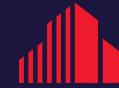


**FOR
SALE**

±11.3 AC



**CUSHMAN &
WAKEFIELD**

BOERKE



COMMERCIAL RETAIL LAND
1661 OAK OPENING DRIVE
STOUGHTON, WISCONSIN

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MILWAUKEE OFFICE

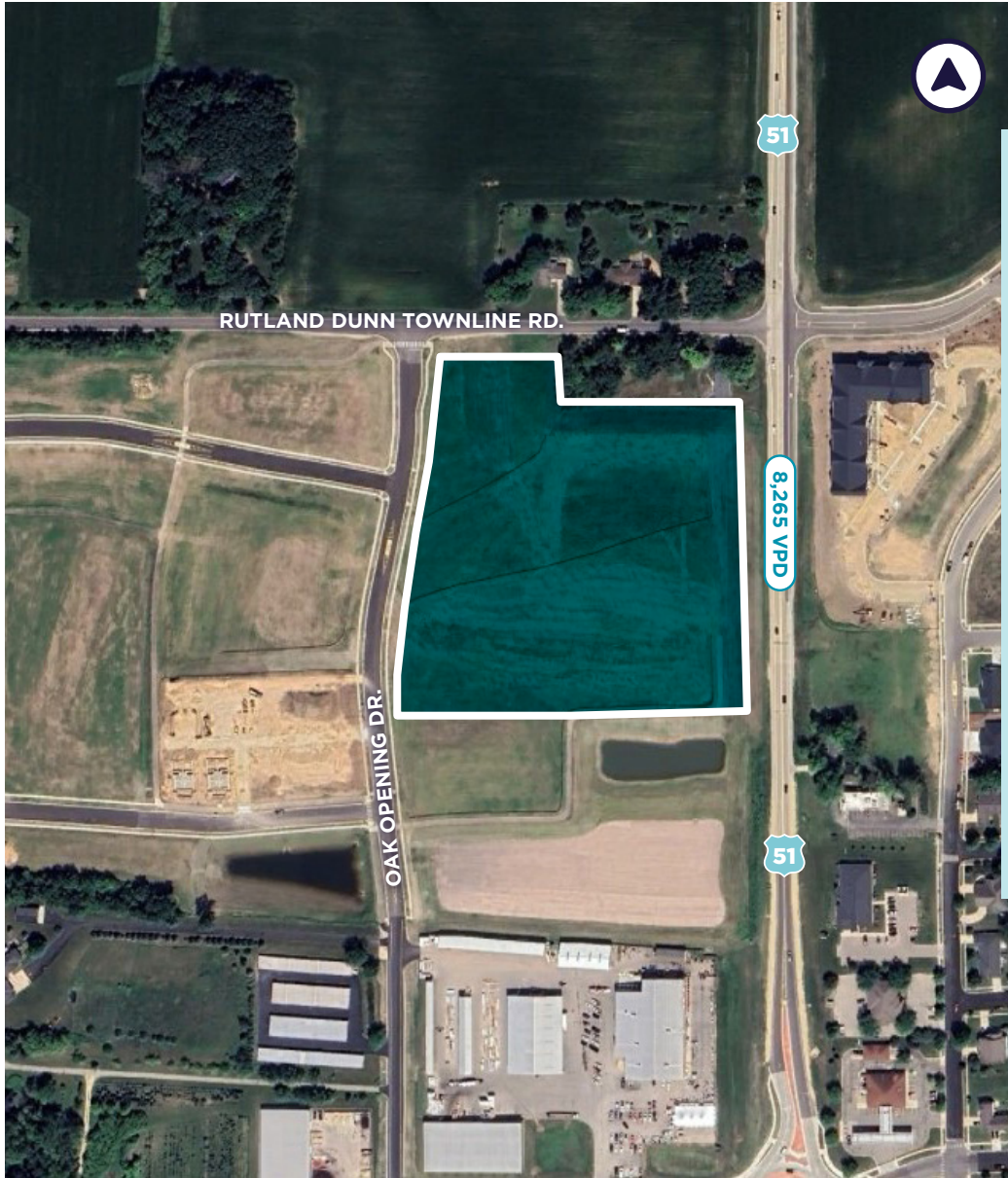
731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE

33 E Main Street | Suite 241
Madison, WI 53703

boerke.com

PROPERTY OVERVIEW



Address	1661 Oak Opening Drive
Municipality	City of Stoughton
County	Dane County
Tax Key	0510-011-176-2
Lot Size	+/- 11.3 Acres (After DOT expansion)
Current Zoning	(PD) - Planned Development
2024 Assessed Values	\$5,100 (Land) \$0 (Improvements) \$5,100 (Total)

Taxes (2024)	\$84.87
Sale Price	\$6,600,000
Price Per Acre	\$584,071

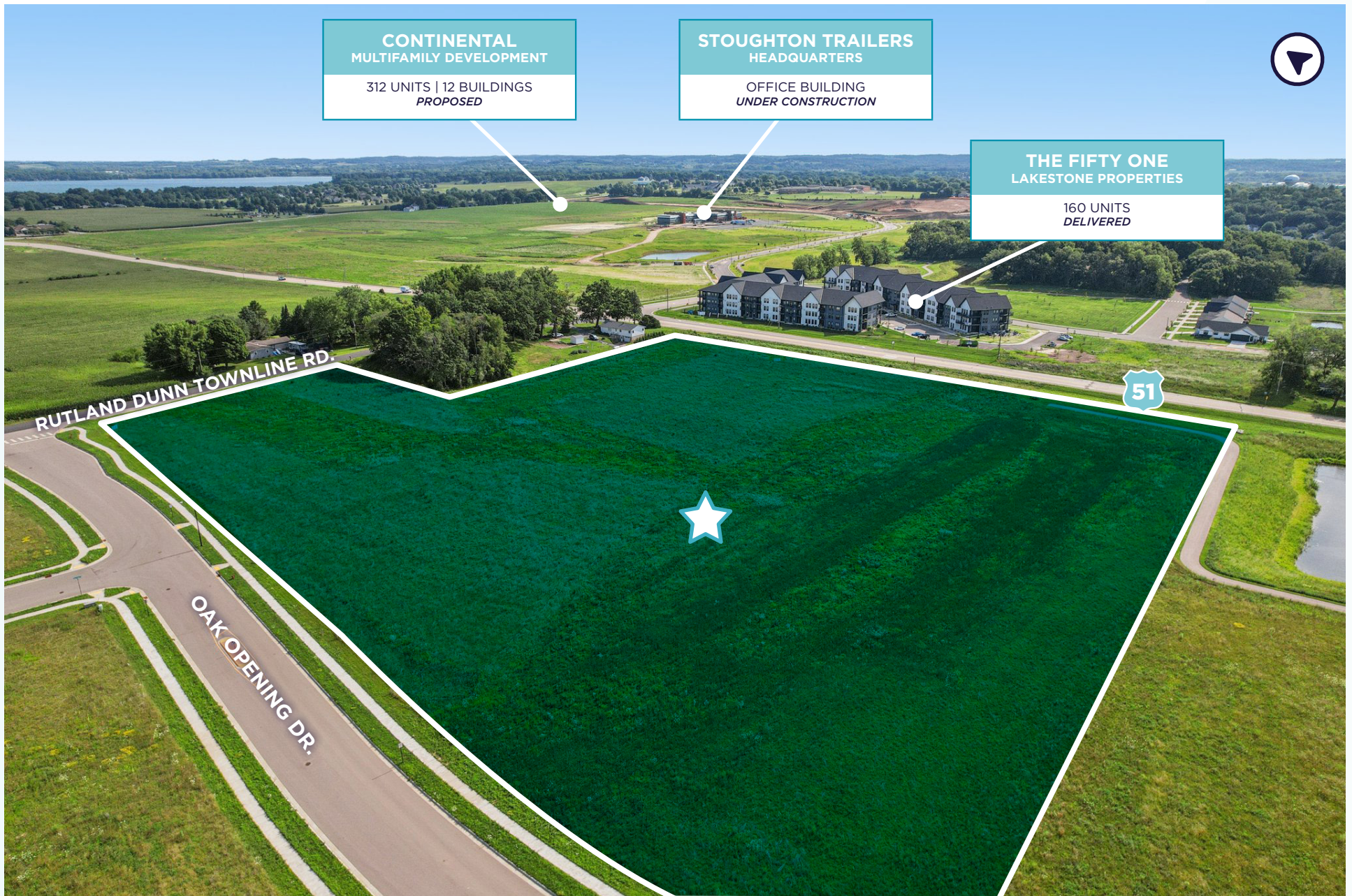
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AERIAL MAP



AERIAL MAP



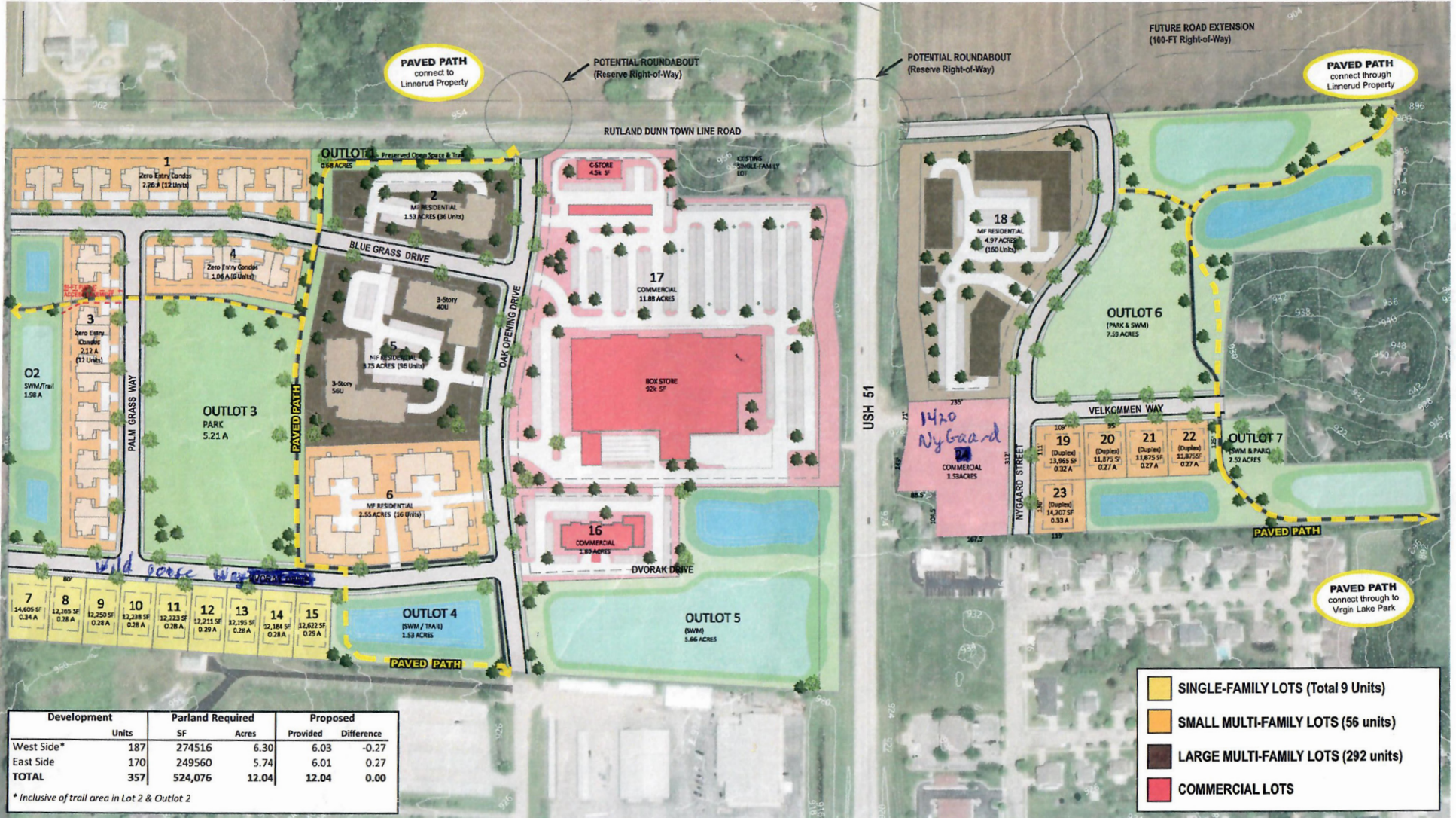
51 WEST SITE PLAN

DISCLAIMER:

This neighborhood concept illustrates a proposed road layout, storm water management infrastructure, and lot layout with speculative development. The number of lots and design for specific sites are generalized based on what fits the location and intended use for the area. Development plans will be proposed by property owners at a future date based on market conditions and interests, and will be subject to City review (per zoning and subdivision ordinance) with this concept providing guidance to general connectivity and use.

51 WEST SUBDIVISION

CITY OF STOUGHTON, WI



DEMOGRAPHICS

POPULATION

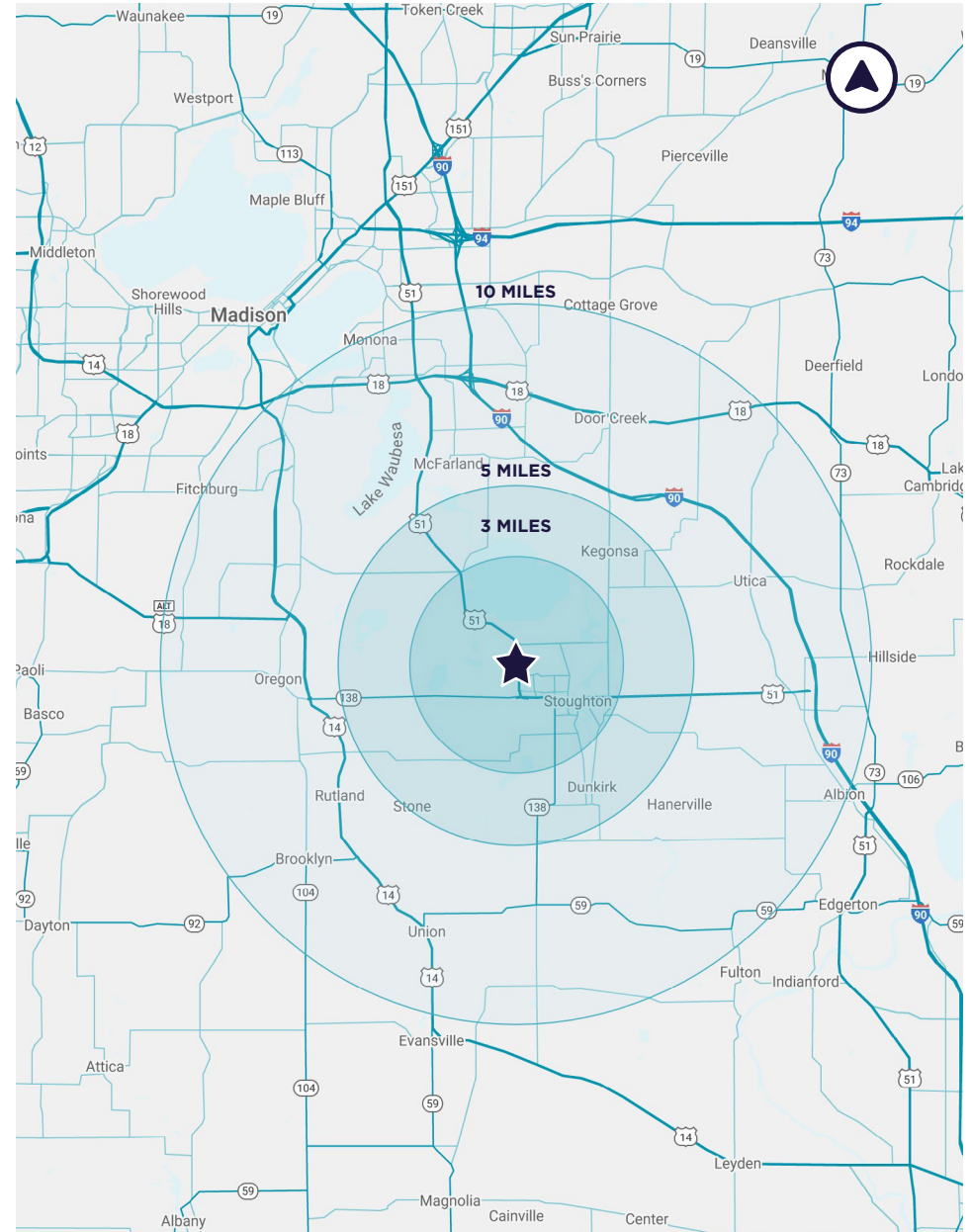
	3 MILES	5 MILES	10 MILES
Estimated Population (2025)	16,828	20,696	84,209
Median Age (2025)	40.7	40.3	37.3

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
Estimated Households (2025)	7,035	8,660	35,435
Estimated Average Household Income (2025)	\$121,099	\$127,670	\$128,715

ANNUAL CONSUMER EXPENDITURE

	3 MILES	5 MILES	10 MILES
Total Household Expenditure	\$744.8M	\$935.9M	\$4B
Total Retail Expenditure	\$376.7M	\$472.5M	\$2B
Apparel Expenditure	\$13.8M	\$17.3M	\$73M
Entertainment Expenditure	\$42.7M	\$53.4M	\$225.5M



DISCLOSURE 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 sub agent 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.

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