

# 260 W STROUD STREET

260 W Stroud Street  
Randolph, WI 53956

OFFERING MEMORANDUM

# TABLE OF CONTENTS

<b>3</b>	<b>PROPERTY SUMMARY</b> Overview Investment Highlights Location Highlights	<b>8</b>	<b>DEMOGRAPHICS</b> Area Demographics Projected Growth
----------	---	----------	--

<b>11</b>	<b>RANDOLPH</b> About Randolph
-----------	-----------------------------------

## EXCLUSIVELY PRESENTED BY:



**Josh Harms**  
Mobile: 707-812-3925  
josh@baehrinc.com



**BAEHR INC.**  
202 W. Main Street  
Sun Prairie, WI 53590  
Office: 608-834-2613  
www.baehrinc.com



# INVESTMENT SUMMARY

American Realtors is pleased to offer an incredible opportunity in Randolph, WI. This spacious two-story commercial building, boasting a generous 14,400 square feet of versatile space. Conveniently located in downtown Randolph, this property offers prime visibility and accessibility, including the ability to add railroad just 1 mile from Hwy 33. What sets this property apart is its unique advantage: a railroad behind the building, providing additional accessibility and potential for various business ventures. The canvas is ready for your creative touch to bring your vision to fruition. Whether you're a budding entrepreneur or seasoned investor, the strategic location, generous space, and added railroad access option make this property an irresistible prospect. Don't miss out—seize the chance to make your mark!



## PROPERTY SUMMARY

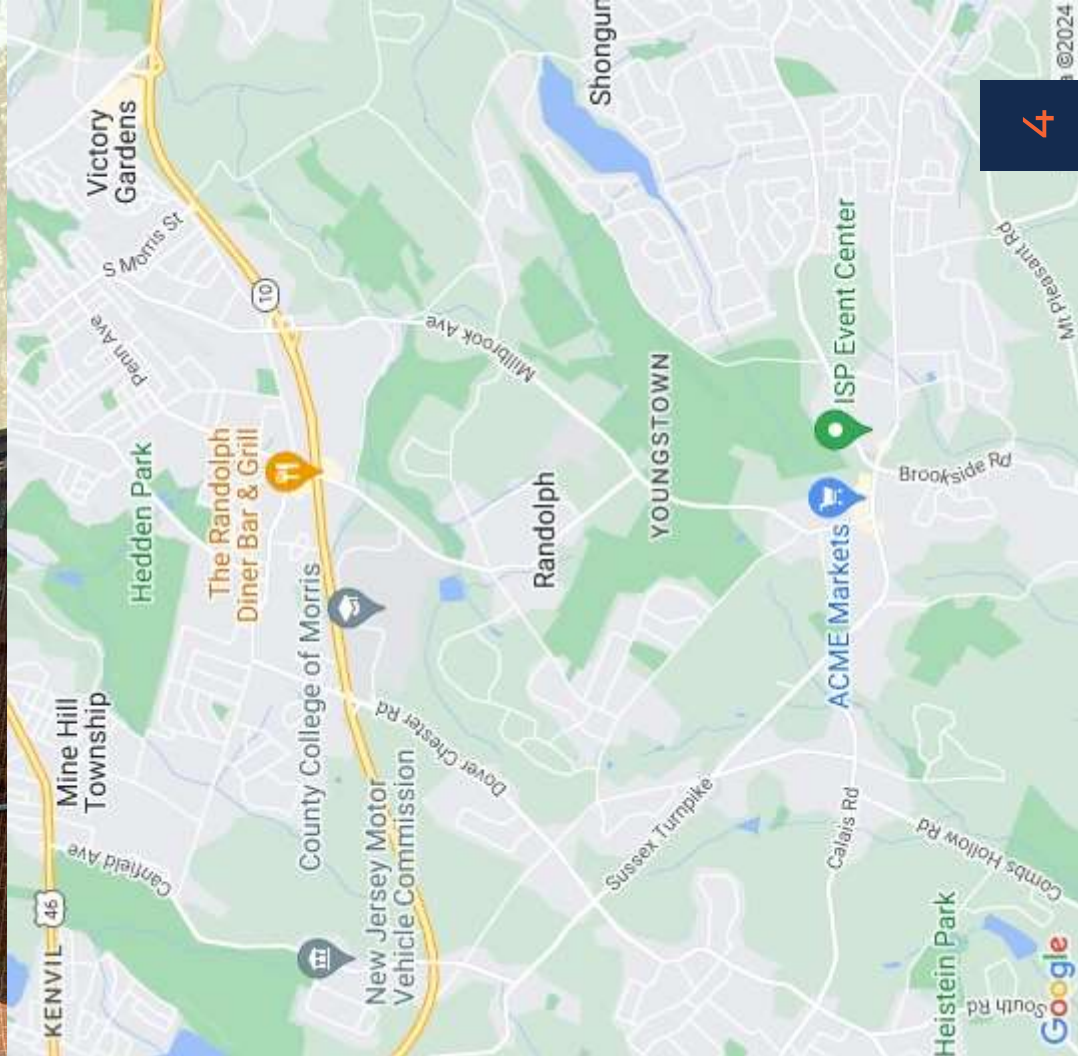
Offering Price	\$215,000.00
Building SqFt	14,400 SqFt
Lot Size (acres)	0.52
Parcel ID	111760151.A
Zoning Type	Commercial
County	Columbia
Frontage	65.00 Ft
Coordinates	43.5379, -89.010512





## INVESTMENT HIGHLIGHTS

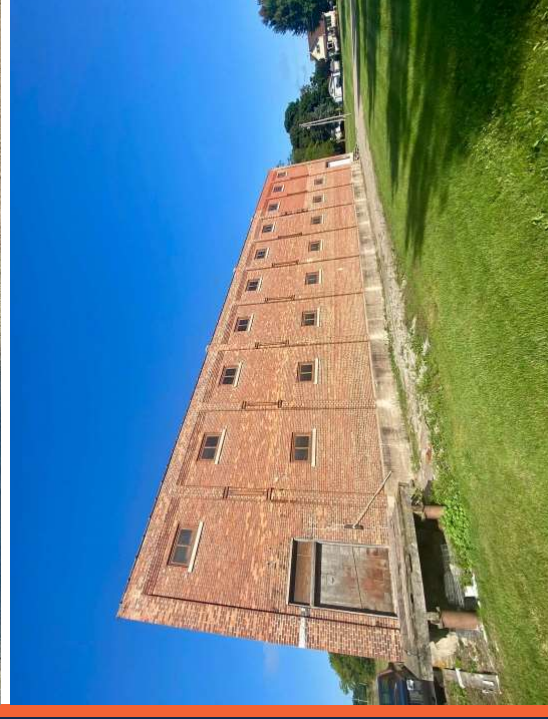
- Railroad access available
- Vacant property for fast close
- Two-story building with ample open space





# LOCATION HIGHLIGHTS

- Excellent Visibility from Stroud Street and Surrounding Businesses.
- Close proximity to Randolph Park
- 1 mile from Highway 33

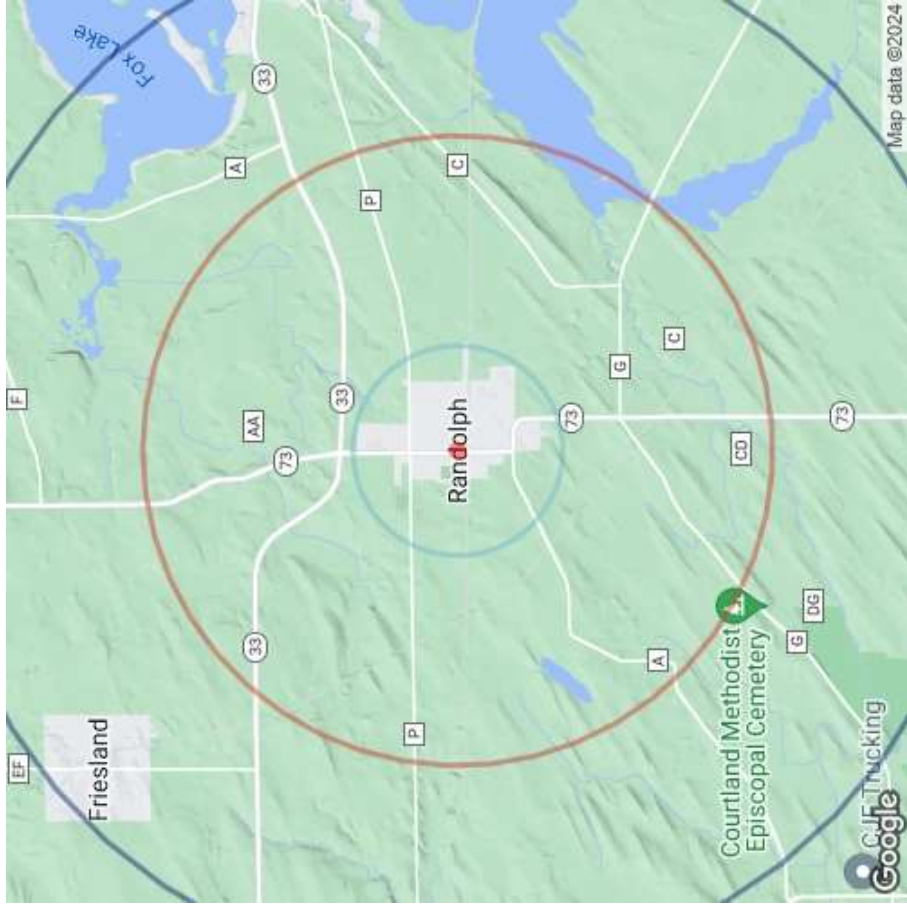




289  
W. STUBBINS

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,891	2,479	4,889
2010 Population	1,878	2,485	4,980
2023 Population	1,860	2,481	5,078
2028 Population	1,865	2,484	5,069
2023-2028 Growth Rate	0.05 %	0.02 %	-0.04 %
2023 Daytime Population	2,010	2,455	4,943

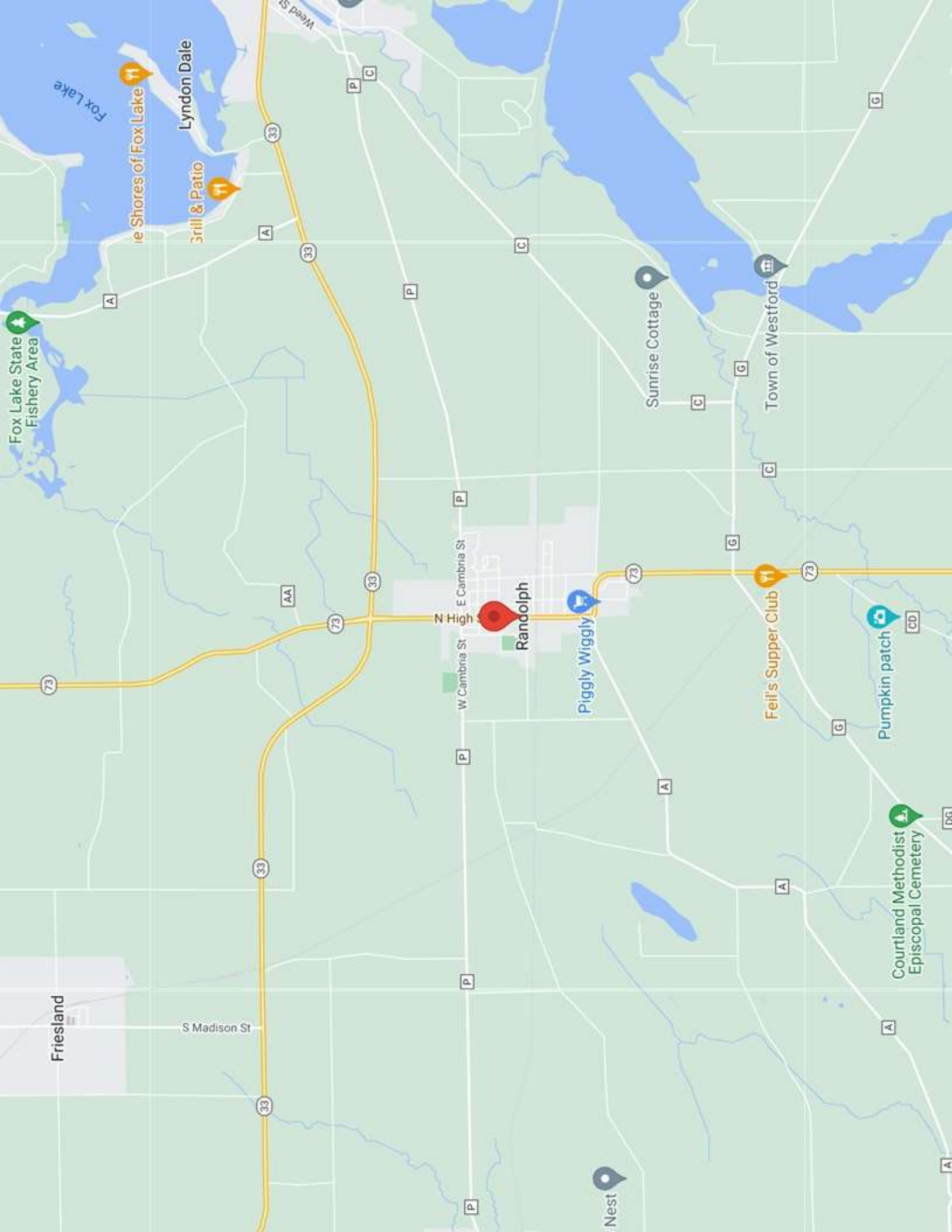


2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	110	131	244
\$15000-24999	55	66	126
\$25000-34999	48	60	132
\$35000-49999	103	127	288
\$50000-74999	135	176	413
\$75000-99999	89	123	291
\$100000-149999	129	166	354
\$150000-199999	32	52	134
\$200000 or greater	33	46	103
Median HH Income	\$ 57,242	\$ 60,297	\$ 62,865
Average HH Income	\$ 79,903	\$ 83,532	\$ 86,408

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	701	893	1,900
2010 Total Households	692	899	1,986
2023 Total Households	733	947	2,086
2028 Total Households	744	960	2,106
2023 Average Household Size	2.39	2.44	2.2
2023 Owner Occupied Housing	550	728	1,609
2028 Owner Occupied Housing	568	749	1,648
2023 Renter Occupied Housing	183	219	477
2028 Renter Occupied Housing	176	211	458
2023 Vacant Housing	39	64	434
2023 Total Housing	772	1,011	2,520







Randolph

N High

W. Cambria St  
E Cambria St

S Madison St

Friesland

The Shores of Fox Lake

Lyndon Dale

Grill & Patio

Fox Lake State Fishery Area

Sunrise Cottage

Town of Westford

Piggly Wiggly

Feil's Supper Club

Pumpkin patch

Courtland Methodist Episcopal Cemetery

Nest

## CITY OF RANDOLPH

## AREA

CITY  
1.2 SQ MI

LAND  
1.2 SQ MI

ELEVATION  
961 FT

## POPULATION

POPULATION  
1,811

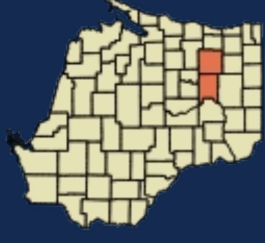
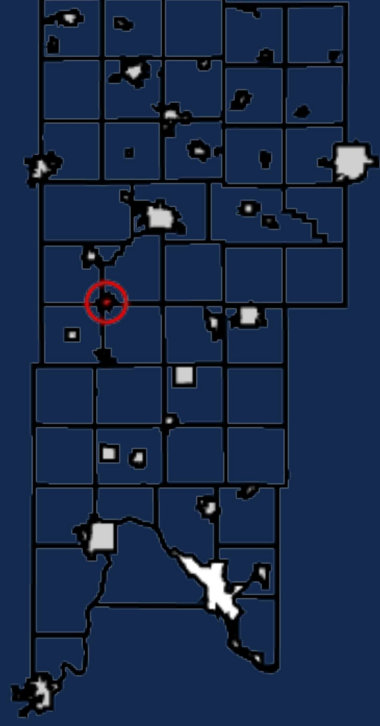
ESTIMATE (2019)  
1,747

DENSITY  
1,406.60 SQ MI



## ABOUT RANDOLPH

Randolph is a village in Columbia and Dodge Counties in the U.S. state of Wisconsin. The population was 1,811 at the 2010 census. Of this, 1,339 were in Dodge County, and 472 were in Columbia County.



# Sales Comparables

## 1155 Wilburn Rd

Sun Prairie Business Park  
Sun Prairie, WI 53590

**Class B Warehouse Building of 28,500 SF Sold on 12/2/2022 for \$2,210,000 - Research Complete**

buyer

**Quality Resource Group**  
12725-12795 16th Ave N  
Plymouth, MN 55441  
(763) 553-7832

seller

**Gene Davis**  
404 Sunset Ct  
Marshall, WI 53559  
(608) 655-3039



### vital data

Escrow/Contract: -  
Sale Date: **12/2/2022**  
Days on Market: -  
Exchange: **No**  
Conditions: -  
Land Area SF: **221,328**  
Acres: **5.08**  
\$/SF Land Gross: **\$9.99**  
Year Built, Age: **2001 Age: 21**  
Parking Spaces: **65**  
Parking Ratio: -  
FAR: **0.13**  
Lot Dimensions: -  
Frontage: -  
Tenancy: **Single**  
Comp ID: **6252408**

Sale Price: **\$2,210,000**  
Status: **Full Value**  
Building SF: **28,500 SF**  
Price/SF: **\$77.54**  
Pro Forma Cap Rate: -  
Actual Cap Rate: -  
Down Pmnt: -  
Pct Down: -  
Doc No: **5878559**  
Trans Tax: -  
Corner: **No**  
Zoning: **SI**  
No Tenants: **1**  
Percent Improved: **79.0%**  
Submarket: **Outlying Dane East Ind**  
Map Page: -  
Parcel No: **0911-342-2007-2**  
Property Type: **Industrial**

### income expense data

Listing Broker

Buyer Broker

### financing

**1st Old National Bank**  
Bal/Pmt: **\$1,768,000**

David Baehr  
Broker, ABR, RRS  
Baehr Inc.

© 2024 CoStar Group - Licensed to American Madison Real Estate - 234455.

3/14/2024

Page 1

**1201 N 4th St**

Industrial/Warehouse with Office Space  
Watertown, WI 53098

**Class B Warehouse Building of 26,180 SF Sold on 11/17/2022  
for \$1,105,000 - Research Complete**

buyer

**Matthew D Tadisch**  
1217 N 62nd St  
Wauwatosa, WI 53213  
(414) 722-2034

seller

**Stephen Zalewski**  
955 Bartlett Dr  
Oconomowoc, WI 53066  
(860) 997-9977



vital data

Escrow/Contract: -  
Sale Date: **11/17/2022**  
Days on Market: -  
Exchange: **No**  
Conditions: -  
Land Area SF: **139,915**  
Acres: **3.21**  
\$/SF Land Gross: **\$7.90**  
Year Built, Age: **1961 Age: 61**  
Parking Spaces: **52**  
Parking Ratio: **1.99/1000 SF**  
FAR **0.19**  
Lot Dimensions: -  
Frontage: -  
Tenancy: **Single**  
Comp ID: **6231779**

Sale Price: **\$1,105,000**  
Status: **Full Value**  
Building SF: **26,180 SF**  
Price/SF: **\$42.21**  
Pro Forma Cap Rate: -  
Actual Cap Rate: -  
Down Pmnt: -  
Pct Down: -  
Doc No: **1332252**  
Trans Tax: -  
Corner: **No**  
Zoning: **Commercial**  
No Tenants: **1**  
Percent Improved: **72.0%**  
Submarket: **Dodge West Ind**  
Map Page: -  
Parcel No: **291-0915-3424-028**  
Property Type: **Industrial**

income expense data

Listing Broker

Buyer Broker

financing

**1st Tri City National Bank**  
Bal/Pmt: **\$828,750**

prior sale  
Date/Doc No: **3/6/2008**  
Sale Price: **\$700,000**  
CompID: **15066092**

**4197 Reardon Rd**

De Forest, WI 53532

**Class C Warehouse Building of 21,800 SF Sold on 10/31/2022 for \$1,300,000 - Research Complete**



buyer

**Lakeshore Recycling Services**

6132 W Oakton St  
Morton Grove, IL 60053  
(773) 685-8811

seller

**Kim K Lindholm**  
10933 Corning St  
Poynette, WI 53955  
(608) 206-3167

vital data

Escrow/Contract: -  
Sale Date: **10/31/2022**  
Days on Market: -  
Exchange: **No**  
Conditions: -  
Land Area SF: **139,392**  
Acres: **3.2**  
\$/SF Land Gross: **\$9.33**  
Year Built, Age: **1900 Age: 122**  
Parking Spaces: -  
Parking Ratio: -  
FAR **0.16**  
Lot Dimensions: -  
Frontage: -  
Tenancy: **Single**  
Comp ID: **6206661**

Sale Price: **\$1,300,000**  
Status: **Full Value**  
Building SF: **21,800 SF**  
Price/SF: **\$59.63**  
Pro Forma Cap Rate: -  
Actual Cap Rate: -  
Down Pmnt: -  
Pct Down: -  
Doc No: **5871375**  
Trans Tax: -  
Corner: **No**  
Zoning: **M-2**  
No Tenants: **1**  
Percent Improved: **70.7%**  
Submarket: **Outlying Dane East Ind**  
Map Page: -  
Parcel No: **0910-332-8796-1**  
Property Type: **Industrial**

income expense data

Listing Broker

**No Listing Broker on Deal**

Buyer Broker

**No Buyer Broker on Deal**

financing

prior sale

Date/Doc No: **7/13/2007**  
Sale Price: **\$630,000**  
CompID: **1352383**

David Baehr  
Broker, ABR, RRS  
Baehr Inc.

© 2024 CoStar Group - Licensed to American Madison Real Estate - 234455.

**3/14/2024**

**328 Ripon Rd**

Berlin, WI 54923

**Class B Industrial Building of 18,000 SF Sold on 6/10/2022 for \$510,000 - Research Complete**

buyer

seller

**Adam Ventures LLC**  
8331 Oak Hill Rd  
Omro, WI 54963  
(920) 685-6656



vital data

Escrow/Contract: -  
Sale Date: **6/10/2022**  
Days on Market: **854 days**  
Exchange: **No**  
Conditions: -  
Land Area SF: **392,040**  
Acres: **9**  
\$/SF Land Gross: **\$1.30**  
Year Built, Age: **1985 Age: 37**  
Parking Spaces: **50**  
Parking Ratio: **2.78/1000 SF**  
FAR **0.05**  
Lot Dimensions: -  
Frontage: -  
Tenancy: -  
Comp ID: **6075508**

Sale Price: **\$510,000**  
Status: **Confirmed**  
Building SF: **18,000 SF**  
Price/SF: **\$28.33**  
Pro Forma Cap Rate: -  
Actual Cap Rate: -  
Down Pmnt: -  
Pct Down: -  
Doc No: -  
Trans Tax: -  
Corner: **No**  
Zoning: **G2**  
No Tenants: **1**  
Percent Improved: -  
Submarket: -  
Map Page: -  
Parcel No: -  
Property Type: **Industrial**

income expense data

Listing Broker

**Adam Ventures LLC**  
8331 Oak Hill Rd  
Omro, WI 54963  
(920) 685-6656  
**Mike Haemmerle**

Buyer Broker

financing

David Baehr  
Broker, ABR, RRS  
Baehr Inc.

© 2024 CoStar Group - Licensed to American Madison Real Estate - 234455.

**1203 Adams St**

Portage, WI 53901

**Class C Manufacturing Building of 23,469 SF Sold on 5/13/2022 for \$950,000 - Research Complete**

buyer

**Miller Waste Mills, Inc.**  
580 E Front St  
Winona, MN 55987  
(507) 454-6906

seller

**Lynn F Vaneppe**  
PO Box 59  
Portage, WI 53901  
(608) 742-6994



vital data

Escrow/Contract: -  
Sale Date: **5/13/2022**  
Days on Market: -  
Exchange: **No**  
Conditions: -  
Land Area SF: **92,935**  
Acres: **2.13**  
\$/SF Land Gross: **\$10.22**  
Year Built, Age: -  
Parking Spaces: **4**  
Parking Ratio: **0.17/1000 SF**  
FAR **0.25**  
Lot Dimensions: -  
Frontage: -  
Tenancy: -  
Comp ID: **6032766**

Sale Price: **\$950,000**  
Status: **Confirmed**  
Building SF: **23,469 SF**  
Price/SF: **\$40.48**  
Pro Forma Cap Rate: -  
Actual Cap Rate: -  
Down Pmnt: -  
Pct Down: -  
Doc No: **000000956607**  
Trans Tax: -  
Corner: **No**  
Zoning: **M3**  
No Tenants: **1**  
Percent Improved: **88.6%**  
Submarket: **Columbia County Ind**  
Map Page: -  
Parcel No: **11271-2028.A [Partial List]**  
Property Type: **Industrial**

income expense data

Listing Broker

**Cresa**  
613 Williamson St  
Madison, WI 53703  
(608) 467-0720  
Ross Rikkers, TJ Blitz, Matthew Apter

Buyer Broker

**CBRE**  
4400 W 78th St  
Bloomington, MN 55435  
(952) 924-4600  
Andrew Lubinski, Justin Felix, Aaron Whitmore

financing

David Baehr  
Broker, ABR, RRS  
Baehr Inc.

© 2024 CoStar Group - Licensed to American Madison Real Estate - 234455.



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BAEHR INC. and it should not be made available to any other person or entity without the written consent of BAEHR INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BAEHR INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BAEHR INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BAEHR INC. has not verified, and will not verify, any of the information contained herein, nor has BAEHR INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE BAEHR INC. ADVISOR FOR MORE DETAILS.**

# EXCLUSIVELY PRESENTED BY:

**DAVID BAEHR**  
Mobile: 608-213-6626  
david@baehrinc.com  
License #: 52609-90



**BAEHR INC.**  
202 W. Main Street  
Sun Prairie, WI 53590  
Office: 608-834-2613  
www.baehrinc.com

