

For Sale Vacant Land

**Lot 144
1.36 - Acres (59,242 SF)
5335 Nobel Drive
Fitchburg, WI 53711**

PRICE: \$599,900

**Fahey Fields & Highfield Reserve
Neighborhoods**

Nobel Drive & Fahey Glen

***Potential uses: schools,
daycare/montessori, medium density
residential such as townhomes
(pending city approvals)**



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PROPERTY SUMMARY

5335 NOBEL DRIVE | FITCHBURG, WI 53711



Property Summary

Price:	\$599,900
Lot Size:	1.36 Acres
Access:	Fish Hatchery & Nobel
Cross Streets:	Nobel Dr. & Fahey Glen
Utilities:	At streets/lot lines
Zoning:	Institutional Medium Density Residential (MDR)

Property Overview

Enjoy walking to diverse dining, shopping, and the Fitchburg Library. The property is within walking distance to the neighboring Fitchburg Technology Campus and the Fitchburg Center. Fitchburg Center is a 440-acre mixed-use community that is home to the global headquarters of Promega Corporation and the Biopharmaceutical Technology Center Institute. The neighborhood is also less than 15 minutes away from the cultural and recreational opportunities accessible in downtown Madison, top Madison employer Epic Systems, the University of Wisconsin-Madison, and top Dane County hospitals, and is located within the Oregon School District. Lot 144, future land use for medium-density residential (MDR). Current zoning is institutional. Any zoning change, if allowed/approved by the city, would be required prior to any new development.

Location Overview

Situated directly next to McGaw Park, this 1.36-acre site is located in the idyllic neighborhoods of Fahey Fields and Highfield Reserve in beautiful Fitchburg, WI. The site is close to Fitchburg’s vibrant business community and is surrounded by family farms and world-class bike trails. Potential uses may include schools, including Montessori or other private schools, churches, recreational facilities, nursing homes, private clubs, utility and governmental facilities, or bed and breakfast establishments (subject to the City of Fitchburg approvals; some may require Conditional Use Approvals).

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PROPERTY PHOTOS

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PLAT MAP - LOT 144

5335 NOBEL DRIVE | FITCHBURG, WI 53711

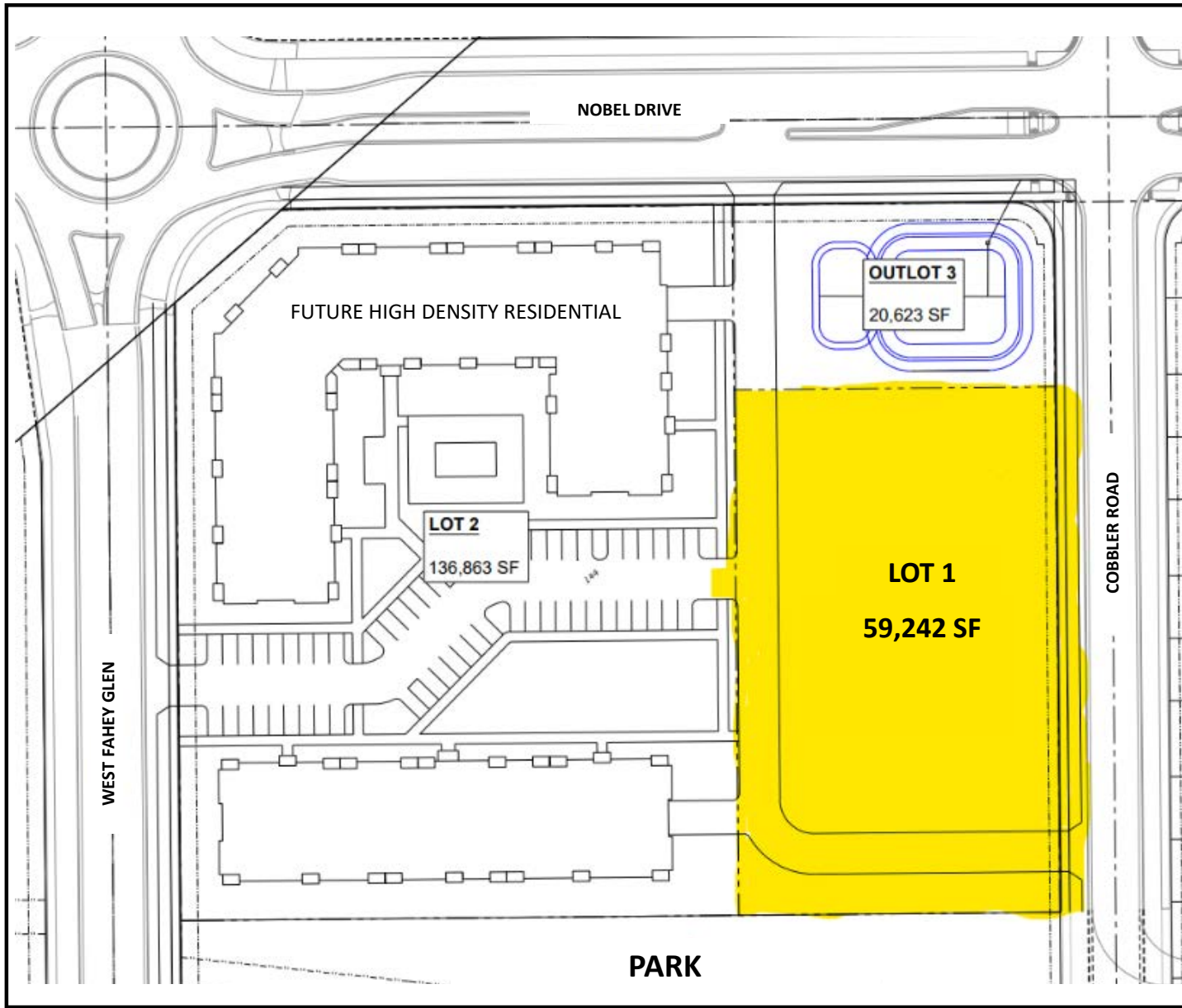


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SITE MAP

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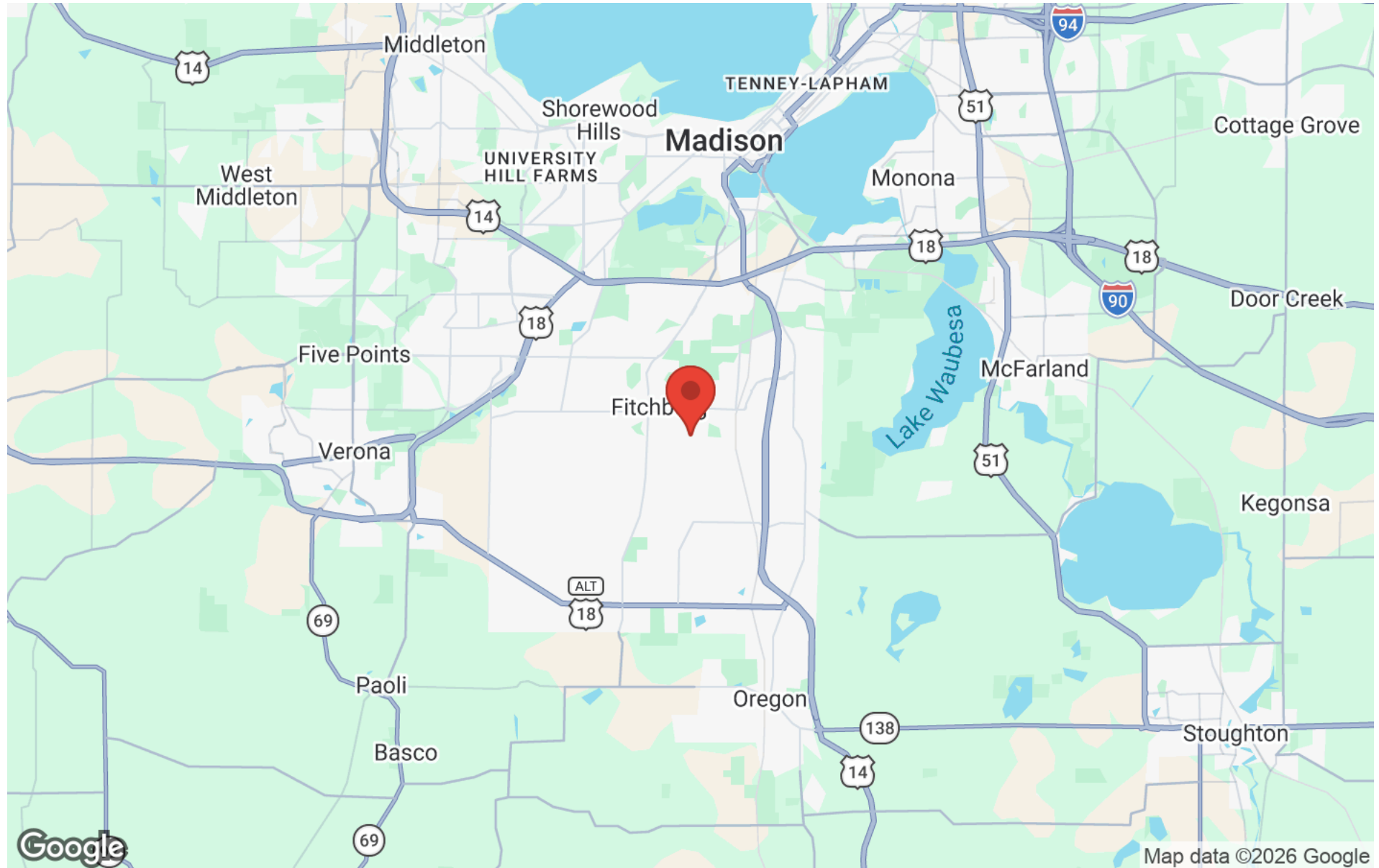


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REGIONAL MAP

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AERIAL MAP

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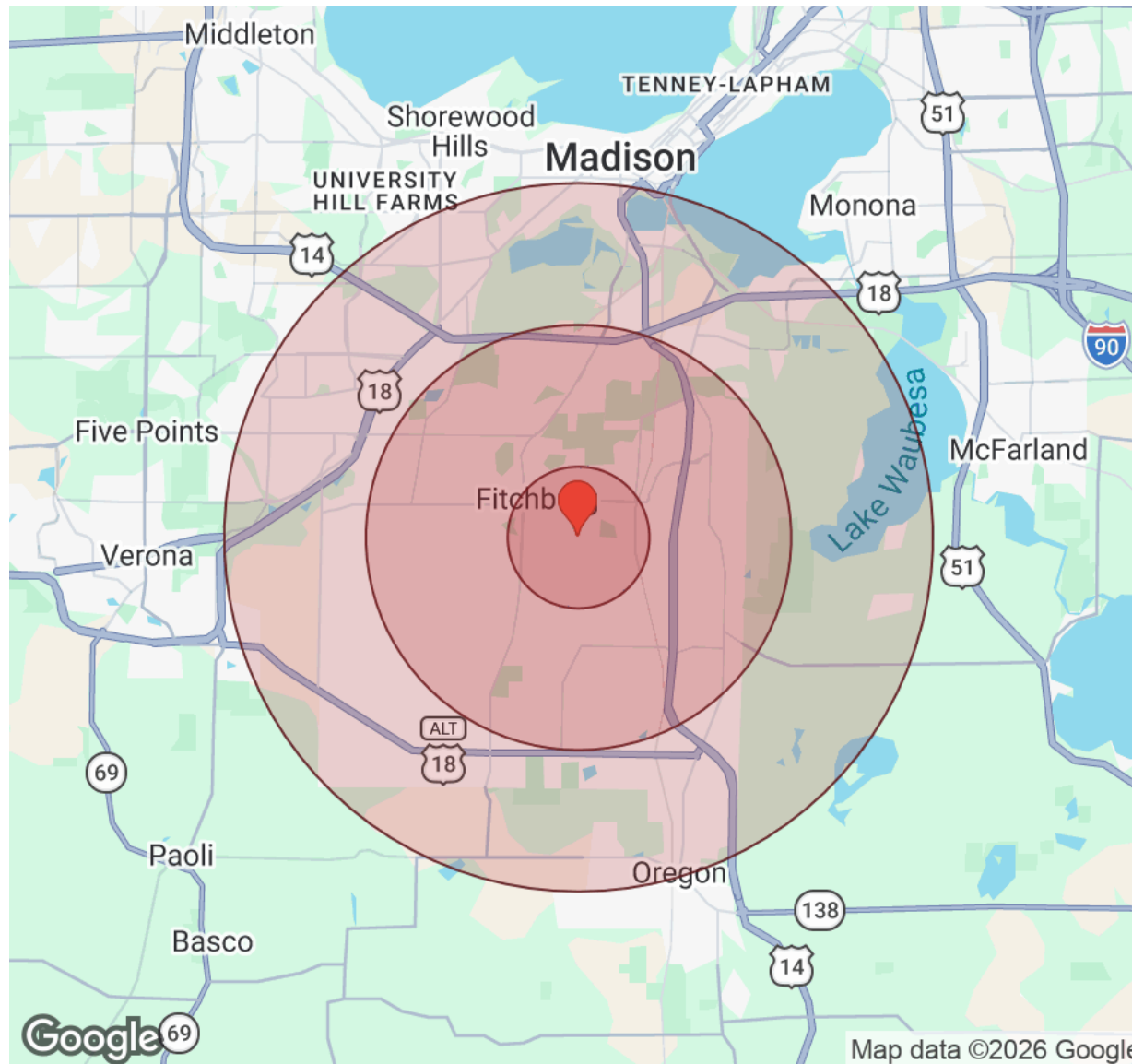


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DEMOGRAPHICS

5335 NOBEL DRIVE | FITCHBURG, WI 53711



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,983	15,425	51,620
Female	1,984	14,660	50,101
Total Population	3,967	30,085	101,720

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,251	14,548	48,054
Occupied	2,070	13,388	44,215
Owner Occupied	1,003	6,267	22,699
Renter Occupied	1,067	7,121	21,516
Vacant	182	1,160	3,839

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	486	4,800	16,628
Ages 15 - 24	559	4,245	15,719
Ages 25 - 54	1,948	13,496	44,505
Ages 55 - 64	408	3,166	10,268
Ages 65+	565	4,376	14,600

Income	1 Mile	3 Miles	5 Miles
Median	\$107,519	\$95,792	\$95,703
Under \$15k	40	555	2,355
\$15k - \$25k	20	690	2,201
\$25k - \$35k	56	794	2,524
\$35k - \$50k	178	1,310	4,146
\$50k - \$75k	247	1,644	6,060
\$75k - \$100k	413	2,047	5,823
\$100k - \$150k	474	2,411	8,603
\$150k - \$200k	312	1,495	5,374
Over \$200k	329	2,444	7,129

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5335 NOBEL DRIVE

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PRESENTED BY:

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