

REDEVELOPMENT SITE | FOR SALE
6626 Watts Rd, Madison , WI



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ABSTRACT
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS:

- **Site Size:** 0.689 Acres (±30,015 SF)
- **Zoning:** HC – Heavy Commercial
- **Buildings:** Two existing structures (approx. 4150 SF + 1730 SF) Totaling 5880 SF
- **Traffic Counts:** Watts Road – 13,200 VPD
- **Parking:** On-site parking available
- **Development Opportunity:** Strong visibility, established commercial corridor, and strong co-tenancy.
- **Purchase Price:** \$1,450,000

**REDEVELOP &
MAXIMIZE
LOT**

Are you looking for visibility, flexibility, and strong commercial positioning?

6626 Watts Road offers a rare opportunity in one of Dane County's most active commercial zones.

Located in the Town of Middleton, this HC-zoned property supports a wide range of commercial and light-industrial uses, making it adaptable for owner-users, investors, or redevelopment projects.

With strong roadway visibility and proximity to major traffic corridors, the site provides exceptional access for businesses seeking convenience, capacity, and long-term potential.

Highly flexible HC – Heavy Commercial zoning.

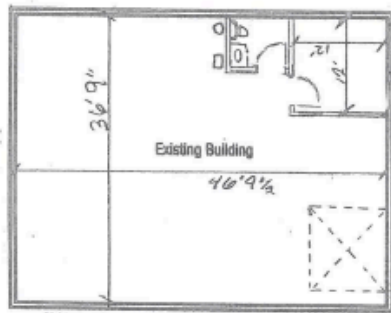
Positioned for retail, service, contractor, storage, or flex industrial concepts.

Convenient access to Mineral Point Rd (19,600 VPD) and US Hwy 14 (87,300 VPD).

Zoning category enables adaptable planning, giving developers or owner-users room to build for performance, efficiency, and long-term viability.

Call Broker for more Information.





FLOOR PLAN



ZONING

This document is intended for reference only. Please contact Dane County Zoning Division (608) 266-4266 for specific ordinance language.

HC Heavy Commercial Zoning District

Zoning district for commercial land uses – CH. 10-Zoning 10.273

Permitted Uses 10.273(2)

- Undeveloped natural resource and open space areas
- Agriculture and accessory uses (livestock not permitted)
- Adult book stores, subject to s.10.103(2).
- Cemeteries
- Colony house
- Contractor, landscaping, or building trade operations
- Day care centers
- Freight and bus terminals
- Governmental, institutional, religious, or nonprofit community uses
- Indoor entertainment or assembly
- Indoor sales
- Indoor storage and repair
- Institutional residential
- Light industrial
- Off-site parking
- Office uses
- Outdoor sales, display or repair
- Outdoor storage
- Personal or professional service
- Personal storage facilities (mini-warehouse)
- Transient or tourist lodging
- A transportation, utility, communication, or other use required by law
- Utility services
- Vehicle repair or maintenance service
- Veterinary clinics
- Warehousing and distribution facilities

Conditional Uses: 10.273(3)

- Airport, landing strip or heliport
- Animal boarding, domestic pet
- Animal boarding, large animal
- Caretaker's residence
- Commercial indoor lodging
- Communication towers
- Renewable energy generation
- Drive-in establishment
- Marinas
- Outdoor active recreation
- Outdoor entertainment
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law..

Setbacks and Height requirements: 10.273(4) & (6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet
County Highway: 75/42 feet
Town Road: 63/30 feet
Subdivision streets platted prior to DCCO: 20 feet
All other streets: 30 feet

Side yard:

10 feet minimum

Rear yard:

10 feet minimum

Height:

50 feet, excluding tanks, storage bins, silos and towers

Minimum Lot Width & Area: 10.11(5)

Lots must have sufficient area to accommodate sanitary, stormwater, and parking for intended uses

Lot Coverage 10.11(5)

60% maximum



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DEMOGRAPHICS



6626 Watts Rd, Madison, WI

6626

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6626 Watts Rd, Madison, WI 53719

 Catylist Research

CITY, STATE

Madison, WI

POPULATION

76,236

AVG. HH SIZE

2.35

MEDIAN HH INCOME

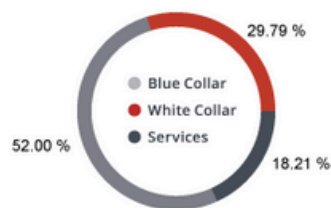
\$72,425

HOME OWNERSHIP

Renters: **13,357**

Owners: **19,485**

EMPLOYMENT



55.25 %
Employed

1.29 %
Unemployed

EDUCATION

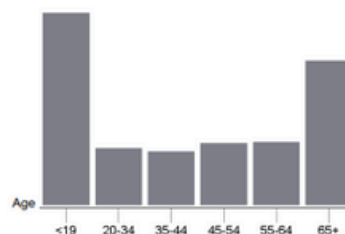
High School Grad: **14.87 %**
Some College: **17.88 %**
Associates: **7.33 %**
Bachelors: **56.57 %**

GENDER & AGE

48.16 %



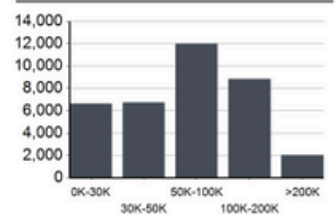
51.84 %



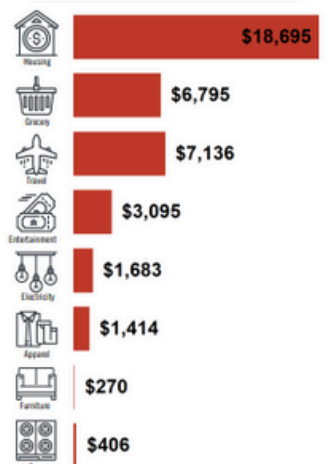
RACE & ETHNICITY

White: **74.20 %**
Asian: **7.54 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **8.14 %**
Hispanic: **5.65 %**
Two or More Races: **4.47 %**

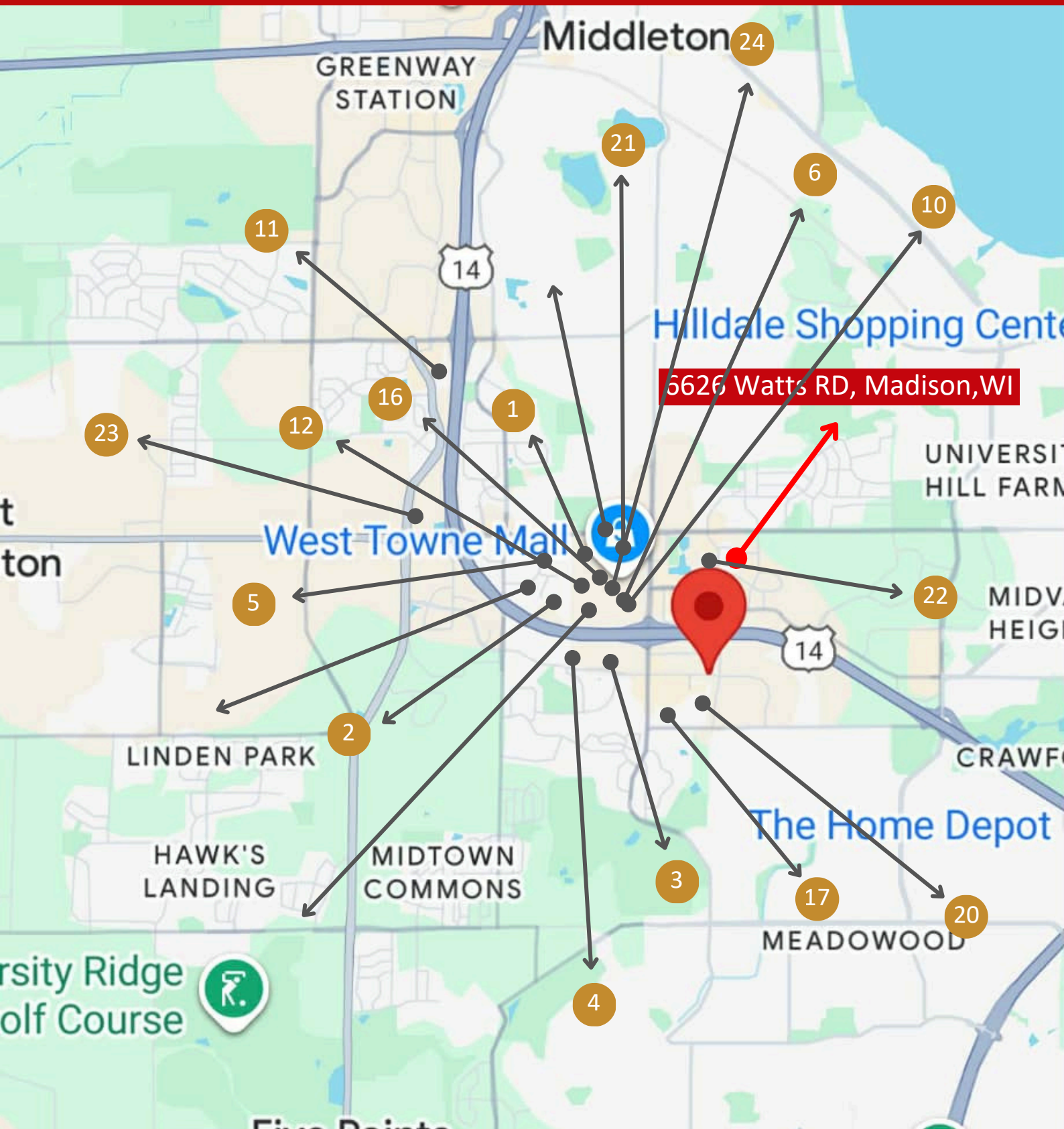
INCOME BY HOUSEHOLD



HH SPENDING



NEARBY RETAIL AND RESTAURANTS



1. Olive Garden Italian Restaurant
2. Best Buy
3. Texas Roadhouse
4. Walmart
5. Barnes & Nobles
6. Sushi Lover Madison
7. Sephora
8. Costco

9. REI - Madison
10. Dry Goods
11. Homegoods
12. Athleta
13. Dick's Sporting Goods
14. Marshalls
15. Pandora
16. Woodman's Food Market

17. Wendy's
18. West Towne Mall
19. J&P Fresh Market
20. Chick-fil-A
21. Starbucks
22. The Cheesecake Factory
23. Target
24. Oasis Spa



WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road, Madison, WI 53704

ABSTRACT Commercial Real Estate LLC

Effective July 1, 2016

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

3 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an
4 agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is 6 providing
brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the 7 customer, the following
duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41). 16 (f) The duty to safeguard trust funds
and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may 33 list that
information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a 34 later time, you may
also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____
37 _____

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

39 _____
40 _____

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

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

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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