

FOR SALE

+/- 198 ACRES NORTH OF I-94, CONCORD, WI 53066



Mike Judson, CEO/Broker Owner
262-695-8800
mjudson@judsonrealestate.com

Matthew Judson, President
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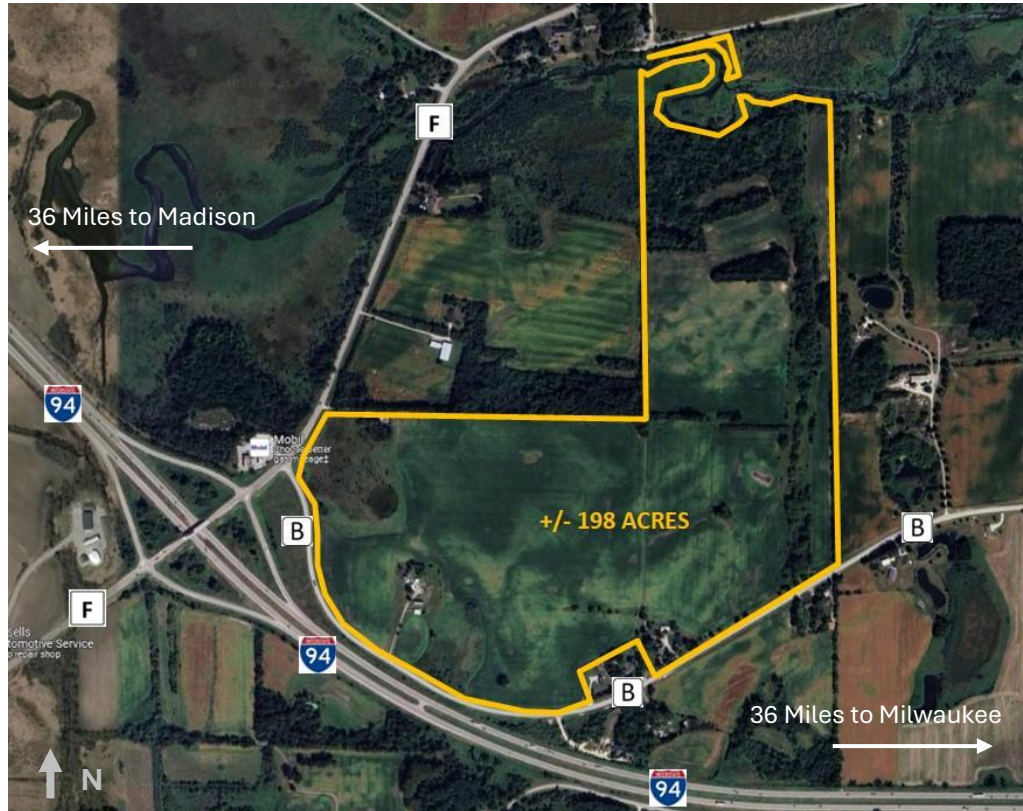
Judson & Associates, s.c.
2831 N Grandview Blvd, Suite 222
Pewaukee, WI 53072

Listing: 4799

Information contained herein was furnished by sources deemed reliable and is believed to be accurate, but no warranty or representation is made in the accuracy thereof and is subject to correction.

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Judson and Associates, s.c. is pleased to present a unique development opportunity located directly off a growing I-94 interchange.



Positioned just west of Oconomowoc's Pabst Farms development, this site offers a rare chance for developers and users to invest in the next major growth corridor. The property features a scenic creek along the northern boundary and rolling hills throughout, adding natural appeal to its strategic location adjacent to Waukesha County's most recent growing community including a future Costco, Marcus Development, Home of the Dock Hounds minor league baseball team and so much more. Jefferson County's pro-growth position offers developers the opportunity for incentives to assist in making your ideas become reality.

Zoning: **A-1**

Traffic Counts: **49,200 Vehicles Per Day along I-94 (WI DOT)**

2024 Taxes: **\$9,209.01 Combined**

Tax Key Numbers: **00607161512000, 00607161511000, 00607161514000, 00607161422000, 00607161423002, 00607161133000, 00607161132000**

Income: **Current income from Residential Rental, Cell Tower and Farming is +/- \$95,000 per Year**

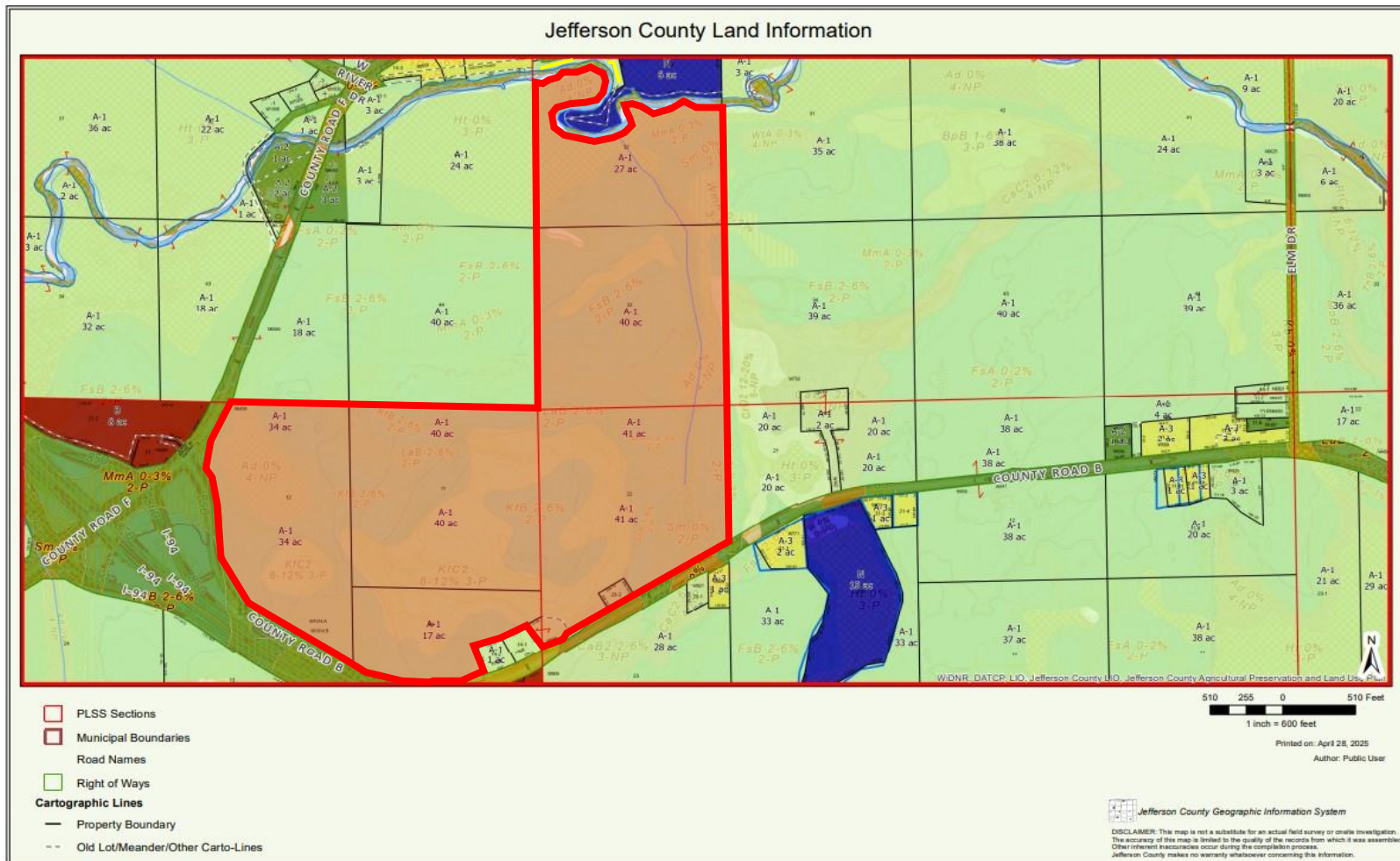
Sale Price: **Contact Listing Agents**

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From Jefferson County's Thrive Economic Development:



Strategic Location

Greater Jefferson County sits at the crossroads of major transportation arteries, including Interstates 94 and 39, making it a logistical hub for businesses. Our central location provides easy access to major markets like Chicago, Milwaukee, Madison and beyond. Whether you need to ship products quickly or connect with suppliers, our location accelerates your business operations.



Skilled Workforce

Our workforce is our pride. Greater Jefferson County has a highly skilled labor force ready to drive your business forward. With strong roots in manufacturing, technology and agriculture, our workers are adaptable and innovative, making them a valuable asset to businesses of all types.



Thriving Food & Beverage Cluster

Greater Jefferson County has cultivated a vibrant food and beverage processing cluster that includes companies that make items you know and love, including Johnsonville, Jones Dairy Farm and Palermo's Pizza. We're known for producing award-winning products, and your business can be part of this success story.



Robust Infrastructure

With infrastructure that includes a well-connected transportation network and reliable, competitively priced utilities, Greater Jefferson County offers businesses a competitive edge. From roadways and railways to broadband access, our region is strategically equipped to facilitate efficient operations and smooth logistics.



Agricultural Abundance

Our region boasts fertile farmland that is second to none. This agricultural abundance supplies a constant stream of high-quality raw materials to support food processing businesses. Whether you're producing cheese, dairy products or specialty foods, Greater Jefferson County is an ideal home for your operation.



Quality of Life

Beyond business, Greater Jefferson County offers a high quality of life for residents and employees. Our region is known for its stunning natural landscapes, recreational opportunities and a welcoming community. A balanced work-life experience is a cornerstone of our appeal.



Incentives for Success

Greater Jefferson County provides a wealth of financial incentives to encourage economic development. These incentives include tax credits, grants and low-interest loans, offering substantial savings for businesses looking to establish or expand their operations. Our goal is to help your business thrive, and these incentives are just one way we demonstrate our commitment to your success.



Business-Friendly Environment

Businesses thrive when they are nurtured by a supportive environment. Greater Jefferson County offers a welcoming ecosystem that includes a range of incentives and programs to support businesses at every stage of development. Whether you're a startup or an established business, our region offers a proactive approach to create a business-friendly environment like no other.

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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 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 within 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 462.136 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 462.133 (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:**

291 **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 462.01 (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 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A material adverse fact is defined in Wis. Stat. § 462.01 (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. § 462.01 (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.

No representation is made as to the legal validity of any provision or the adequacy
of any provision in any specific transaction.

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Drafted by Attorney Richard J. Staff

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COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
WISCONSIN CHAPTER