

# FOR SALE: 6200 Mineral Point Road

Infill Opportunity in Madison, Wisconsin



**PARCEL SIZE**      0.73 Acres

**PRICE**              \$2,075,000

#### **LOCATION / BRT**

The Property' is located in the heart of Madison's thriving west side, ideally positioned to attract a wide range of apartment renters seeking convenience, being close to employers and retail, and having a short commute to Verona, Middleton, Fitchburg, Downtown Madison and the Beltline.

The site is situated on the Bus Rapid Transit line, with quick access to University Hospital, Downtown Madison, and points further east. It is also within walking distance of major employers such as Exact Sciences, Illumina and UW Health at the University Research Park, along with others nearby including Tru-Stage and Oakwood Village.

#### **RENTAL DEMAND SNAPSHOT**

West Madison's apartment market is healthy, with vacancy at **4.4%** (vs. the metro average of 6.1%). Several newer buildings in the area have studio rents of over **\$3.00 per SF** and over **\$2.50 per SF** for 1 bedrooms. Co-Star reports annual rental growth of 2.6%.

#### **DEMOGRAPHICS**

The three-mile radius is home to more than 94,000 residents with an average household income of \$106,000 and median household income of \$78,400. 50% of households are renter occupied, with demand comprised of a balanced mix of young professionals and downsizing households. 1- or 2-person households comprise 73% of market, with 3-person households making up another 12%.

## 6200 Mineral Point Road

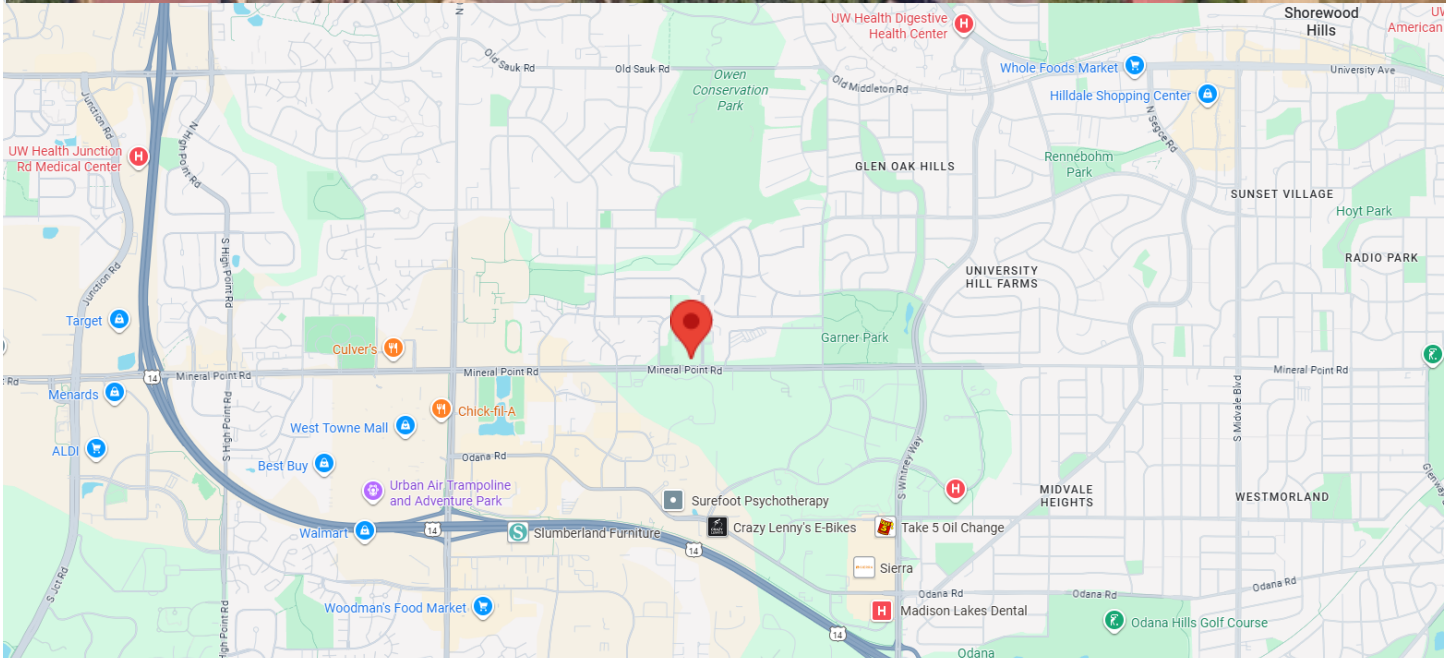
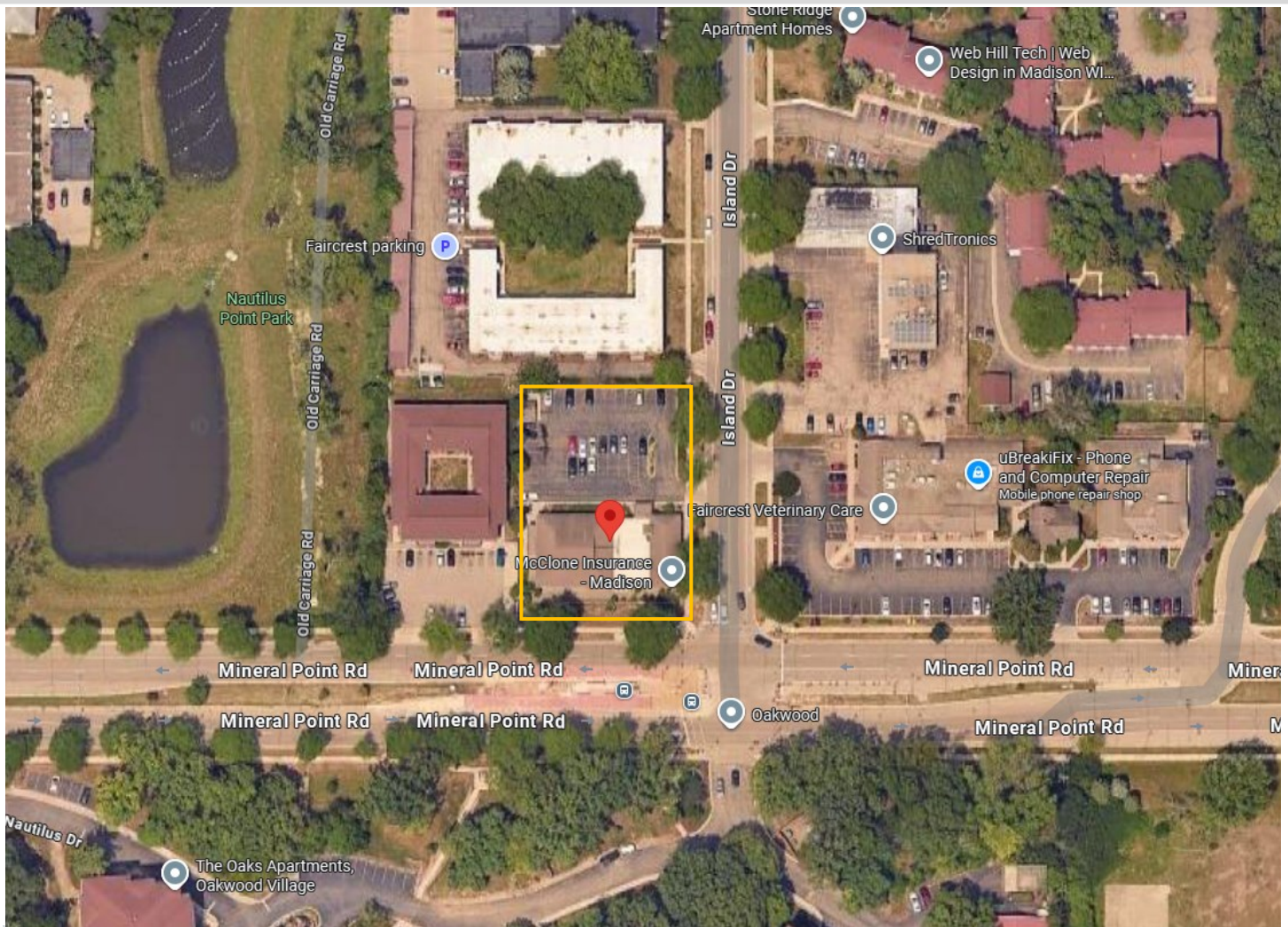
Oakbrook Corporation is pleased to present for sale the land and building located at 6200 Mineral Point Road ("the Property"). The Property presents an excellent opportunity for redevelopment in one of Madison's most active commercial corridors.

The Property is currently zoned CC-T (Commercial Corridor—Transitional). CC-T allows mixed-use development of up to 5 stories or 78 feet in height within the Transit-Oriented Development Overlay District, so no zoning change is required in order to develop an apartment project with a small commercial component.

Pursuing a zoning change is also an option depending on the developer's goals. The City of Madison Comprehensive Plan calls for a future land use of CMU (Community Mixed Use). This aligns with a potential rezoning to MXC (Mixed Use Center District), which may support additional or larger units and a slightly simpler design.

Kevin Burow of [Knothe & Bruce Architects](#) conducted an extensive study of the site, zoning, height limitations, and setbacks and prepared the attached concept plans showing a 70-unit building with 85 parking stalls. A small commercial space is included on first floor to meet the mixed-use requirement. A full-size version in PDF is available upon request.

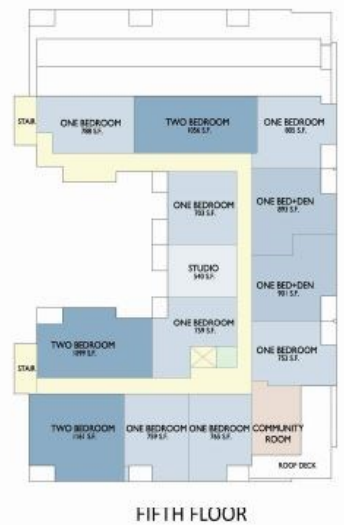
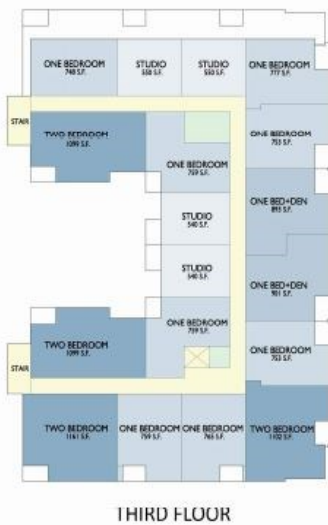




Oakbrook Corporation | 2 Science Court | Madison, Wisconsin 53711

<b>PROPERTY ADDRESS</b>	6200 Mineral Point Road Madison, WI 53705-4504
<b>PARCEL INFORMATION</b>	Parcel No. 0709-244-1310-1 <a href="#">Link</a> to Assessor Page Size: 31,807 square feet (0.73018 acres) Frontage: 148 feet (Mineral Point Rd) and 220 feet (Island Dr)
<b>ASSESSED VALUE (2025)</b>	\$1,932,900
<b>ALDERPERSON</b>	Alder John P. Gueguierre <a href="#">Link</a> to Email
<b>CURRENT ZONING / USE</b>	CC-T / Office (Allows proposed concept for 70 units w/ Conditional Use Permit)
<b>COMP PLAN VISION / REZONING POSSIBILITY</b>	Madison's Comprehensive Plan recommends CMU (Community Mixed Use) which equates to the current CC-T zoning within a TOD (Transit Oriented Overlay District) <a href="#">Link</a> .  Re-zoning to the Mixed-Use Center zoning district may provide benefits. The MXC District may allow more units by shifting the fifth-floor "wedding cake" roof from the north (Mineral Point Rd) side to the smaller west side, reducing roofing tiers while creating space for additional top floor units.
<b>MAXIMUM HEIGHT:</b>	78 feet (per Knothe & Bruce Architects research on zoning / planning)
<b>TIF DISTRICT</b>	No
<b>QUALIFIED CENSUS TRACT</b>	No
<b>TRANSIT OVERLAY DISTRICT (TOD)</b>	Yes—The TOD Overlay District encourages higher-density, mixed-use, and pedestrian-friendly development near transit, offering added flexibility in height, use, and design. For redevelopment, it boosts feasibility, enhances connectivity, and supports long-term economic vitality.
<b>BUS RAPID TRANSIT (BRT)</b>	The Madison Metro BRT delivers fast, reliable transit connecting residents to key hubs like Hill Farms, Hildale, UW Hospitals, UW-Madison campus, Downtown Madison, and points further east.





UNIT MIX	
STUDIO	10
1 BEDROOM	32
1 BEDROOM+ DEN	8
2 BEDROOM	20
<b>TOTAL</b>	<b>70</b>
VEHICLE PARKING	
ENCLOSED GARAGE	79
OPEN GARAGE	6
<b>TOTAL</b>	<b>85</b>

LEGEND	
	CIRCULATION
	AMENITY
	STUDIO
	1 BEDROOM
	1 BEDROOM + DEN
	2 BEDROOM
	UTILITY/STORAGE
	GARAGE
	TRASH/RECYCLE
	COMMERCIAL

## Conceptual Floor Plans

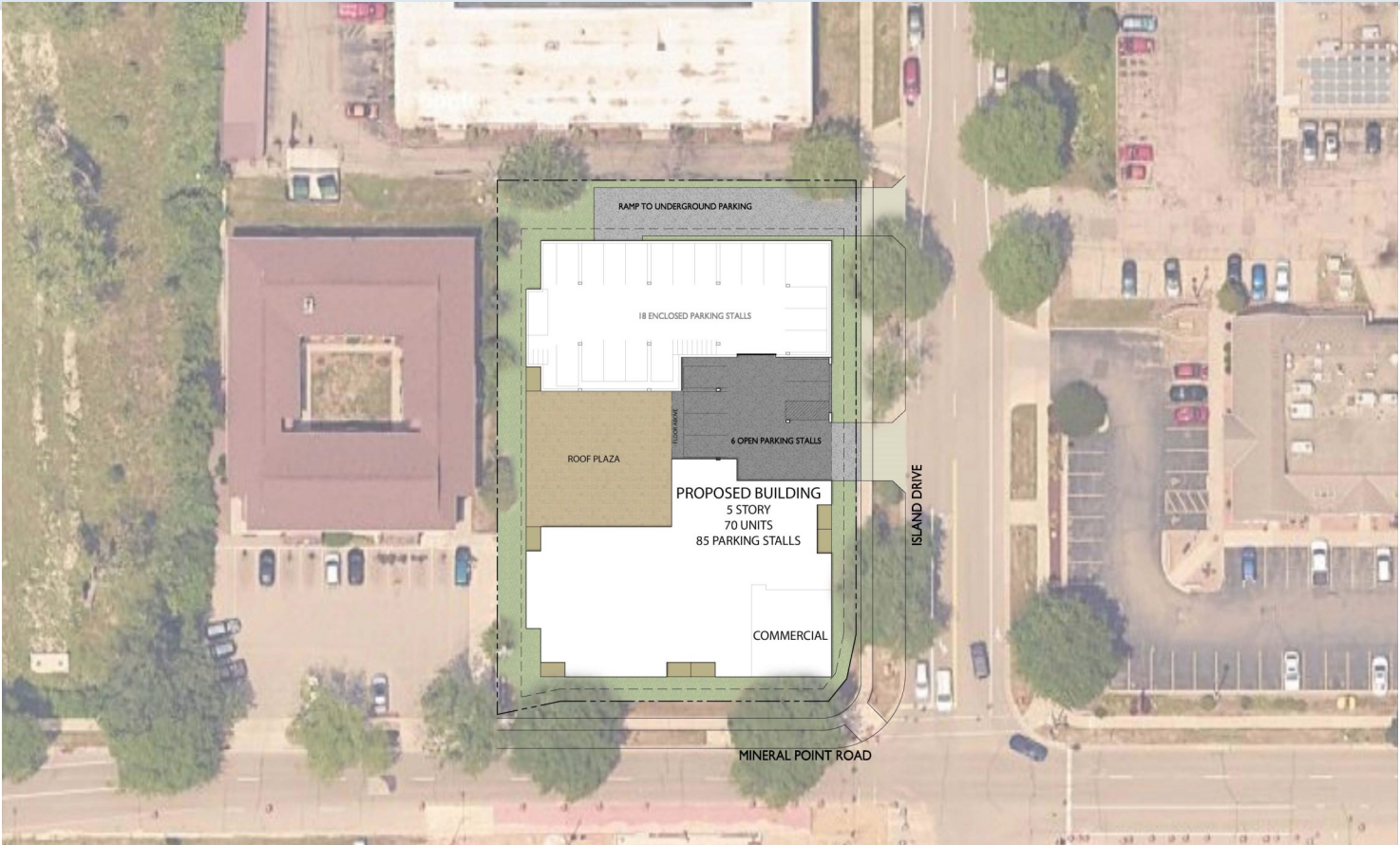
Mixed-Use Development  
6200 Mineral Point Rd, Madison, WI  
CONCEPTUAL PRESENTATION | 2025.02.18 | 2436



Information is provided only as an accommodation and neither Seller nor Oakbrook Corporation, makes any representation or warranty, express or implied, regarding such information. Purchaser is solely responsible for make its own investigation of the Property and must independently confirm the accuracy of information and make own conclusions

# 6200 Mineral Point Site Plan

By Knothe & Bruce Architects



Conceptual Site Plan

Mixed-Use Development  
6200 Mineral Point Rd, Madison, WI  
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Conceptual Site Plan

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- The duty to exercise reasonable skill and care in providing brokerage services to you.
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