

# VACANT LAND FOR SALE

## 3361 Brooks Drive, Town of Burke



Surrounding businesses include:

- Target
- Copps
- Mounds
- First Choice Dental
- UW Credit Union
- Preferred Title
- Edward Jones
- Walgreens
- Cost Cutters
- Subway
- Kwik Trip
- Planned Marcus Theater Complex coming soon!

- 3.26 Acres or 142,131 SF
- \$1.5 Million
- Highly visible parcel zoned C2 with municipal water/sewer within 1,000 ft
- Site offers outstanding visibility from Hwy 151 with multiple access points and highly visible signage opportunity
- Exploding mixed use development area near Sun Prairie's new 'West Side'
- Close proximity to Sun Prairie & Madison
- Traffic count: 44,000/day!

**JUST LISTED!!**



**The Gialamas Company, Inc.**

8020 Excelsior Drive, Suite 300  
Madison, WI 53717  
608.836.8000  
[www.gialamas.com](http://www.gialamas.com)

All information furnished has been collected from sources believed reliable, but no warranty or representation is made to the accuracy and the completeness of the information contained herein. Prices are subject to change without notice.