

ACTIVE LISTING

High-Visibility Commercial Lot

6072 Darlin Drive, Dane, WI 53529

Prime Highway 19 Exposure • Springfield Corners Area

\$1.4M

LISTING PRICE

7.01

ACRES

\$4.59

PER SQ FT

C2

ZONING

Prime Location

Experience exceptional visibility and development potential with this prime commercial corner lot in the thriving Springfield Corners Commercial Center. Strategically positioned at the intersection of Highways 12 and 19, this exceptional property boasts the highest highway exposure on Highway 19 within the entire business park.

As the last remaining lot in the area, this generously sized, commercially zoned parcel presents an unparalleled opportunity

QUICK FACTS

| | |
|----------------|---|
| Parcel Number: | 056/0808-092-8000-2 |
| 2025 Taxes: | \$3,964.39 |
| Property Type: | Raw Commercial Land |
| Access Points: | Dual Entry (Darlin Dr & Muskie Dr) |
| Availability: | Immediate |

Property Details

Specifications

| | |
|------------------------|-----------------------------------|
| Property Address | 6072 Darlin Drive, Dane, WI 53529 |
| Parcel Number | 056/0808-092-8000-2 |
| Total Acreage | 7.01 Acres |
| Price Per Square Foot | \$4.59 |
| Listing Price | \$1,400,000 |
| 2025 Real Estate Taxes | \$3,964.39 |
| Zoning | C2 Commercial / Light Industrial |
| Property Type | Raw Land |
| Location | Springfield Business Park Area |
| Access | Darlin Drive & Muskie Drive |
| Availability | Immediate |

Flexible Purchase Options

This parcel offers the potential to be divided into two separate lots:

\$800,000

Front Parcel

Highway Exposure + Darlin Dr Access

\$700,000

Back Parcel

Muskie Drive Access

Additional Benefits

- Access to \$70,000 in pre-engineered site plans included
- Maximized building layouts with integrated stormwater management
- Ability to begin development upon local approval
- Approval support with access to business advisors
- Open to land lease arrangements and flexible solutions
- Lower township taxes in Town of Springfield

Key Features & Contact

Why This Location?

✓ **Highway 19 Exposure**

Highest visibility location in the business park with exceptional traffic counts

✓ **Dual Access Points**

Two access points from Darlin Drive plus additional entry from Muskie Drive

✓ **C2 Commercial Zoning**

Flexible zoning allows for light industrial and various business uses

✓ **Lower Township Taxes**

Benefit from favorable tax rates in Town of Springfield

✓ **Strategic Location**

Easy access to Waunakee, Middleton, and Sauk City service areas

✓ **Last Available Lot**

Final opportunity in the Springfield Corners area

Nearby Businesses

Nonn's Flooring • Cru Concrete • Springfield Storage Condominium
Meinholz Excavating • Advanced Concrete • Robinson Brothers Environmental

Contact Information

BROKER

Jeff Daugherty

(608) 695-9597

AGENT

Aaron Wills

(608) 206-4505

■ **Shamrock Real Estate Services, LLC**

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