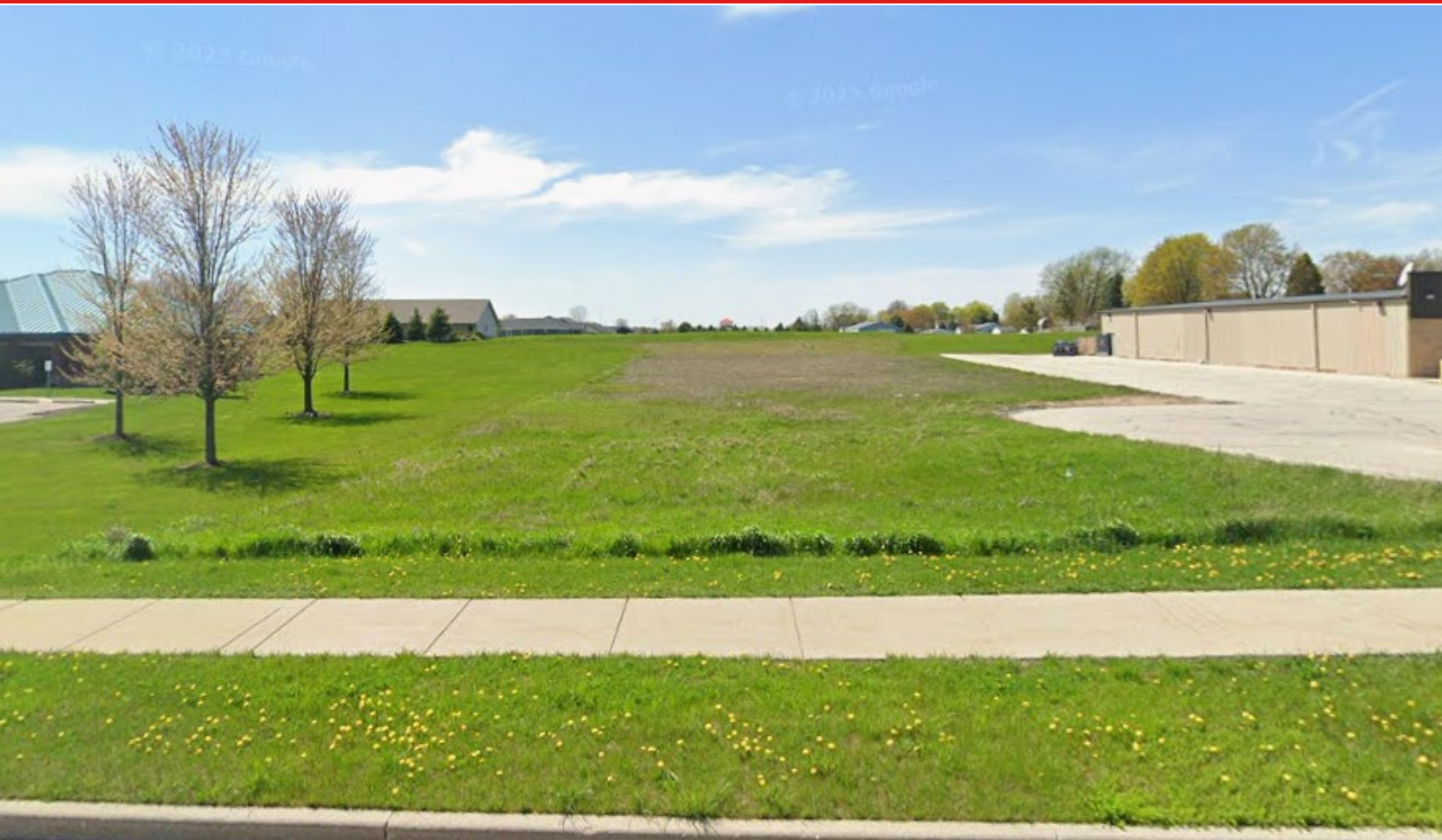


Commercial Land for Sale

East Ave, Lomira WI 53048



Property Highlights

- Approximately 1 block off I-41 at Highway 67 & East Ave
- Electric, gas, municipal sewer, cable & phone all to lot line
- Near by businesses: Dollar General, Kwik Trip, Piggly Wiggly, Aurora Family Medicine

Property Summary

Sale Price	\$200,000
Parcel No.	146-1317-2321-014
Parcel Size	.702 acres
Zoning	C-2 Highway Commercial
Assessment	\$99,400
2025 Taxes	\$2,020.11

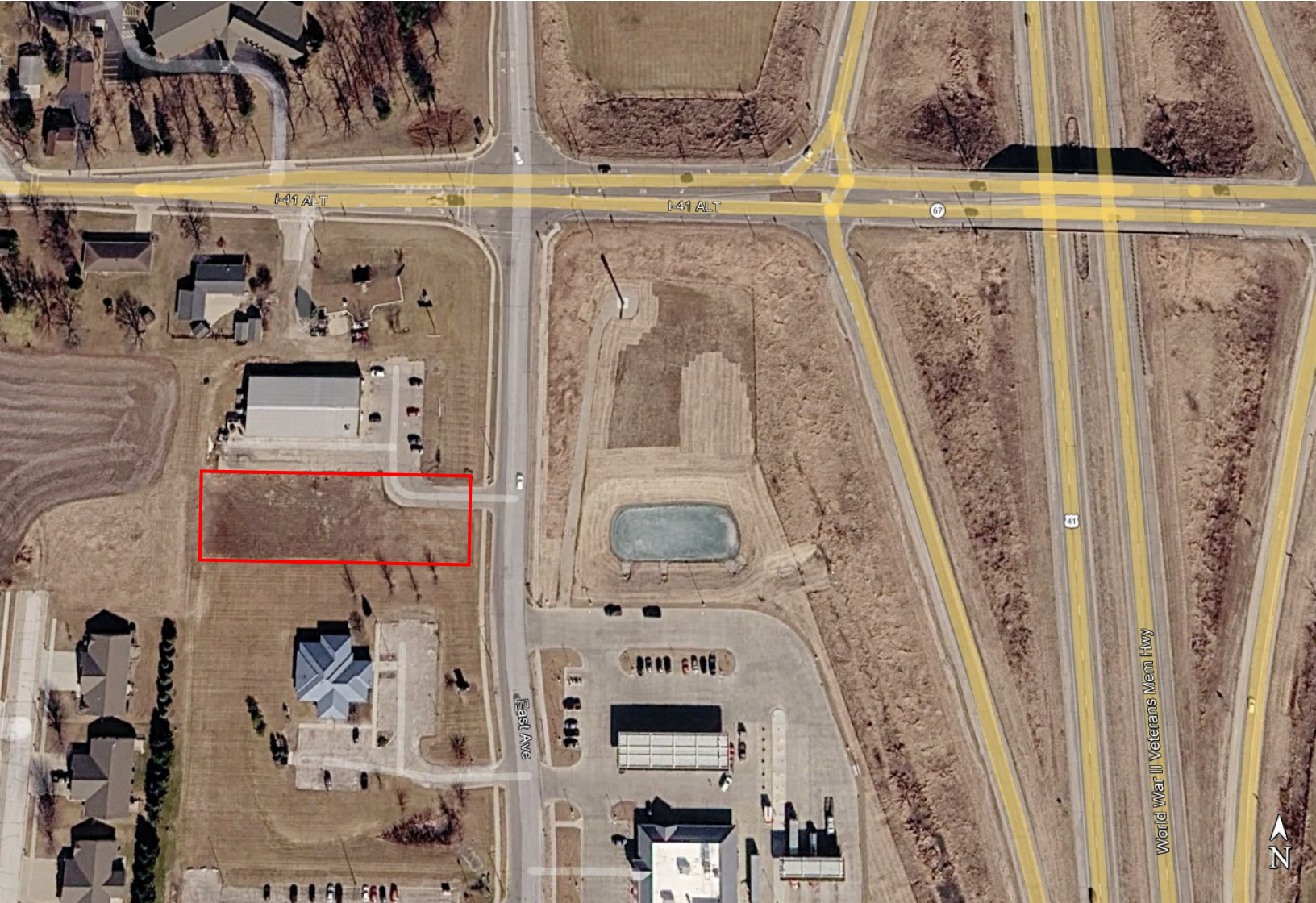
Mike Herl, SIOR
608-212-4623

Mike.herl@madisoncommercialre.com

Commercial Land for Sale

East Ave

Lomira WI 53048



Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	2,397	3,392	6,510
Number of Households	956	1,358	2,623
Average HH Income	\$87,911	\$91,391	\$97,386

Traffic Counts:

35,400 AADT I41 south of Hwy 67
36,900 AADT I41 North of Hwy 67

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Sec. 135-73. C-2 Highway Commercial District.

- (a) *Purpose.* This district is intended to provide a suitable environment for commercial development which is generally associated with higher volume traffic arteries.
- (b) *Lot size regulations.* See section 135-33.
- (c) *Height regulations.* Maximum height: 35 feet.
- (d) *Yard and setback regulations.*
 - (1) *State trunk or US Highway.* Property which adjoins any state trunk highway or United States Highway shall provide setbacks for the yard adjoining the highway in each category:
 - a. Minimum front yard: 80 feet;
 - b. Minimum side yard: 25 feet;
 - c. Minimum rear yard: 50 feet.
 - (2) *County trunk highway.* Property which adjoins any county trunk highway or any local road shall provide setbacks for the yard adjoining the highway in each category:
 - a. Minimum front yard: 50 feet;
 - b. Side yard: 25 feet;
 - c. Rear yard: 25 feet.
- (e) *Permitted uses.*
 - (1) Dwelling, single-family, only as accessory to a principal use.
 - (2) Telephone, telegraph and power distribution poles and lines and necessary appurtenant equipment and structures.
 - (3) Forestry, open spaces.
 - (4) Offices; business, professional, public provided there is no outside storage.
 - (5) Medical, dental and veterinary clinics.
 - (6) Individual retail stores offering personal and business goods and services.
 - (7) Hotel and motels.
 - (8) Shopping and/or service centers containing two or more establishments.
 - (9) Drive-in establishment serving food and/or beverages.
 - (10) Banks and drive-in facilities and other financial institutions.
 - (11) Car washes.
 - (12) Automobile service stations.
 - (13) Convenience stores.
 - (14) Funeral homes.
- (f) *Conditional uses.*
 - (1) Drive-in theaters.
 - (2) Amusement and entertainment establishments.

-
- (3) Taverns and cocktail lounges.
 - (4) Lumber yards.
 - (5) Grain and feed mills.
 - (6) Animal boarding establishments.
 - (7) Truck terminals and truck stops.
 - (8) Agricultural machinery sales and repair.
 - (9) Storage and warehousing establishments.
 - (10) Planned unit developments.
 - (11) General farming except farms operated for the disposal of sewage, rubbish or offal, fur farms, stock farms and poultry farms.
 - (12) Truck gardening, nurseries, and greenhouses only for the propagation of plants.
 - (13) Automobile, truck, boat, machinery and recreational vehicle sales and repair.
 - (14) Day care center, when required to be licensed by an agency of the state, where a person provides for compensation, care and maintenance for four or more infants at a location other than the child's own home or the home of relatives or guardians. In such a center, a play area of 75 square feet per child shall be provided within a fenced area, other than a front yard. Where three or fewer children are cared for and maintained, such operation shall be permitted as a home occupation.

(Code 1999, § 18.30)

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

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

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.