

GENEVA LAKE

TOWNLINE RD

EDWARDS BLVD



BERKSHIRE HATHAWAY
HomeServices

Starck Real Estate

FOR SALE

38 ACRES

EDWARDS BLVD/TOWNLINE RD

LAKE GENEVA, WI

\$5,300,000



LISTED & PRESENTED BY

KILKENNY GROUP

CLANCY P. GREEN

262-729-2500

clancy@starckre.com



High visibility development opportunity in the resort community of Lake Geneva. Hard to find development site on high traffic Edwards Blvd, just south of Hwy 50 & Hwy 12 interchange – the main corridor into the affluent community of Lake Geneva. This 38 acre parcel has been annexed into the City of Lake Geneva & the future land use map reflects a mixed use development of multi-family, single family & commercial uses. This unique property benefits from approximately 1200' of frontage on Edwards Blvd with a traffic count of 14,000+ cars per day. There is approximately 1,000' of frontage along Town Line Rd. A portion of the Lake Geneva bike path also runs along this site providing connectivity to downtown. Previous development plans for this site have included 27 acres for residential development, including luxury apartments & 11 acres of commercial. This is an excellent multi-family site & ideal location for a hotel, fuel station, bank, restaurant or possibly senior housing. The City of Lake Geneva has been receptive to a mixed-use development including high density residential & commercial. Municipal utilities are at or very nearby the site. Nearby commercial includes Walmart, ALDI, Home Goods, Walgreens, Home Depot & Target. Lake Geneva Business Park is immediately east of the subject site.



TOWNLINE RD

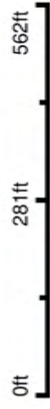
EDWARDS BLVD

Aerial Map



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Map Center: 42° 35' 2.08, -88° 24' 53.46



2/10/2023

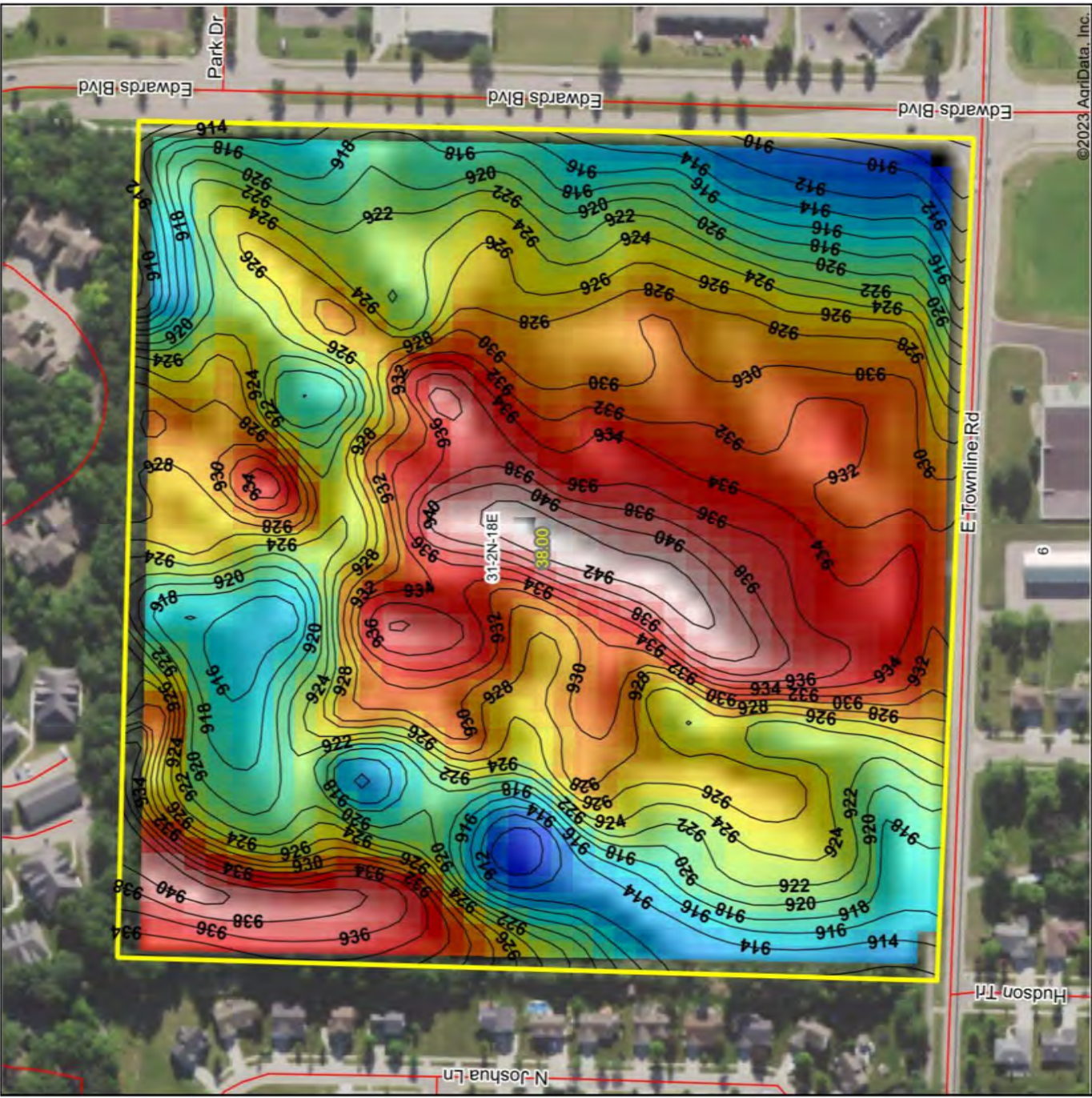
HARDING

REAL ESTATE



31-2N-18E
Walworth County
Wisconsin

Topography Hillshade



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Source: USGS 10 meter dem
Interval(ft): 2
Min: 907.1
Max: 943.8
Range: 36.7
Average: 926.4
Standard Deviation: 7.68 ft



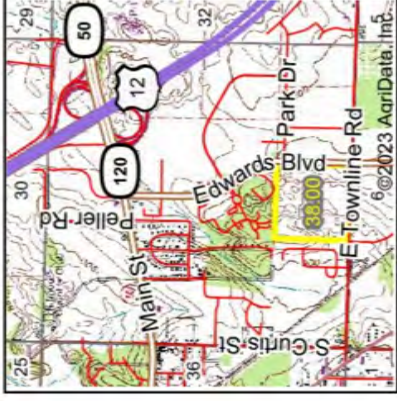
HARDING
REAL ESTATE



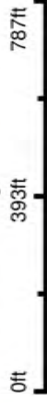
31-2N-18E
Walworth County
Wisconsin

2/10/2023
map center: 42° 35' 2.08, -88° 24' 53.46

Wetlands Map



State: Wisconsin
Location: 31-2N-18E
County: Walworth
Township: Lyons
Date: 2/10/2023

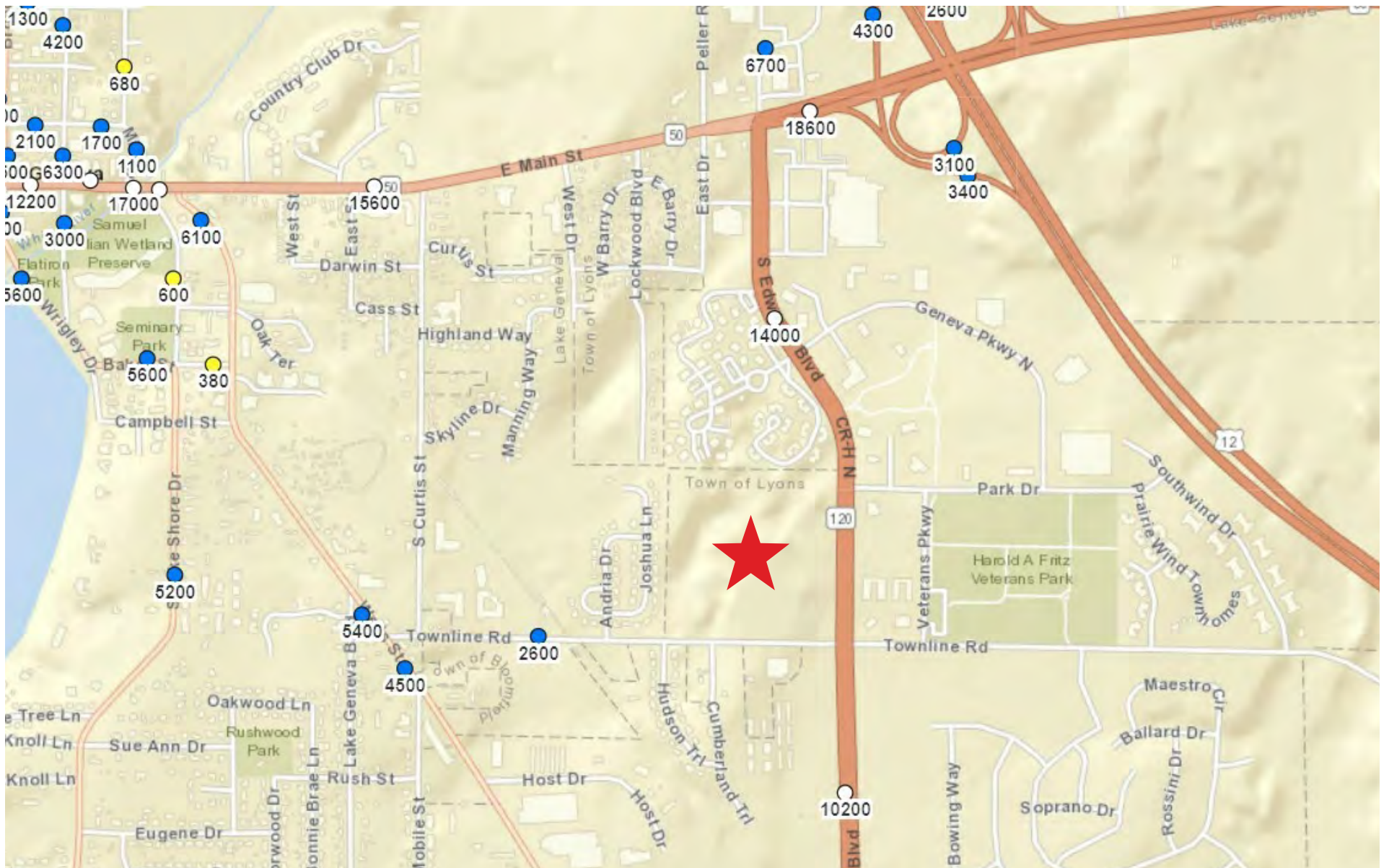


Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	0.56
Total Acres		0.56

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



Traffic Count



Address: 0 Edwards Blvd Lake Geneva, Wisconsin 53147 Taxed by: Lake Geneva

MLS #: 1825078



Property Type: Vacant Land
Status: Active
Tax Key: ZYJP 00198
County: Walworth
1 Story SqFt Min: 0
2 Story 1st Fir SqFt: 0
2 Story SqFt Min: 0
School District: [Lake Geneva J1](#)
High School: Badger
Middle School: Lake Geneva
Elem. School:

List Price: \$5,300,000
Taxes: \$871
Tax Year: 2022
Est. Acreage: 37.66
Flood Plain: No
Zoning: Rural Holding

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 4

Directions: South from the intersection of Hwy 50 and Edwards Blvd to the property on the west side of Edwards.

Topography: Rolling/Hilly; Wooded

Location: City; Corner Lot

Present Use: Agriculture

Utilities Available: Electricity Available; Natural Gas Available; Phone Available; Cable Available; High Speed Internet Available

Conveyance Options: Sell in Entirety

Road Frontage: Town/City Road; Paved Road

Zoning: Other

Municipality: City

Documents: Listing Contract; Seller Condition; Survey

Remarks: Mixed-use development opportunity in Lake Geneva. Development site on high traffic Edwards Blvd, just south of Hwy 50 & 12 interchange. 38 acre parcel has been annexed into Lake Geneva & the future land use map reflects a mixed-use multi-family, single family & commercial. 1200' of frontage on Edwards Blvd & traffic count of 14,000+ VPD. City bike path runs along this site providing connectivity to downtown. Prior development plans for this site have included 27 acres residential development, including luxury apartments & 11 acres of commercial. Excellent multi-family site & location for hotel, gas station, bank, restaurant or senior housing. City has been receptive to a mixed-use development of high density residential & commercial. Municipal utilities are very nearby the site.

Private Remarks: Contact Listing Agent for additional details. A portion of the site lies within an Environmental Corridor. Limited wetlands studies have been completed.

Showing Information: Drive By. Contact LA to walk the property.

Sub Agent Comm: 2 % **Excl. Agency Contract:** N **Broker Owned:** N **Electronic Consent:** Yes

Buyer Agent Comm: 2 % **Var. Comm.:** N **Listing Date:** 02/17/2023

Limited/Unserviced: No **Named Prospects:** N **Expiration Date:** 09/30/2023

Listing Office: Berkshire Hathaway Starck Real

Estate: Trind

Ph: 262-275-2185

Fax:

URL: <https://www.StarckRE.com>

Team Listing Contact:Clancy Green

Listing Agent: Kilkenny Group* : kilkennygroup

Ph: 262-729-2500 **Cell:**

Fax:

Email: team@kilkennygrp.com

LA Address: 118 Kenosha St

Walworth, WI 53184

LO License #: 937193-91

LA License #: 53324-90

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property the buyer should personally verify same or have it confirmed by a qualified expert. This information is independently verified and confirm includes but is not limited to total square footage, acreage, building area, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
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Prepared by Agent Assistant Taylor West on Monday, February 20, 2023 10:59 AM.



Please reach out for more information.



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