

LAND FOR SALE

# FITCHBURG DEVELOPMENT OPPORTUNITY

5345 LACY ROAD, FITCHBURG, WI 53711



## MULTI-FAMILY AND RESIDENTIAL LAND FOR SALE

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



**PRESENTED BY:**

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# PROPERTY SUMMARY

Lacy Rd  
5345 Lacy Road | Fitchburg, WI 53711



## Property Summary

Price:	\$462,000
Address:	5345 Lacy Road Fitchburg, WI 53711
Lot Size:	2.62 Acres
Price per SF	\$4.04 P/SF
County:	Dane
Frontage:	Fahey Glen & Lacy Rd
Traffic Count:	4300 VPD - Lacy Rd (WiDOT)
Drainage:	Yes
Roudabout Intersection:	Fahey Glen & Lacy Rd
Utilities:	Yes
Existing Zoning:	Low Density Residential
APN:	225/0609-151-8210-2
Stormwater:	Regional

## Property Overview

Discover a premier 2.62-acre development site ideally positioned in the growing Fitchburg market. Priced at \$462,000, the property is currently zoned Low-Density Residential and is well suited for approximately 23 residential units with a potential rezoning to Medium-Density Residential.

Situated at the corner of Lacy Road and Fahey Glen, the site benefits from strong visibility and convenient access, with an average of 4,300 vehicles per day and a nearby roundabout improving traffic flow and connectivity. All municipal utilities are available, and off-site stormwater detention is accommodated through a regional system with a modest developer contribution.

## Location Overview

Nestled just minutes from downtown Madison, Fitchburg, Wisconsin, offers a unique blend of urban convenience and natural beauty. Known for its thriving business community, highly rated schools, and extensive parks and trails, Fitchburg is a vibrant city that continues to attract new residents and businesses. The area boasts a strong economy supported by technology, healthcare, and green industries, making it a prime location for investment and development.

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# PROPERTY PHOTOS

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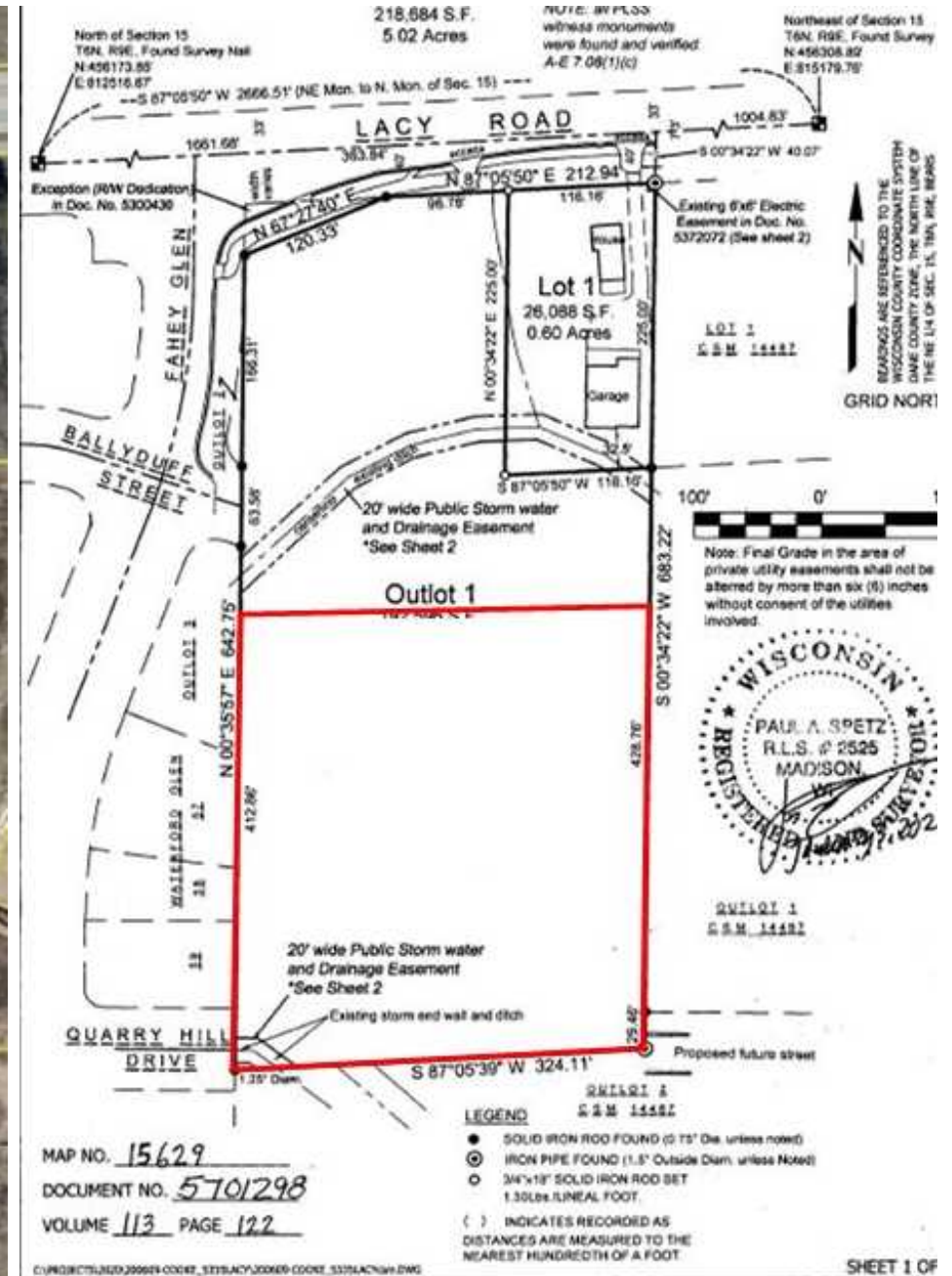
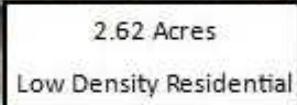


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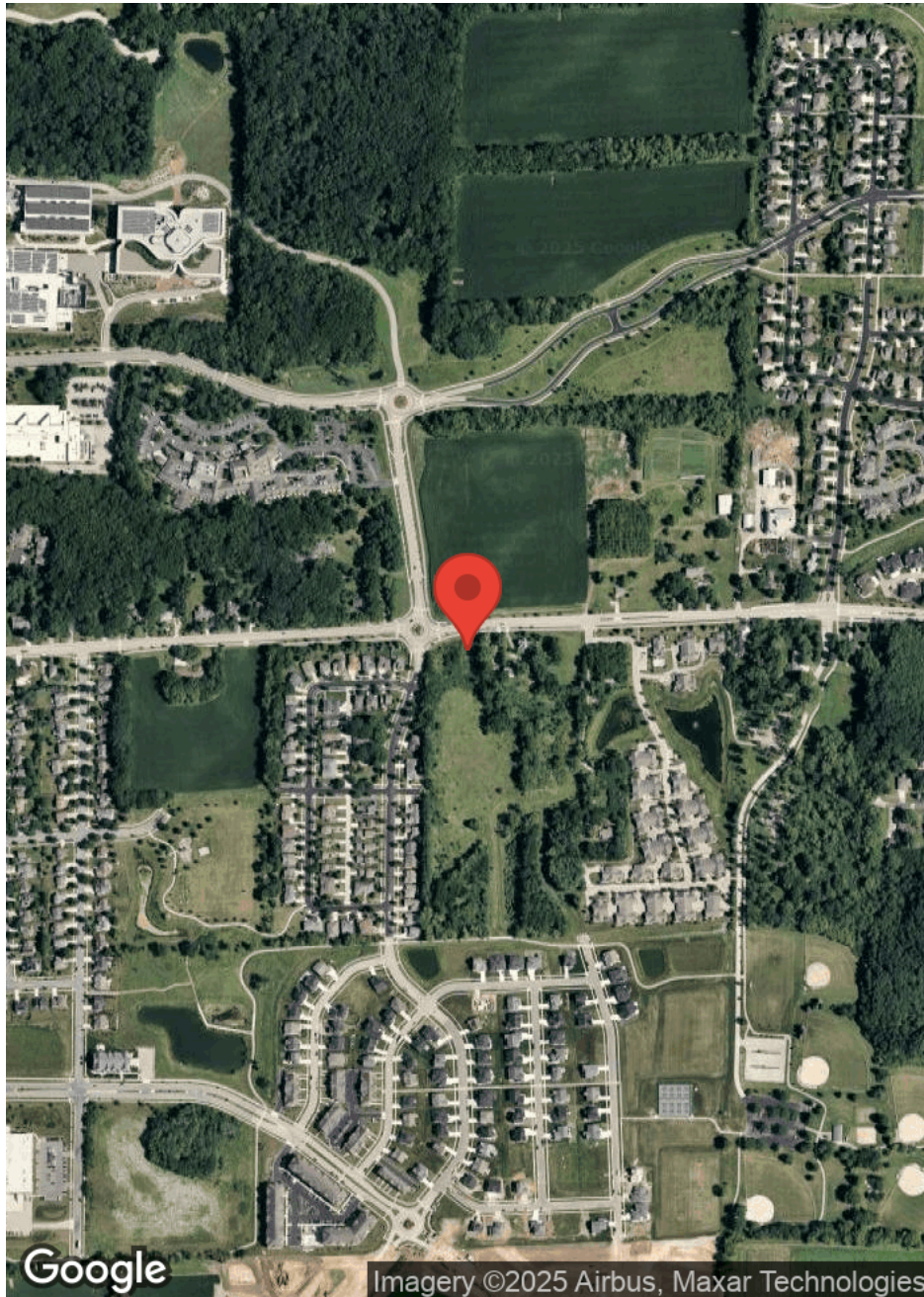
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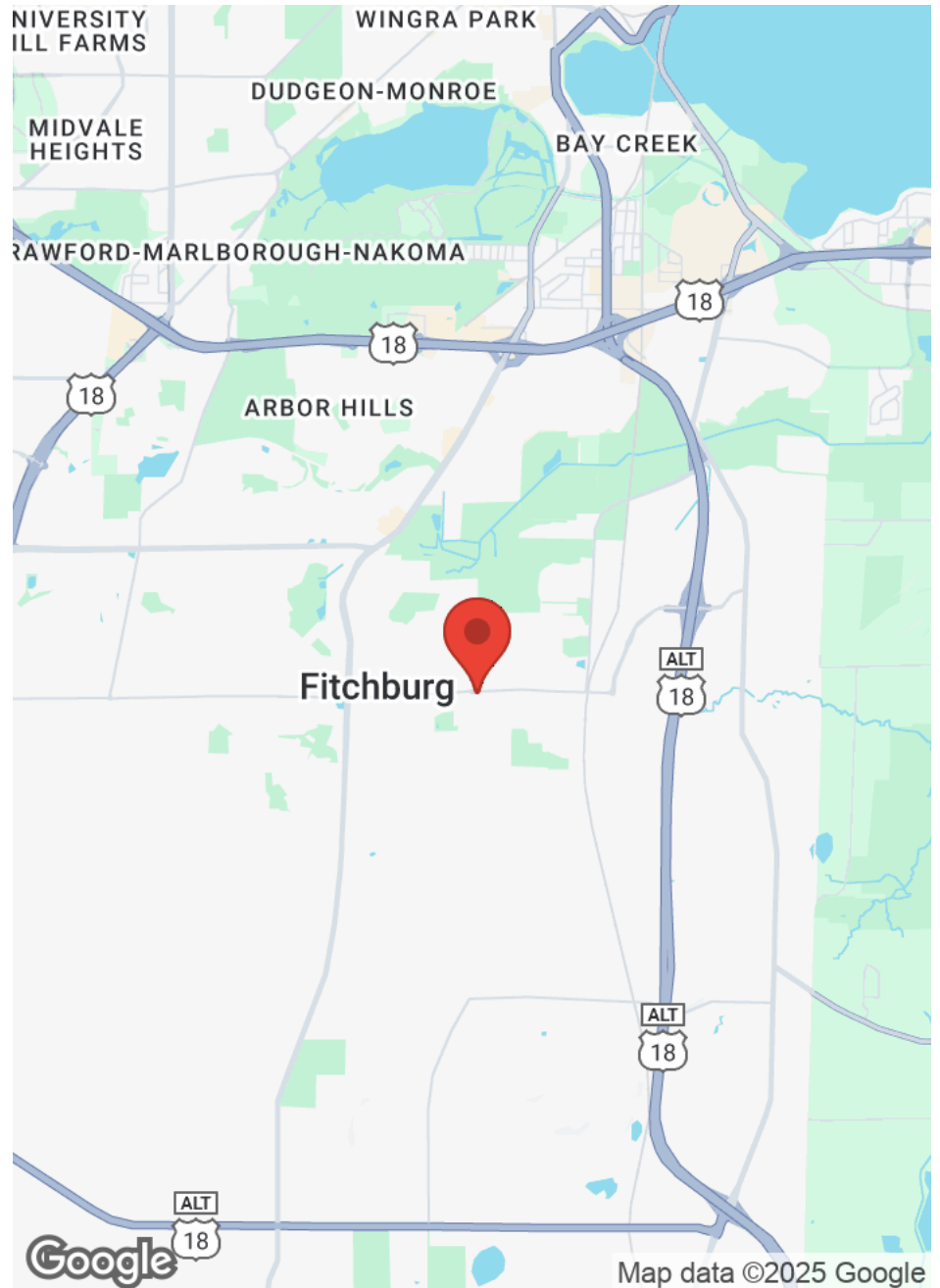
# LOCATION MAPS

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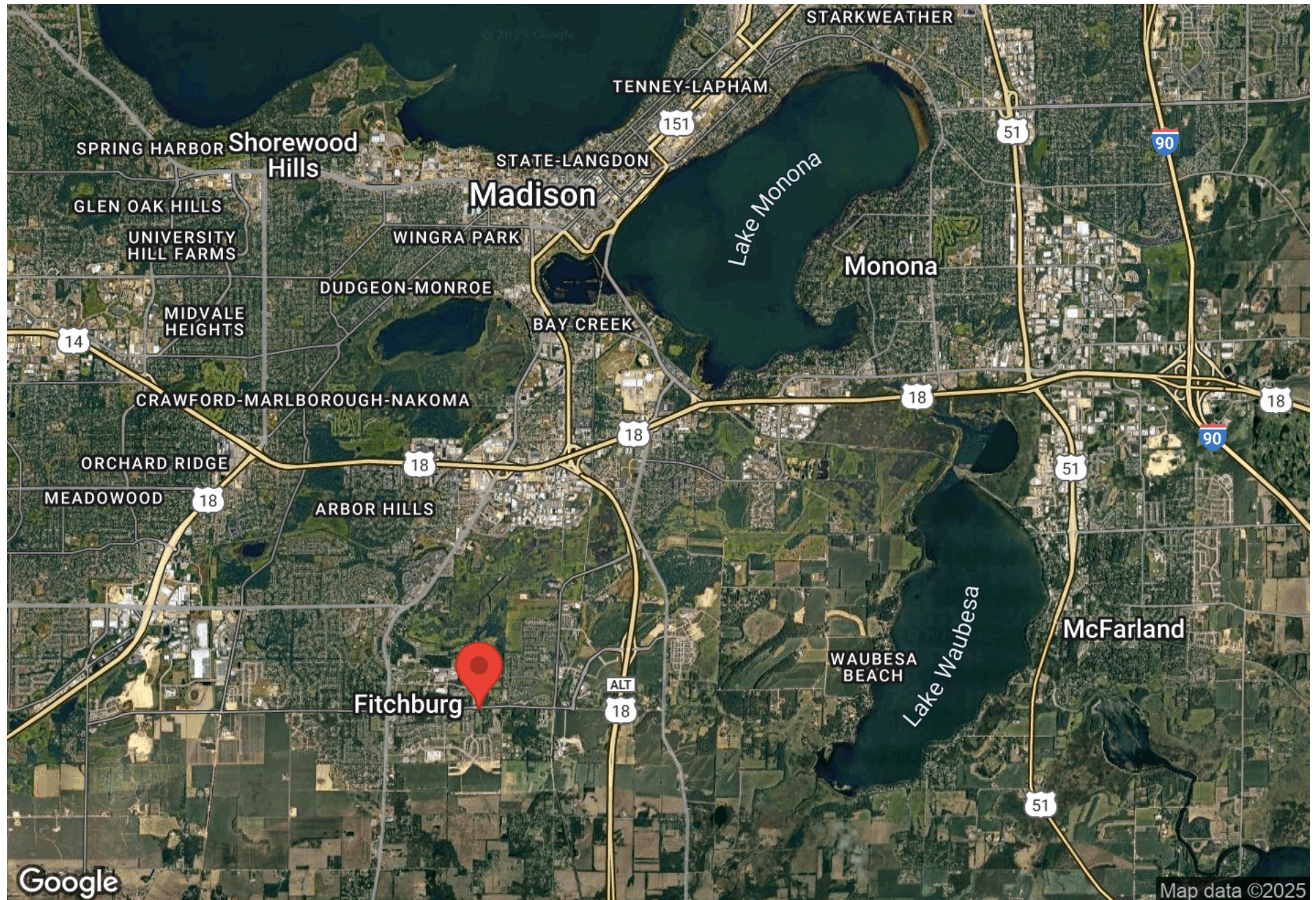
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# AERIAL MAP

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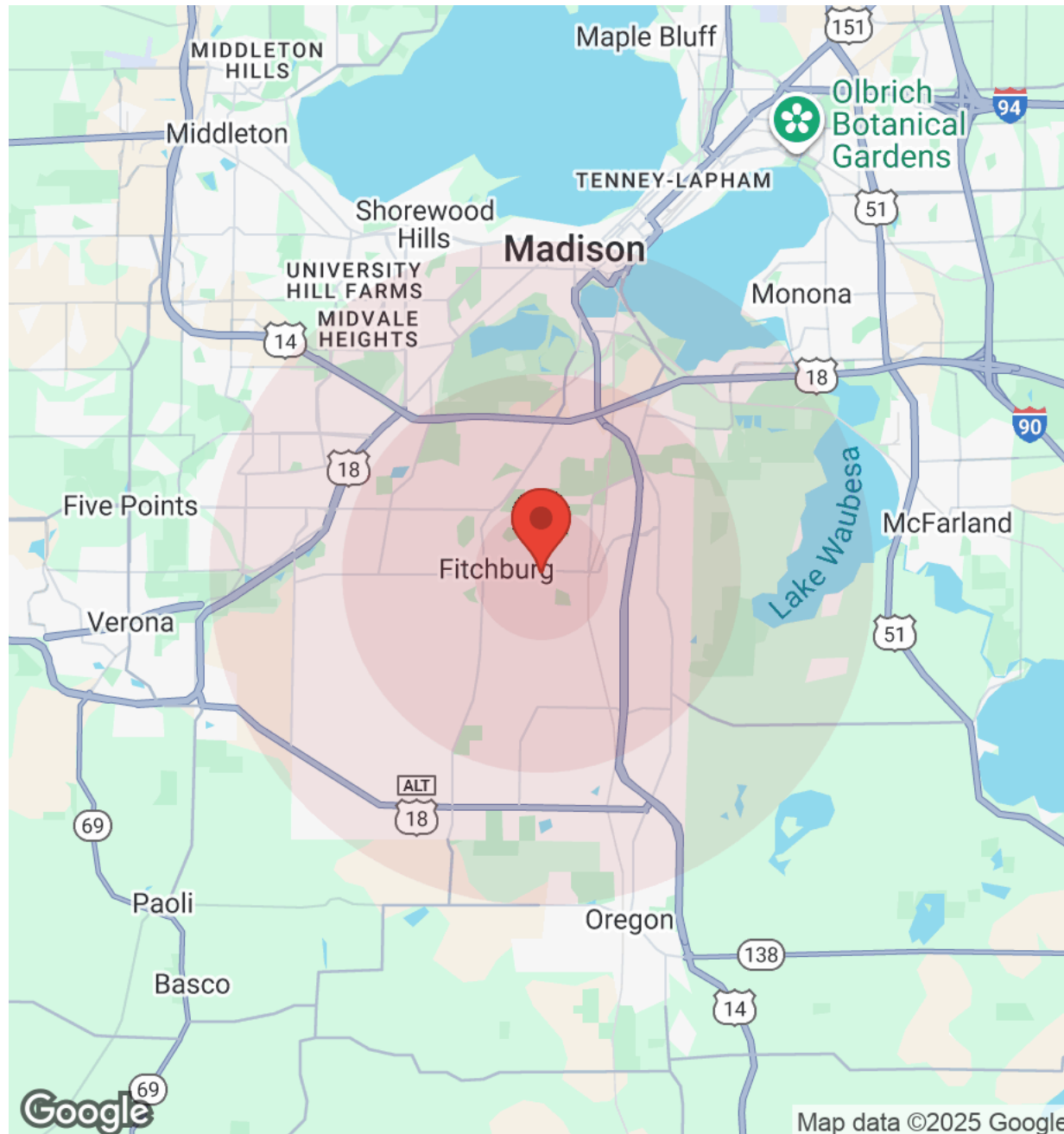
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,417	19,873	70,136
Female	2,409	19,191	62,551
Total Population	4,826	39,064	132,687

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	564	6,647	19,259
Ages 15-24	655	5,855	32,724
Ages 25-54	2,423	17,618	52,412
Ages 55-64	512	3,949	11,696
Ages 65+	673	4,993	16,596

Race	1 Mile	3 Miles	5 Miles
White	3,982	24,063	91,461
Black	163	4,965	11,199
Am In/AK Nat	2	63	186
Hawaiian	1	8	40
Hispanic	278	6,410	15,272
Asian	276	2,477	10,734
Multi-Racial	120	1,043	3,662
Other	3	31	119

Income	1 Mile	3 Miles	5 Miles
Median	\$108,210	\$87,508	\$83,136
< \$15,000	67	788	5,902
\$15,000-\$24,999	30	1,025	3,505
\$25,000-\$34,999	70	1,191	3,622
\$35,000-\$49,999	216	1,909	5,507
\$50,000-\$74,999	311	2,498	7,858
\$75,000-\$99,999	458	2,531	6,506
\$100,000-\$149,999	655	3,039	9,977
\$150,000-\$199,999	380	1,774	5,919
> \$200,000	394	2,600	8,228

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,763	18,569	61,059
Occupied	2,580	17,355	57,024
Owner Occupied	1,328	7,500	25,135
Renter Occupied	1,252	9,855	31,889
Vacant	182	1,214	4,035

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# DISCLOSURE

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## State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

### DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

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

**NON- CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

### DEFINITION OF MATERIAL ADVERSE FACTS

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

**NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.