



www.lighthousecre.com 608.234.4848

Property Information:

Available SF:

Lot 1: 3.44 Acres

Lot 2: 2.03 Acres

Sale Price: **FREE**

Timing: Available Now

Zoning: Business-Hwy

Municipality: Village of Marshall

Market: East of Madison

Property Features:

- **FREE** Commercial Development Land (Subject to Developer's Agreement with Village of Marshall, WI)
- TIF Incentives Available (TID #2, Village of Marshall, WI)
- Partially Improved Lots Ready for Development
- Available Immediately
- Shovel Ready—Subject to Developer's Agreement with Village
- Major Entrance Corridor to Village
- Business-Highway Zoning Provides for Many Opportunities See Page 9 for Permitted and Conditional Uses

For more information:

Lighthouse Commercial Real Estate LLC
David N. Haug, President/Broker
david@lighthousecre.com
608.445.3500

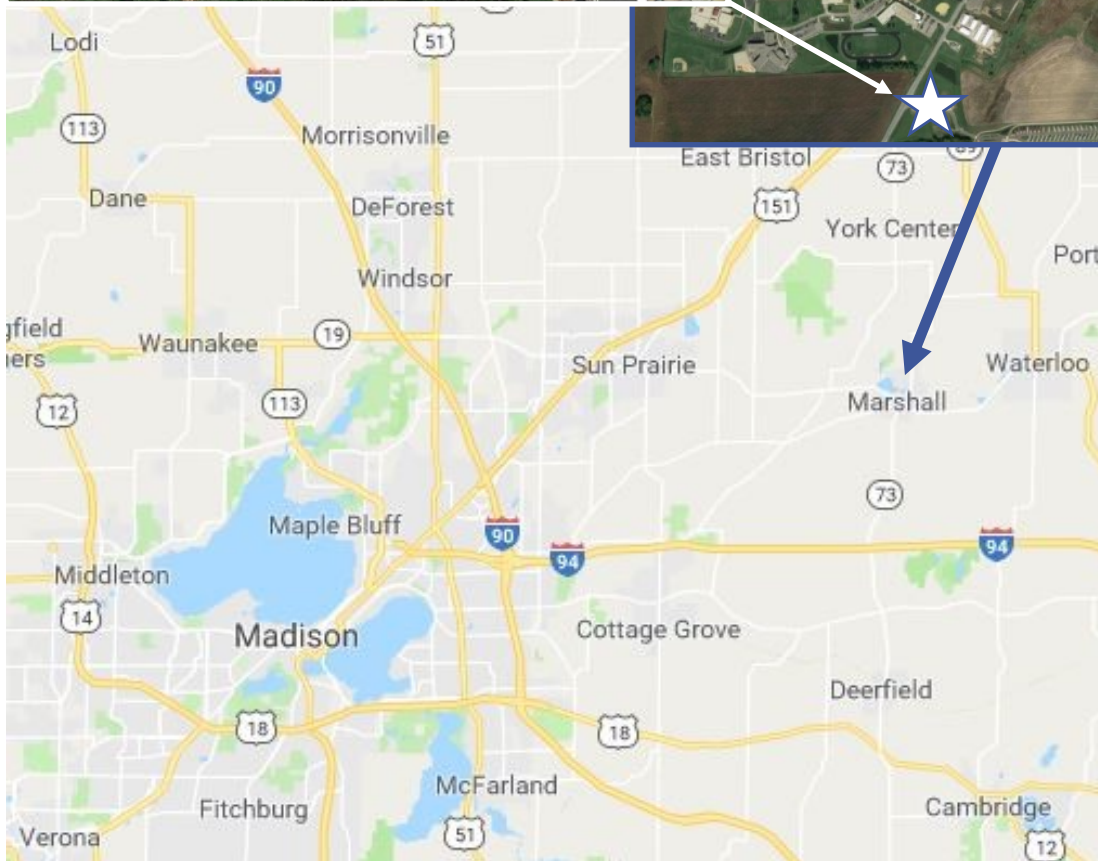
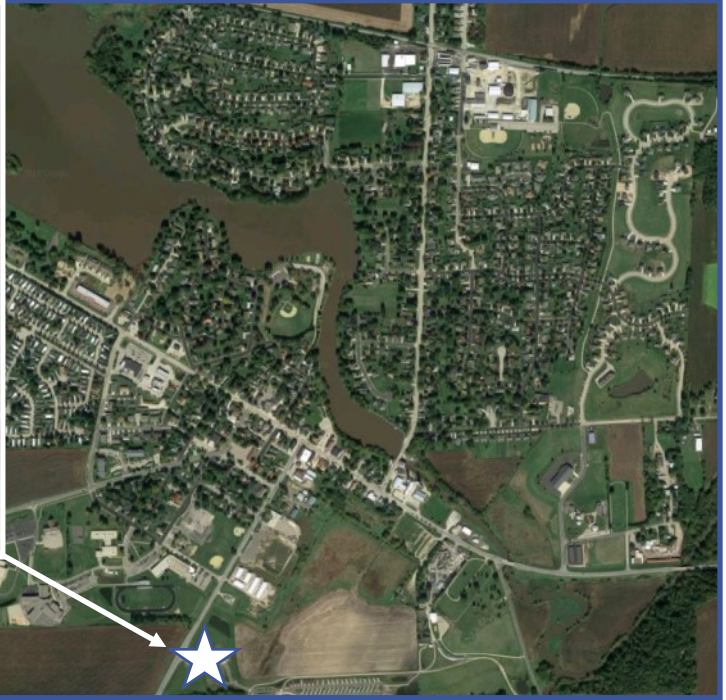
Alliance Realty Center
Tessa Kenney, Broker/Owner
tkenney@alliancerealtycenter.com
608.333.8704



Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.

FREE, Partially Improved Commercial Vacant Land Available

Marshall, WI

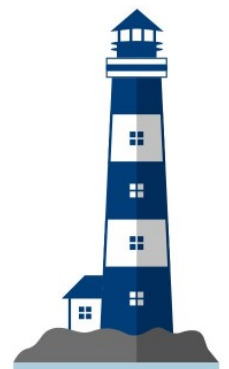


Distance to Major Markets (miles):	
10	- Madison
6	- Sun Prairie
6	- Cottage Grove
38	- Janesville
70	- Milwaukee

For more information:

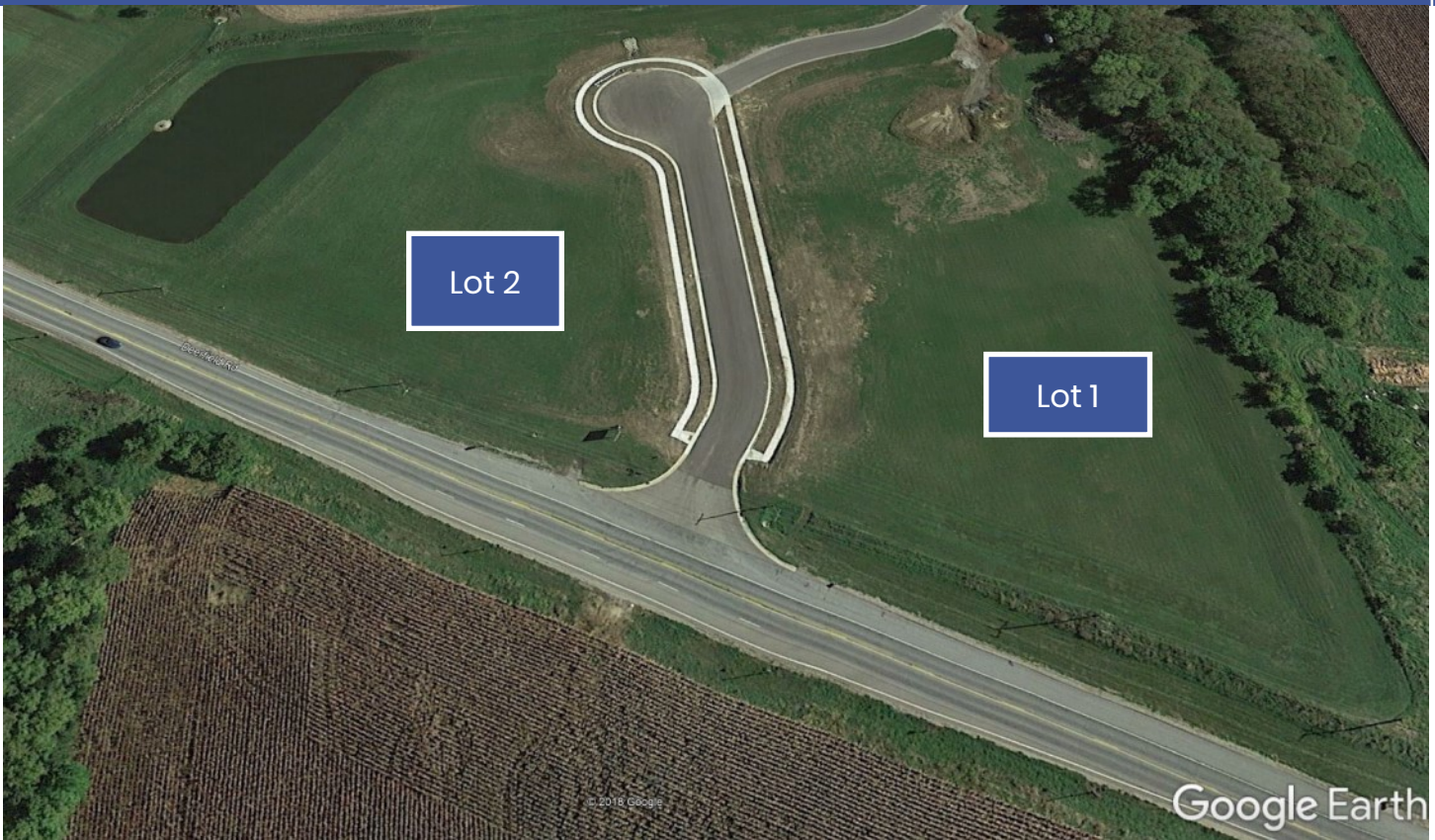
Lighthouse Commercial Real Estate LLC
David N. Haug, President/Broker
david@lighthousecre.com
608.445.3500

Alliance Realty Center
Tessa Kenney, Broker/Owner
tkenney@alliancerealtycenter.com
608.333.8704



Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.

The information provided was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Two Commercial Vacant Land Parcels Available

Lot 1: 3.44 Acres (149,846 Square Feet)

Lot 2: 2.03 Acres (88,427 Square Feet)

Lot sizes to be surveyed and remeasured for accuracy. Lot sales are subject to a Developer's Agreement with the Village of Marshall, WI.

For more information:

Lighthouse Commercial Real Estate LLC
David N. Haug, President/Broker
david@lighthousecre.com
608.445.3500

Alliance Realty Center
Tessa Kenney, Broker/Owner
tkenney@alliancerealtycenter.com
608.333.8704



Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.

The information provided was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Marshall WI is located just East of Sun Prairie, WI and Madison, WI. The village has the convenience of urban amenities with a small town feel and a great culture to live, work, play and learn in.

Distance to Major Markets (miles)

Madison 10
Sun Prairie 6
Cottage Grove 6
Janesville 38
Milwaukee 70

Distance to Major Amenities (miles)

East Towne Mall of Madison 15
Dane County Regional Airport 19
Downtown Madison 18
Marcus Palace of Sun Prairie 11
Oaks Golf Course, Cottage Grove 7



Nearby Attractions

1. Oaks Golf course - Named one of Golf Digest magazine's "best new courses." - 18 hole
2. Home of Little Amerricka Amusement Park & Whiskey River Railway - Holiday train rides.
3. Home of Bird's Ruins Disc Golf - frisbee golf
4. Goose Lake Drumlins State Natural Area - 2,296-acre property consisting of approximately 570 acres of open grassland, 550 acres of mixed hardwoods upland forest, 430 acres of open marsh and floating sedge meadow, 700 acres of shrub carr and brushy uplands and 40 acres of tamarack bog.
5. Barrel Inn - Seasonal Festivities and Live Music
6. Whistle Stop Campground
7. Firemen's Park
8. Marshall Community Library

Village of Marshall Activities

- * Farmer's Market * Aerobics * Children's Reading Program * Story Time * Wood Carving Class
- * Pollinators & Plants Gardening * Adult Sports Leagues * Ice Fisheree Festival
- * View more events and times at

<https://www.growmarshall.com/events/>

For more information:

Lighthouse Commercial Real Estate LLC
David N. Haug, President/Broker
david@lighthousecre.com
608.445.3500

Alliance Realty Center
Tessa Kenney, Broker/Owner
tkenney@alliancerealtycenter.com
608.333.8704



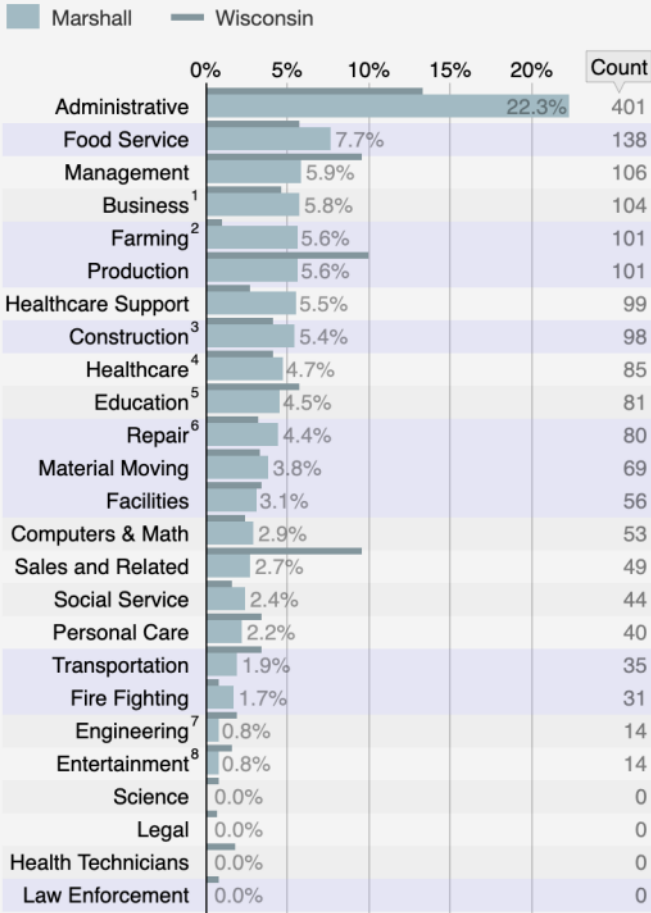
Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.

The information provided was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Marshall, WI Industry and Business Profile

Percentage of the civilian employed population aged 16 and older.

Scope: population of Wisconsin and Marshall



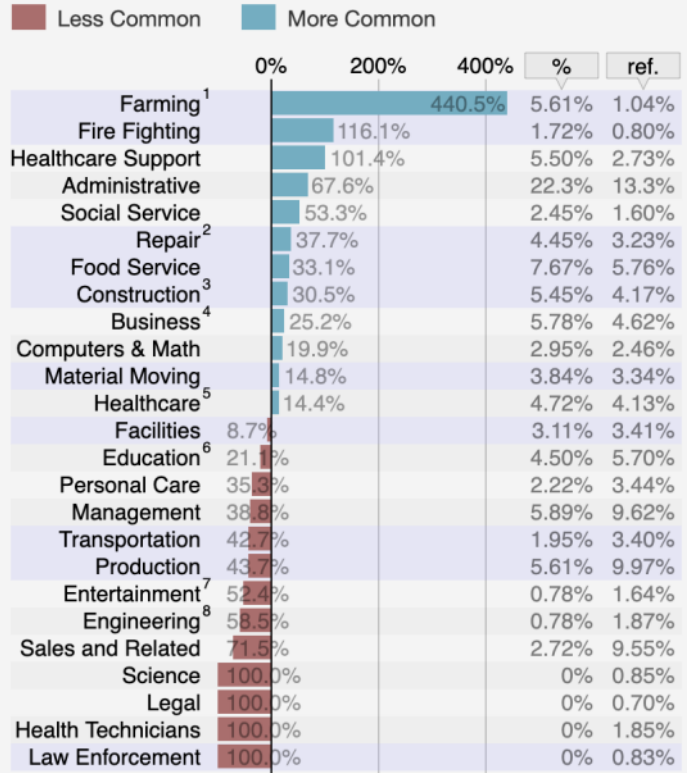
Count number of people employed in given occupation

- ¹ Business and finance ² Farming, fishing, and forestry
- ³ Construction and extraction ⁴ Health diagnosing and treating practitioners
- ⁵ Education, training, and library ⁶ Installation, maintenance, and repair
- ⁷ Engineering and architecture
- ⁸ Arts, design, entertainment, sports, and media

Relative Occupations #2

Percentage more or less common in Marshall than in Wisconsin, among the civilian employed population aged 16 and older.

Scope: population of Wisconsin and Marshall



% percentage of occupation in Marshall
ref. percentage of occupation in Wisconsin

- ¹ Farming, fishing, and forestry ² Installation, maintenance, and repair
- ³ Construction and extraction ⁴ Business and finance
- ⁵ Health diagnosing and treating practitioners
- ⁶ Education, training, and library
- ⁷ Arts, design, entertainment, sports, and media
- ⁸ Engineering and architecture

For more information:

Lighthouse Commercial Real Estate LLC
David N. Haug, President/Broker
david@lighthousecre.com
608.445.3500

Alliance Realty Center
Tessa Kenney, Broker/Owner
tkenney@alliancerealtycenter.com
608.333.8704



Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.

The information provided was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

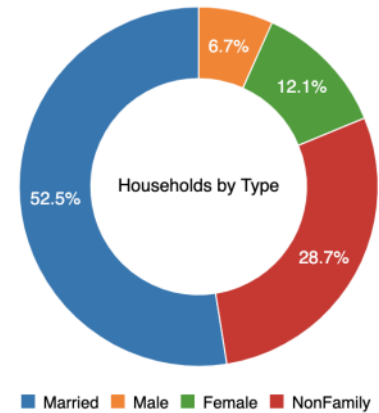
Marshall, WI Utility Providers and Household Types

Marshall Wi Households by Type

Type	Count	Average Size	Owned
All	1,369	2.89	69.5
Married	719	3.25	84.3
Non Family	393	1.54	45.8
Female	165	3.61	44.2
Male	92	4.47	100

3.41 Average Family Size [?](#) 8.3% Unmarried (Opposite Sex) [?](#)
 2.89 Average Household Size [?](#) 1.2% Unmarried (Same Sex) [?](#)

Marshall Wi Households



Utilities

Water & Sewer - Village of Marshall Public Utilities
 Gas & Electric - WE Energies
 Telecom - Charter Spectrum, Frontier Communications
 Garbage & Recycling - Advanced Disposal
 * Utilities to lot line

Demographics

2018 Population - 3,934
 Median Household Income - \$70,102
 Family Households w/Children. - 32%
 Median Age. - 38.4
 Rate of Home Ownership - 69.5%
 Average Home Sales Price - \$276,983

Municipal Taxes & Assessment Data

The combined mill rate - \$22.30.
 \$3.70/sf assessed value of lots

For more information:

Lighthouse Commercial Real Estate LLC
 David N. Haug, President/Broker
 david@lighthousecre.com
 608.445.3500

Alliance Realty Center
 Tessa Kenney, Broker/Owner
 tkenney@alliancerealtycenter.com
 608.333.8704

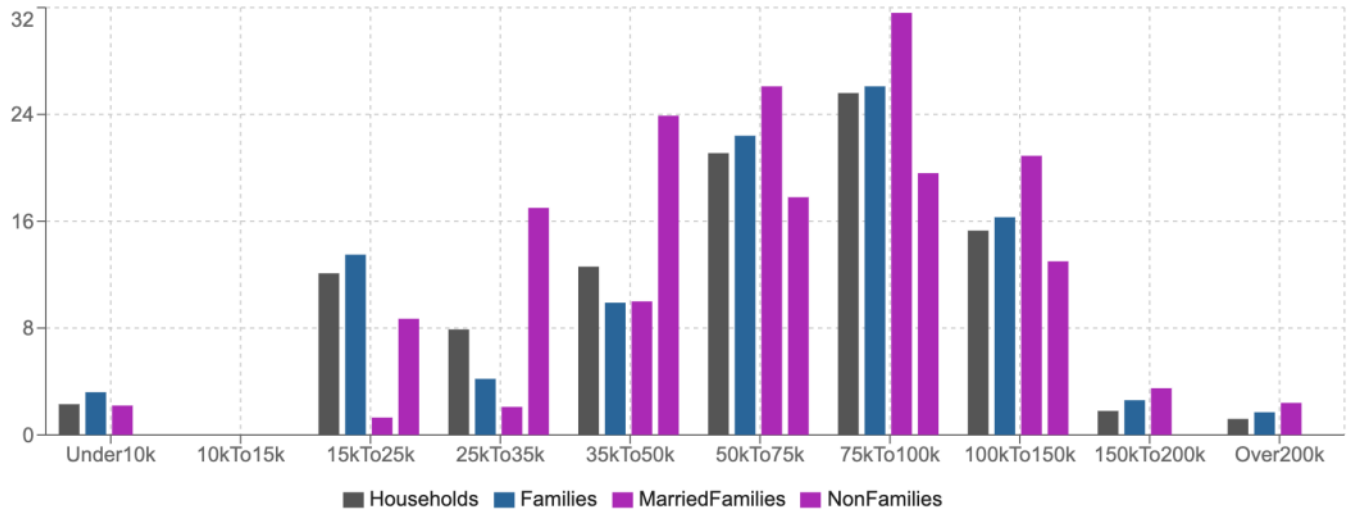


Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.

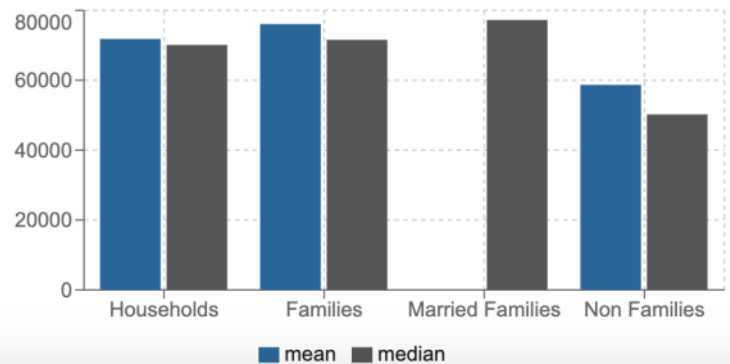
The information provided was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Marshall, WI Income by Household Type

Marshall Wi Income by Household Type



Name	Median	Mean	≡
Households	\$70,102	\$71,820	
Families	\$71,570	\$76,093	
Married Families	\$77,254	\$	
Non Families	\$50,221	\$58,687	



For more information:

Lighthouse Commercial Real Estate LLC
 David N. Haug, President/Broker
 david@lighthousecre.com
 608.445.3500

Alliance Realty Center
 Tessa Kenney, Broker/Owner
 tkenney@alliancerealtycenter.com
 608.333.8704

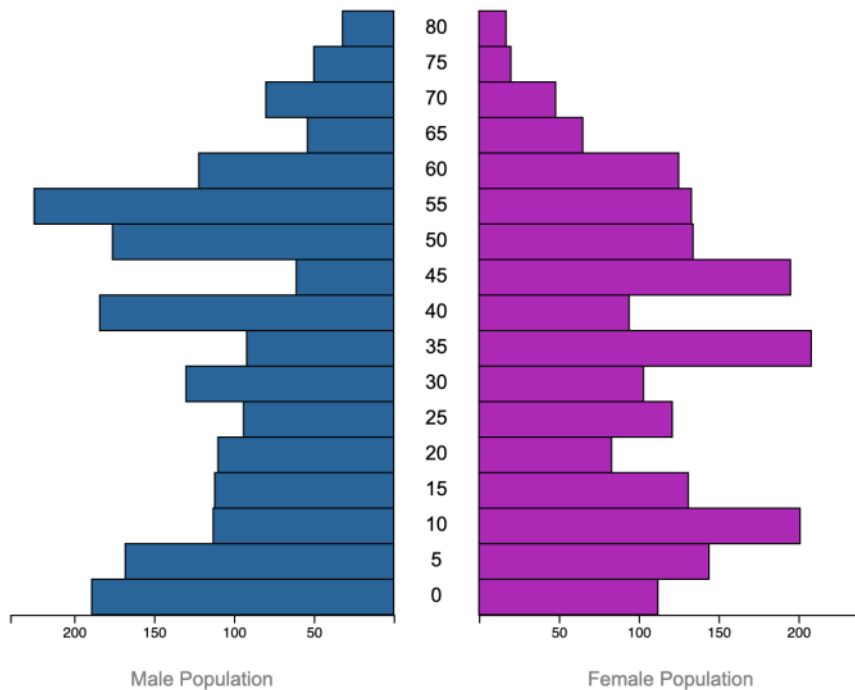


Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.

The information provided was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Marshall, WI Population Pyramid 2019

Marshall Wi Population Pyramid 2019



Data via US Census (2017 ACS 5-Year Survey); Table S0101

Marshall Wi Median Age

38.4



Total

40



Male

38



Female

Marshall Wi Adults

There are 2,895 adults, (417 of whom are seniors) in Marshall Wi.

Marshall Wi Age Dependency

60.5 Age Dependency Ratio [?](#)

16.8 Old Age Dependency Ratio [?](#)

43.7 Child Dependency Ratio [?](#)

Marshall Wi Sex Ratio

Female 1,960 49.28%

Male 2,017 50.72%

For more information:

Lighthouse Commercial Real Estate LLC
 David N. Haug, President/Broker
 david@lighthousecre.com
 608.445.3500

Alliance Realty Center
 Tessa Kenney, Broker/Owner
 tkenney@alliancerealtycenter.com
 608.333.8704



Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.

The information provided was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Zoning: B-H HIGHWAY BUSINESS DISTRICT

The B-H District is intended to provide for commercial business and activities in locations where there is adequate access to major streets or highways.

Permitted Uses. The following uses are permitted in the B-H District: (1) Establishments engaged in the retail sale of automobiles, trailers mobile homes, or campers. (2) Stores for the sale and installation of tires, batteries, mufflers, or other automotive accessories. (3) **Restaurants, lunch rooms and other eating places, including drive-in type establishments.** (4) Establishments engaged in the daily or extended-term rental or leasing of house trailers, mobile homes or campers. (5) Establishments engaged in daily or extended-term rental or leasing of passenger automobiles, limousines or trucks, without drivers, or of truck trailers or utility trailers. (6) Commercial parking lots, parking garages, or parking structures. (7) Establishments for the washing, cleaning or polishing of automobiles, including self-service car washes. (8) **Hotels, motor hotels, or motels.** (9) **General grocery stores.** (10) Accessory buildings not exceeding two hundred (200) square feet. (c) Conditional Uses.

Conditional within the B-H District. (1) Seasonal roadside stands for the sale of vegetables, fruit, or other farm products, but not other types of products or merchandise. (2) Establishments or facilities for the sale, rental, service, repair, testing, demonstration, or other use of motorcycles, motorized bicycles, go-karts, snowmobiles, aircraft, or other motorized vehicles or other components. (3) Establishments or facilities for the sale, rental, service, repair, testing, demonstration, or other use of motorboats, other watercraft, marine supplies, motors for watercraft, or their components. (4) Rooming and boarding houses. (5) **Miscellaneous amusement and recreation services.** (6) Camps and recreational vehicle parks. (7) **Drive-in and convenience establishments not mentioned above.** (8) Automobile repair shops, including shops for general mechanical repairs, automobile body repair, and repair of tires, but not including establishments for rebuilding, re-treading, recapping, vulcanizing, or manufacturing tires. Title 13 – Zoning Code Article C – Zoning Districts C -29 May 2010 (9) Establishments primarily engaged in specialized automobile repair, such as electrical, battery and ignition repair, radiator repair, glass replacement and repair, carburetor repair, and wheel alignment service. (10) **Community living arrangements, including day care.** (11) Highway passenger and motor freight transport. (12) **Retail/wholesale establishments.** (13) **Gasoline service stations,** provided that all gasoline pumps, storage tanks, and accessory equipment must be located at least thirty (30) feet from any existing or officially proposed street line. (14) **Other businesses similar to the above specifically named businesses.** (15) Accessory buildings in excess of two hundred (200) square feet. (Rev. 7/98)

Please contact the Village of Marshall, WI for additional zoning information.

608-655-4017 Ext. 203

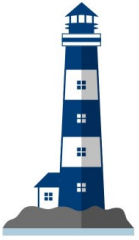
For more information:

Lighthouse Commercial Real Estate LLC
David N. Haug, President/Broker
david@lighthousecre.com
608.445.3500

Alliance Realty Center
Tessa Kenney, Broker/Owner
tkenney@alliancerealtycenter.com
608.333.8704



Lighthouse Commercial Real Estate, LLC - Navigate Your Commercial Real Estate with Confidence.



State of Wisconsin Broker Disclosure to Non-Residential Customers

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

CONFIDENTIAL INFORMATION:

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

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

CONSENT TO TELEPHONE SOLICITATION

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

List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

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.

No representation or warranty is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction or information provided herein.

Property Notes:

Lighthouse Commercial Real Estate, LLC

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- 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).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice to Customers" below).
- The duty to safeguard trust funds and other property the broker holds.
- 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. **A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or licensed real estate 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below.

At a later time, you may also provide the broker with other information that you consider to be confidential.