

# MADISON YARDS AT HILL FARMS

## UNIVERSITY AVENUE / MADISON WI



MADISON YARDS  
HILL FARMS



MID-AMERICA®  
Real Estate-Wisconsin, LLC



# MADISON YARDS AT HILL FARMS

Introducing Madison Yards at Hill Farms, a 21 acre mixed-use development within the well established University Hill Farms neighborhood. This “live, work, and play” community will offer a variety of amenities and will become a destination for all to enjoy.



## Retail Availability

- Retail and Restaurant spaces range from **1,000 - 10,000 SF** with outdoor patio seating
- Additional **5,000 SF BUILD-TO-SUIT** Restaurant Opportunity on The Plaza
- Anchor Tenant: 

## Project Overview

Upscale Limited Service Hotel

600,000 SF State of Wisconsin Office Building

400,000 SF Medical/Office Space

450+ High-End, Luxury Apartments

## High Performing Retail Corridor



**\$4.5 MILLION**  
TOTAL  
VISITS  
2023  Placer.ai



**\$1.1 BILLION**  
RETAIL GOODS  
SPENDING  
3-MILE RADIUS  esri



**\$152,916,087**  
FOOD AWAY  
FROM HOME  
3-MILE RADIUS  esri

Adjacent to Hilldale Mall, #1 visited shopping center within a 30-mile radius.

Hilldale Mall is Anchored by:



Traffic draws include:



#1 ranked in WI by visits



1.6 million visits per year



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4,000 to 5,000  
Employees at  
Madison Yards



Limited Service  
Hotel with up to 148  
Rooms, Fitness,  
Meeting Space and  
Restaurant



Full Service  
Fitness and  
Wellness  
Center



5 to 8  
Restaurants



450 New, High-End  
Residential Units

1,600 Apartments  
and Condos  
Immediately  
Adjacent



Up to 200,000 SF  
Including 50,000 SF  
Grocer, Restaurants  
and Other Destination  
Services



Up to 1,058,000 SF  
of Office and Medi-  
cal Office Space

608,000 SF Already  
Occupied



# MADISON YARDS AT HILL FARMS

## AREA TRAFFIC GENERATORS

### HILDALE

MADISON

Hilldale Mall (adjacent to Madison Yards)  
4.5 million visitors per year#1 visited shopping center  
within a 30 mile radius



UW Health University Hospital (1.25 miles)  
505 beds  
Top 25 hospital in US



The University of Wisconsin – Madison (1.5 miles)  
49,800 Students  
Top 10 public university in US



University Business Park (1.5 miles)  
120 businesses  
5,000+ employees



Epic Systems (7.5 Miles)  
Leading healthcare software company  
12,000 employees at Verona campus



MADISON YARDS  
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## ATTRACTIVE DEMOGRAPHIC PROFILE

*within 3 miles*

POPULATION



95,859

DAYTIME  
POPULATION



141,172

HOUSING UNITS



41,546

AVERAGE HH  
INCOME



\$108,645

MEDIAN HOME  
VALUE



\$409,140

MEDIAN AGE



28.5



# MADISON YARDS AT HILL FARMS

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# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS



Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

## DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

**NON-CONFIDENTIAL INFORMATION** *(the following information may be disclosed by the Firm and its Agents):* \_\_\_\_\_

\_\_\_\_\_  
*(Insert information you authorize to be disclosed, such as financial qualification information.)*

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

## 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.

## NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.