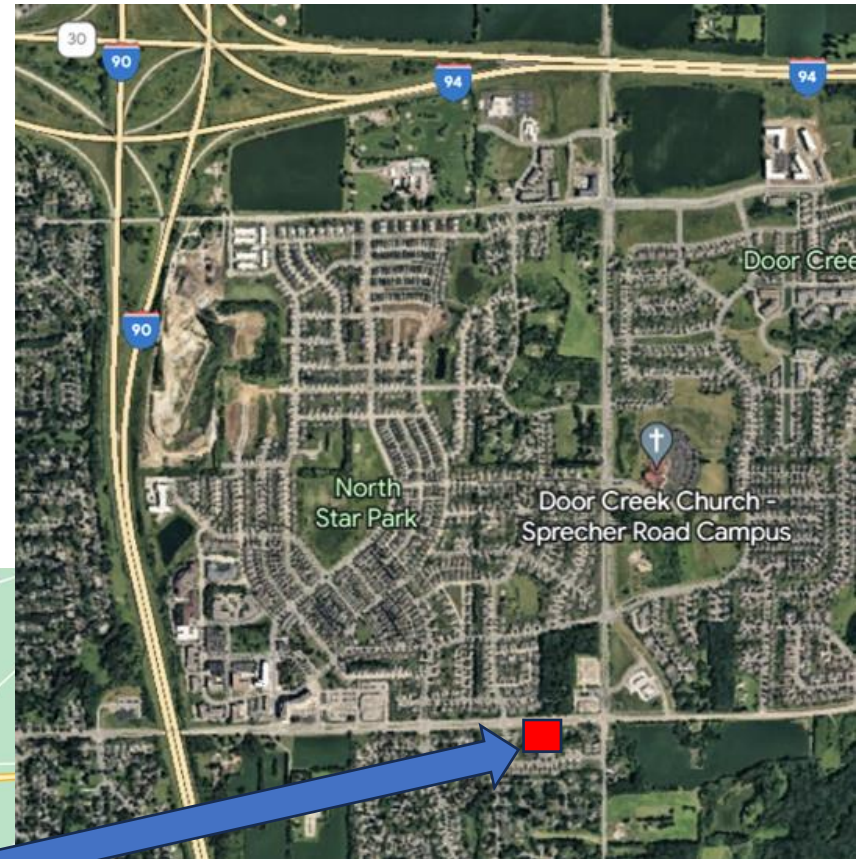
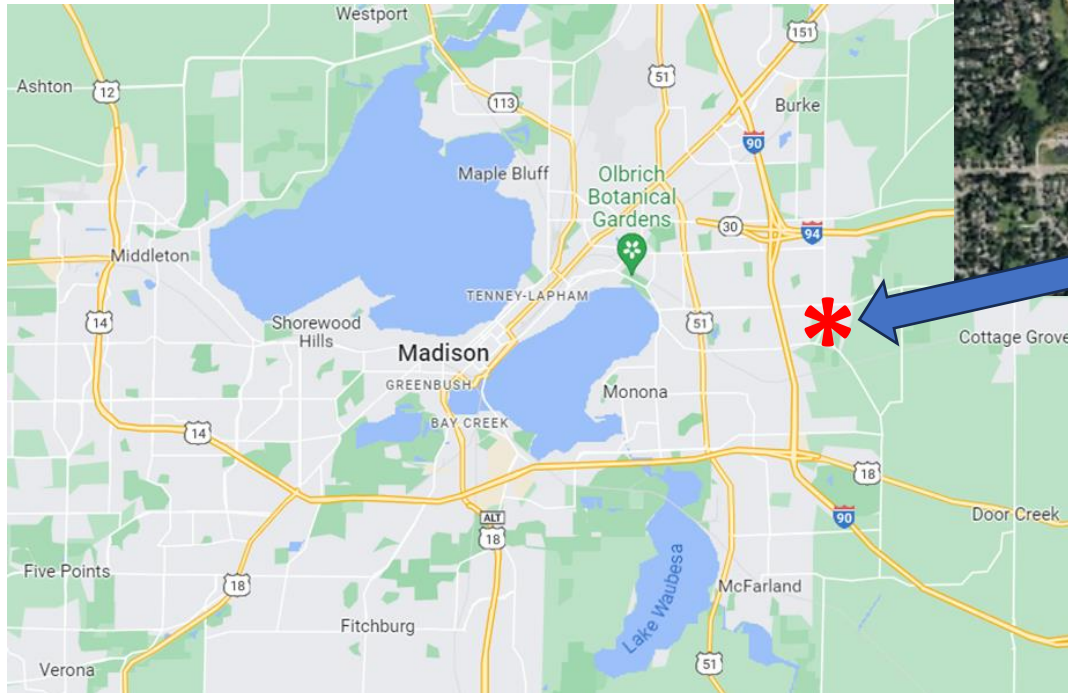


Demographics

Distance Radius	Population	Unemployment Rate	Percentage Renters	Average HH Income
3 Mile	15,150	2.03%	28%	\$ 72,133
5 Mile	40,508	2.62%	34%	\$ 66,756

Distance Radius	# Households 2018	# Households 2023	Growth Rate in last 6 years
3 Mile	9,777	11,460	17%
5 Mile	20,858	23,893	15%

Source:
Redi-Comps



Location:

Property is located on a divided, 4-lane arterial connecting Madison's east side to the Village of Cottage Grove. Cottage Grove Road had a 2021 estimated daily traffic count of 8,770.

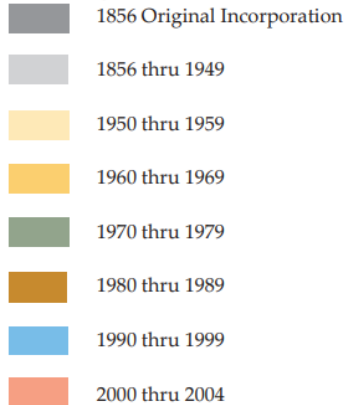
Metro Market, coffee shop, dentist, restaurants, barber, ATM and other retail services are located within three blocks of this site.

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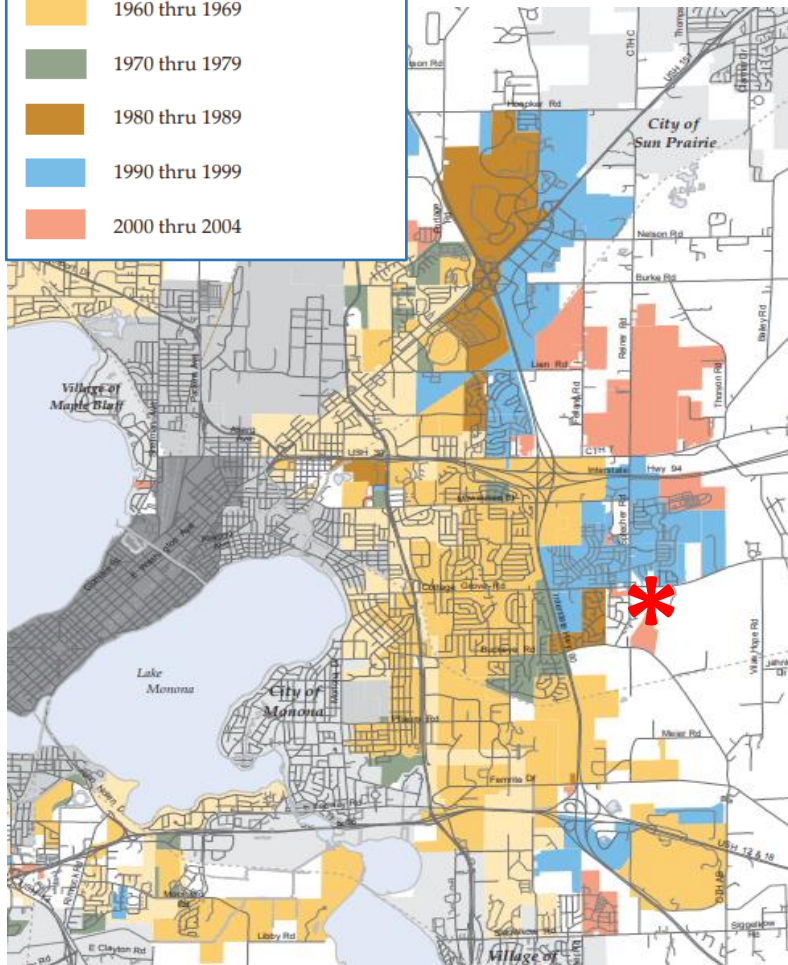
Annexation by Decade

City of Madison
January 2005

City of Madison



Recent annexations of land to the east and northeast represent a strong future growth vector for the Madison metropolitan area.



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

Helm Commercial Real Estate

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 within 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:** _____
- 36
- 37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____
- 38
- 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.

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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Rob Helm

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