



FOR SALE
COMMERCIAL

VERSATILE 1+ ACRE PARCEL - 3173 MCCOMB ROAD - STOUGHTON
3173 McComb Road, Stoughton, WI 53589

- Next to Kettle Park West
- Strong commercial neighbors
- Quick access to 138 and 51
- High-visibility frontage



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1.01-acre site offers strong visibility and easy access

Ready for an outstanding opportunity? This versatile 1+ Acre Parcel in the Town of Rutland boasts so many possibilities! Great redevelopment play or purchase and keep it as a spacious single family home with the room to build the pole barn or shop space that you've always wanted. Adjacent to the New Kettle Park West Development in Stoughton, this area is poised to improve and take off! Super easy access to both Hwy 138 and Hwy 51. Great street frontage with visibility next to other Industrial Flex, Office, and Retail Businesses create potential crossover opportunities for your development plans! Bring your creativity and capitalize on this prime location today! Contact Town of Rutland for a full list of zoning allowances and restrictions.

PROPERTY PHOTOS

VERSATILE 1+ ACRE PARCEL - 3173 MCCOMB ROAD - STOUGHTON

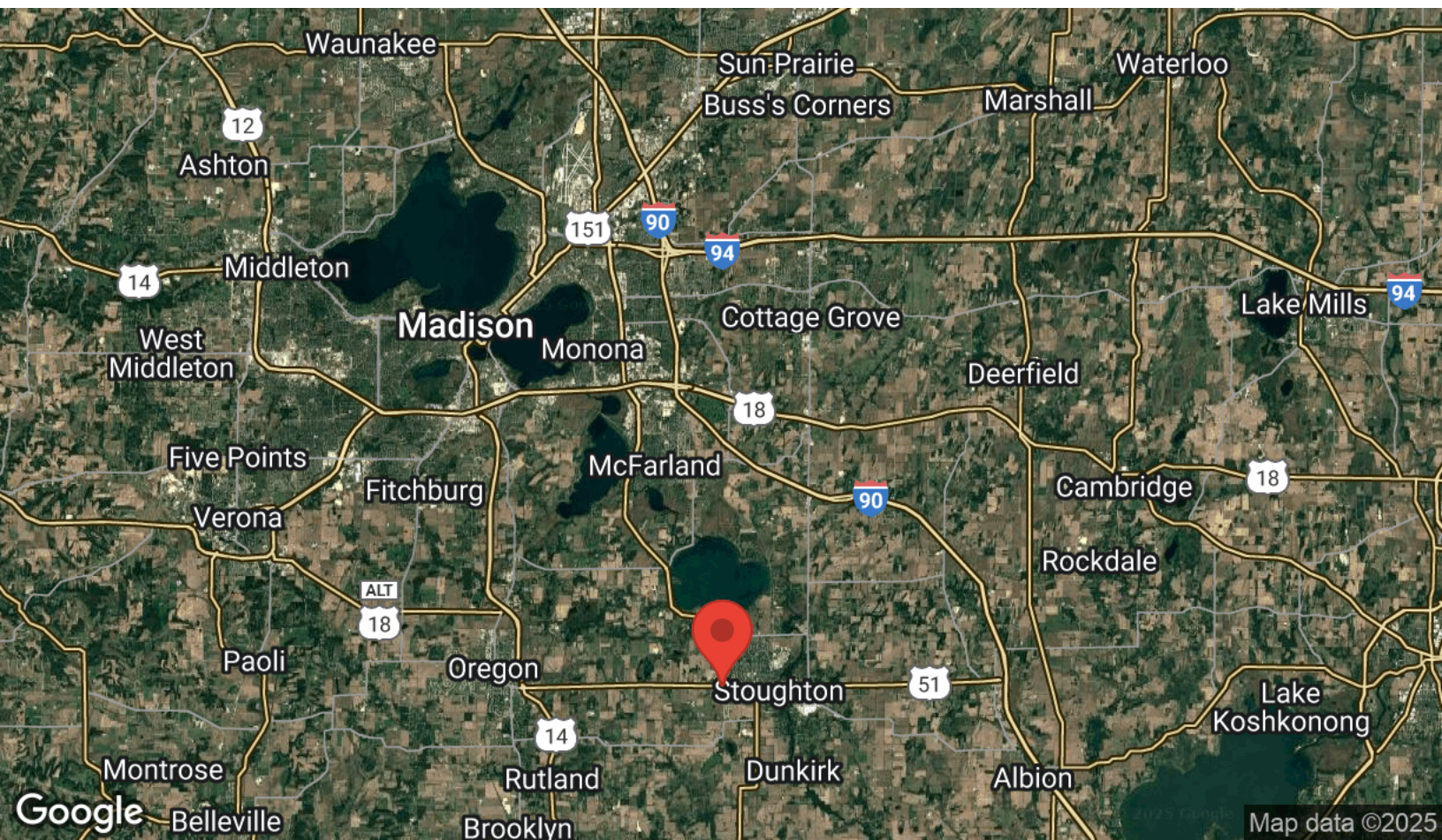
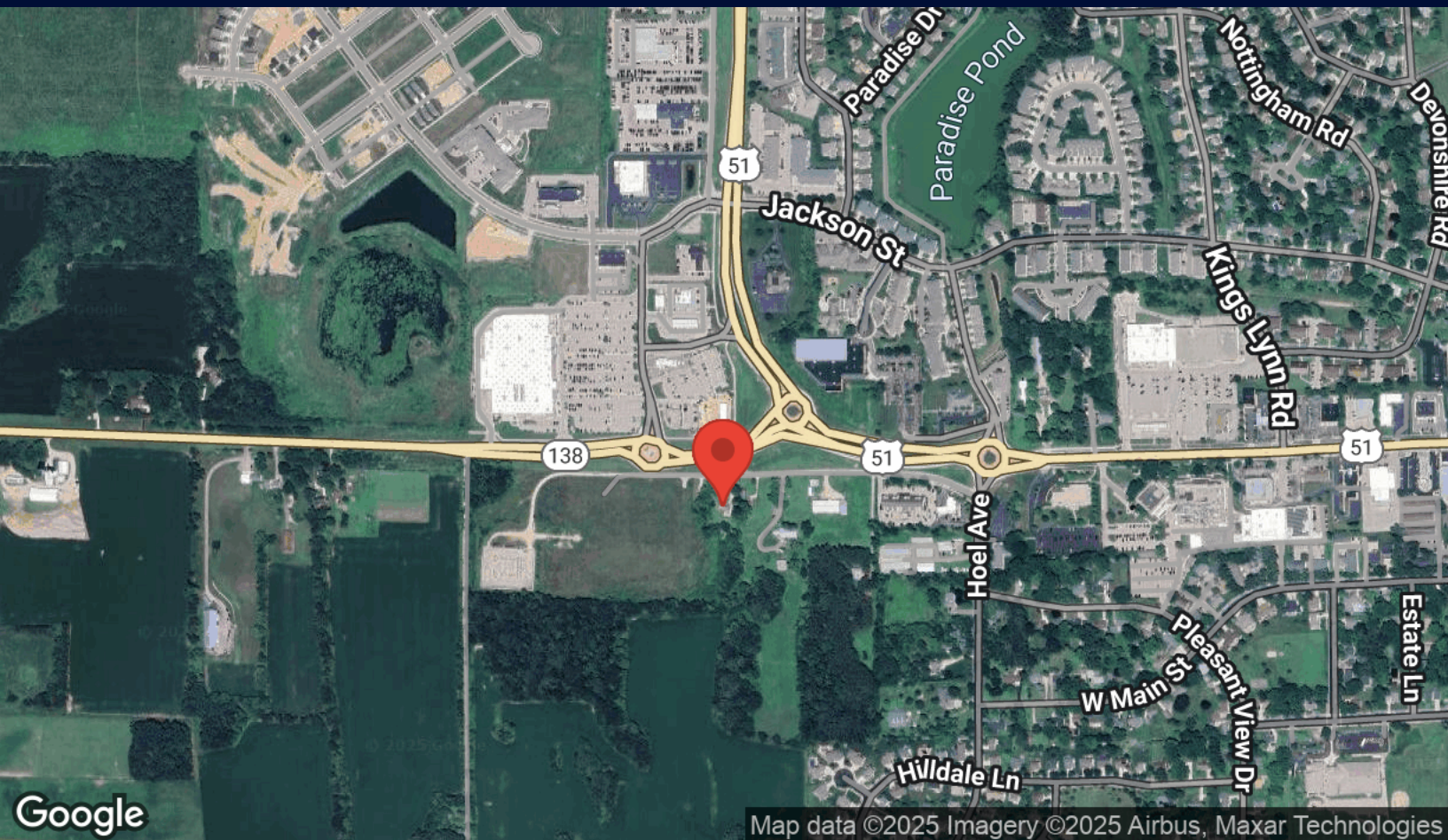
3173 McComb Road
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LOCATION MAPS

VERSATILE 1+ ACRE PARCEL - 3173 MCCOMB ROAD - STOUGHTON

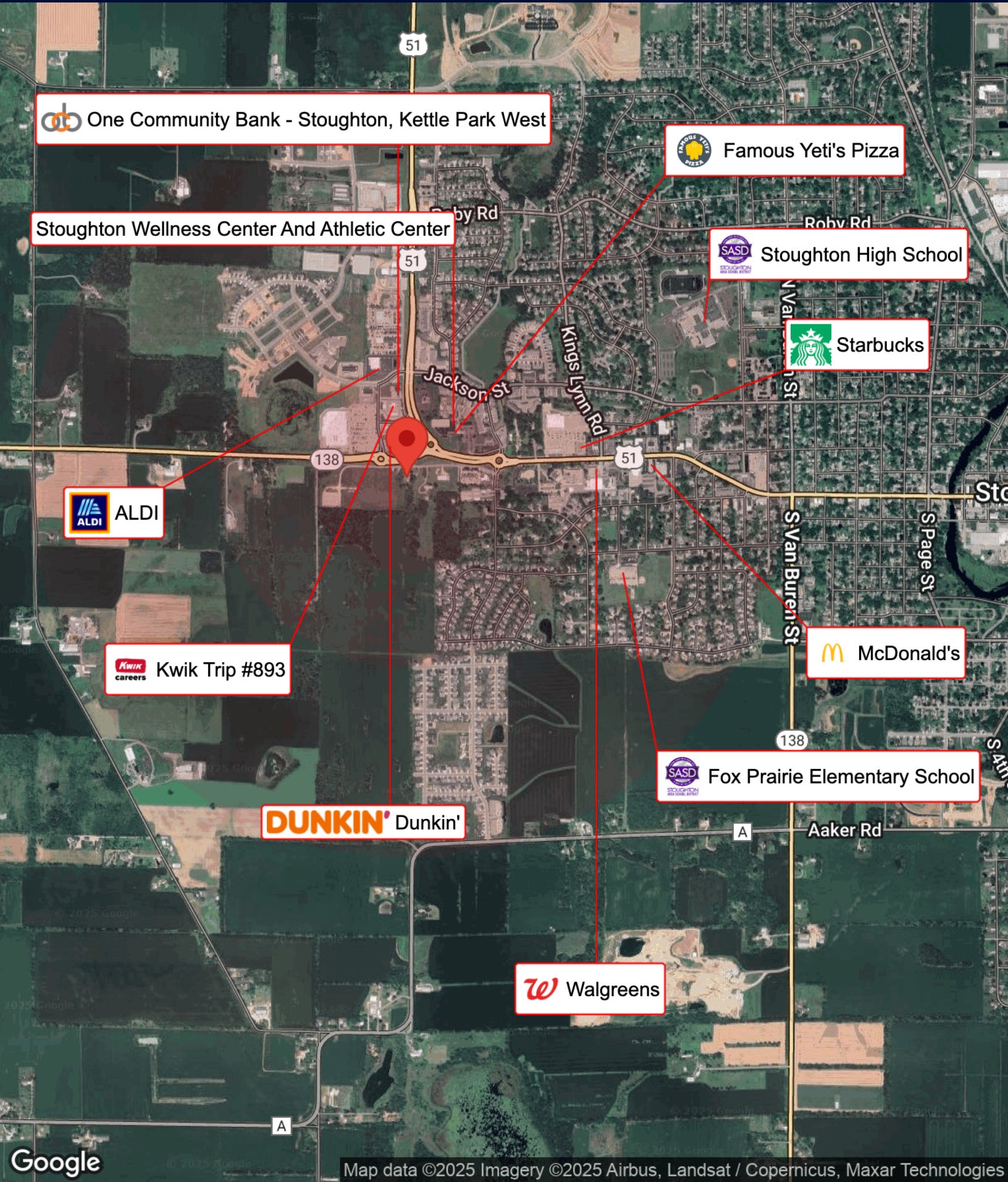
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BUSINESS MAP

VERSATILE 1+ ACRE PARCEL - 3173 MCCOMB ROAD - STOUGHTON

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 One Community Bank - Stoughton, Kettle Park West

 Famous Yeti's Pizza

Stoughton Wellness Center And Athletic Center

 Stoughton High School

 Starbucks

 ALDI

 Kwik Trip #893

 McDonald's

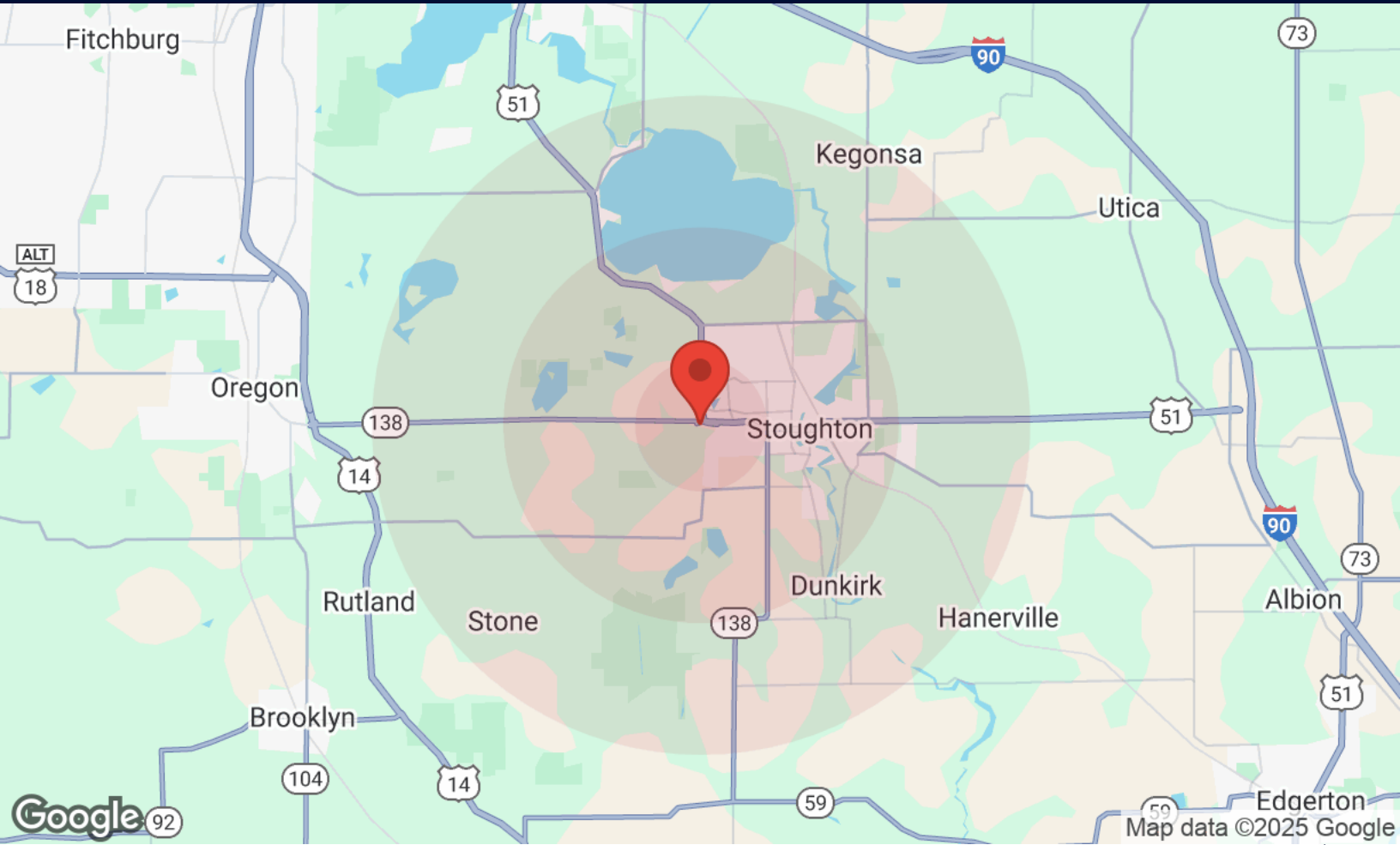
 Dunkin'

 Fox Prairie Elementary School

 Walgreens

DEMOGRAPHICS

3173 McComb Road
Stoughton, WI 53589



Population	1 Mile	3 Miles	5 Miles
Male	2,427	8,134	10,131
Female	2,632	8,288	10,242
Total Population	5,059	16,422	20,373

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	806	2,524	3,040
Ages 15-24	660	1,901	2,338
Ages 25-54	1,935	6,150	7,446
Ages 55-64	648	2,243	2,910
Ages 65+	1,010	3,603	4,638

Income	1 Mile	3 Miles	5 Miles
Median	\$89,385	\$91,344	\$94,151
< \$15,000	205	408	450
\$15,000-\$24,999	90	243	294
\$25,000-\$34,999	107	286	326
\$35,000-\$49,999	206	722	907
\$50,000-\$74,999	257	1,157	1,414
\$75,000-\$99,999	363	924	1,136
\$100,000-\$149,999	504	1,456	1,834
\$150,000-\$199,999	219	942	1,202
> \$200,000	196	703	960

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,360	7,503	9,369
Occupied	2,146	6,841	8,523
Owner Occupied	1,279	4,808	6,279
Renter Occupied	867	2,033	2,244
Vacant	214	661	847



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:

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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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 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.