

Land for Sale (Proposed Retail Sites)

Waunakee Vacant Land - Retail Lot 1

WAUNAKEE , WI 53597

Price:

Area A - \$149,000 - 48,620 SF
(17,460 SF useable land)

Area B - \$129,000 - 52,337 SF
(14,920 SF of useable land)

Combined Price: \$265,000

Contact broker for info on adjacent
industrial land for sale



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PROPERTY SUMMARY

LOT 1



Property Summary

Price:	\$265,000
Lot Size:	100,957 SF (32,380 SF useable)
Access:	Off Hwy 19/E. Main St
Cross Streets:	Marshall Drive/Main St.
Permitted Uses:	See comments
Frontage:	Hwy 19/E. Main
Utilities:	At street/lot line
Zoning:	I-2, w/proposed retail zoning (expected approval from the Village of Waunakee)

Property Overview

- Area A - 48,620 SF \$149,000 (17,460 SF usable land for retail)
- Area B - 52,337 SF \$129,000 (14,920 SF usable land for retail)
- A & B may be purchased together for a discounted price of \$265,000

Area C - An adjacent 5.54 acres (4.06 acres of useable land net of wetland setback) industrial portion of this lot is available for \$675,000. Zoning will allow all uses within the Village's I-2 General Industrial District.

A, B, & C may be purchased together for a discounted price of \$900,000.

Located directly across from the new Veridian Homes "Heritage Hills" development featuring 318 Single Family Homes, 88 Twin Homes, 72 Haven Twin Homes, and 200 Multi-Family Homes. On the "going to work" side of the street; ideal for a drive-through coffee shop, sub shop, or other quick drive-through retail use, or other small retail standalone uses. Near other popular restaurants including Lone Girl Brewery, Zoe's Pizzeria, Mr. Brew's Taphouse, Rex's Innkeeper, and El Charro Mexican Grill. The two retail sites would need to be rezoned as retail sites by the Village of Waunakee (approval is expected based on preliminary discussions.)

Location Overview

Land sites are located in the rapidly growing Village of Waunakee, just to the east of the popular downtown main street area, just off Hwy 19/E. Main Street.

PROPERTY PHOTOS

LOT 1



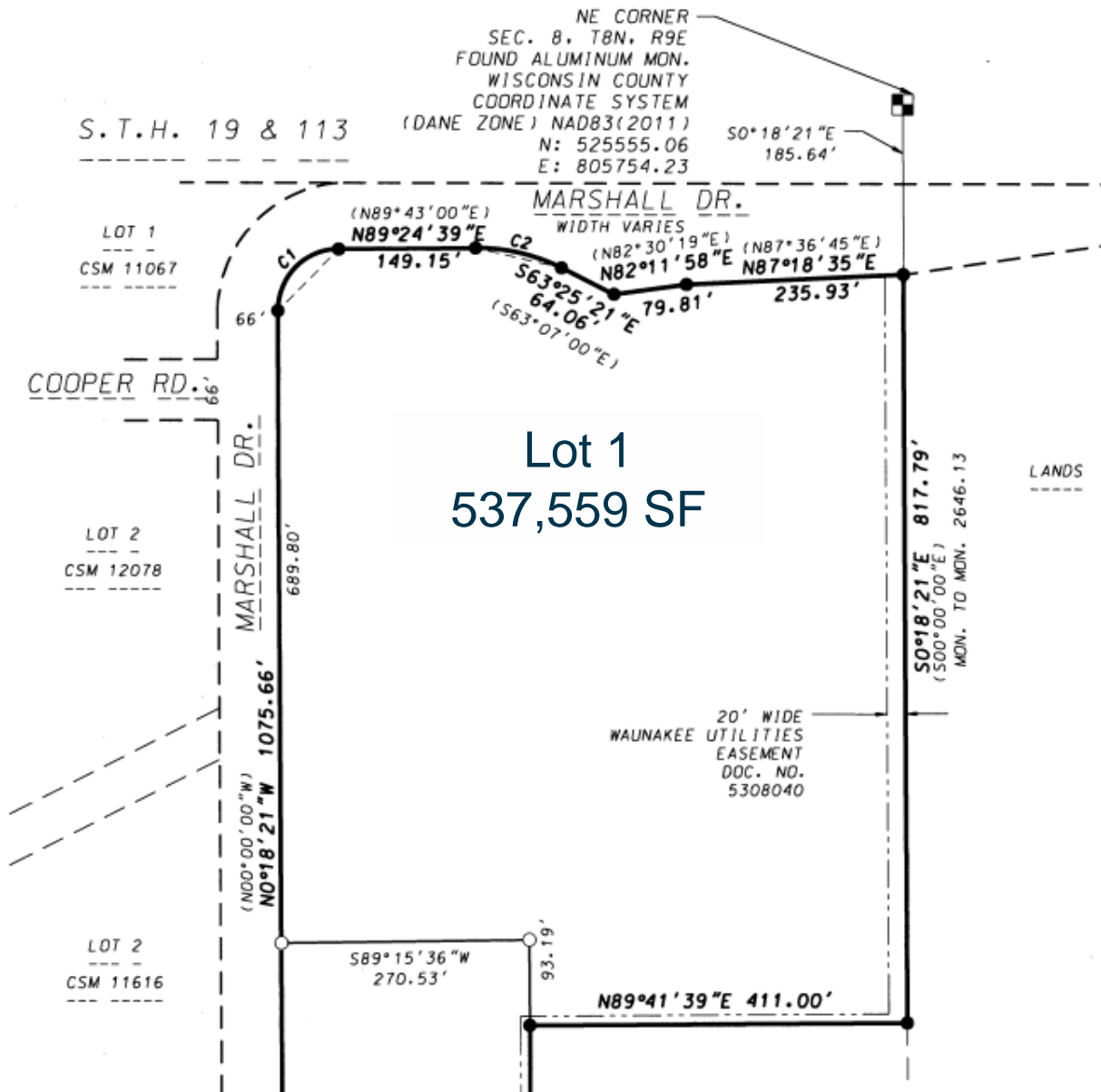
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SURVEY MAP

LOT 1



Lot 1
537,559 SF

Area A - 48,620 SF \$149,000

➤ Proposed retail site with/17,460 SF usable land

Area B - 52,337 SF \$129,000

➤ Proposed retail site with/14,920 SF usable land

➤ **A & B Combined price - \$265,000**

SITE MAP

LOT 1



▪ RETAIL	AREA A	17,460 SF (useable)
▪ RETAIL	AREA B	14,920 SF (useable)
▪ INDUSTRIAL	AREA C	176,757 SF (4.06 acres - useable)
▪ WETLANDS		195,321 SF
▪ 75' BUFFER		133,101 SF
▪ TOTAL SITE (PER CSM):		537,559 SF

**A, B & C MAY BE PURCHASED TOGETHER
OR SEPARATELY.**

AERIAL MAP

LOT 1



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DISCLAIMER

LOT 1

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