

FOR SALE



19.55 ACRES



VACANT LAND

8706 NICHOLSON ROAD

CALEDONIA, WI 53108

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

JOHN KUHN
PRINCIPAL
414.203.3030
jkuhn@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
8706 NICHOLSON ROAD
CALEDONIA, WI 53018

PROPERTY OVERVIEW



Property Address: 8706 Nicholson Road
Caledonia, WI 53018

Lot Size: 19.55 Acres

Tax Key #: Portion of 104-04-22-04-005-070

Zoning: A-2 General Farming District II

Utilities: To be confirmed

Water/Sewer: To be confirmed

Features

- Access Point off of Vista Drive
- Located within the MMSD (Milwaukee Metropolitan Sewerage District) Service Area; Village of Caledonia Water services the site
- Close proximity to Root River
- Close proximity to Howell Avenue and Highway 32 retail corridors
- Located in the Racine Unified School District

Economics

Sale Price: \$782,000

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

JOHN KUHN
PRINCIPAL
414.203.3030
jkuhn@boerke.com



MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

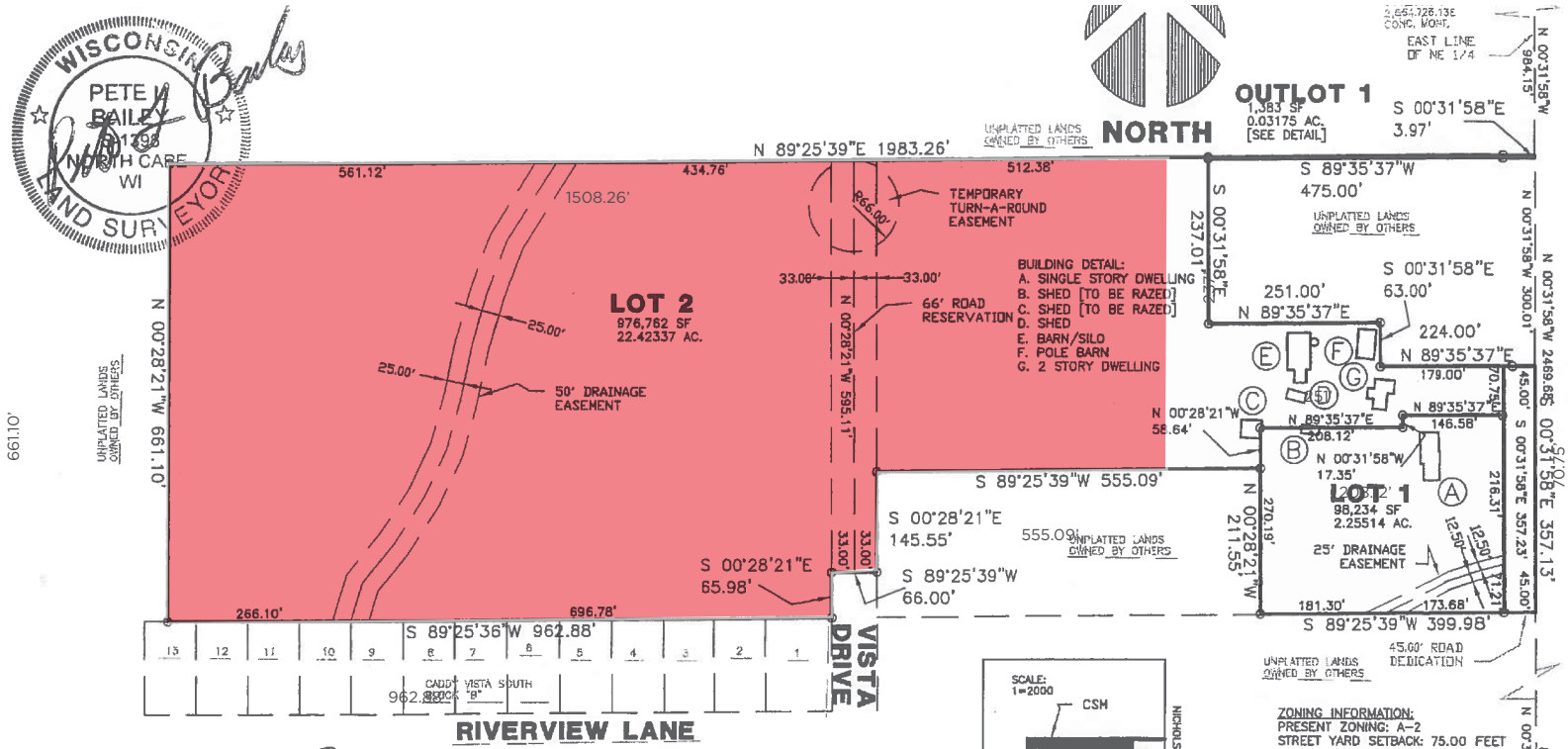
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
8706 NICHOLSON ROAD
CALEDONIA, WI 53018

CERTIFIED SURVEY

MAP



CERTIFIED SURVEY MAP NO. 3028 SHEET 2 OF 6
BEING A PART OF THE NORTHWEST $\frac{1}{4}$, THE NORTHEAST $\frac{1}{4}$, THE SOUTHWEST $\frac{1}{4}$
AND THE SOUTHWEST $\frac{1}{4}$ OF THE FRACTIONAL NORTHEAST $\frac{1}{4}$ OF SECTION 4,
TOWN 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY
OF RACINE, STATE OF WISCONSIN,

JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

JOHN KUHN
PRINCIPAL
414.203.3030
jkuhn@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
8706 NICHOLSON ROAD
CALEDONIA, WI 53018



BOERKE

ADDITIONAL PROPERTY



JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

JOHN KUHN
PRINCIPAL
414.203.3030
jkuhn@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

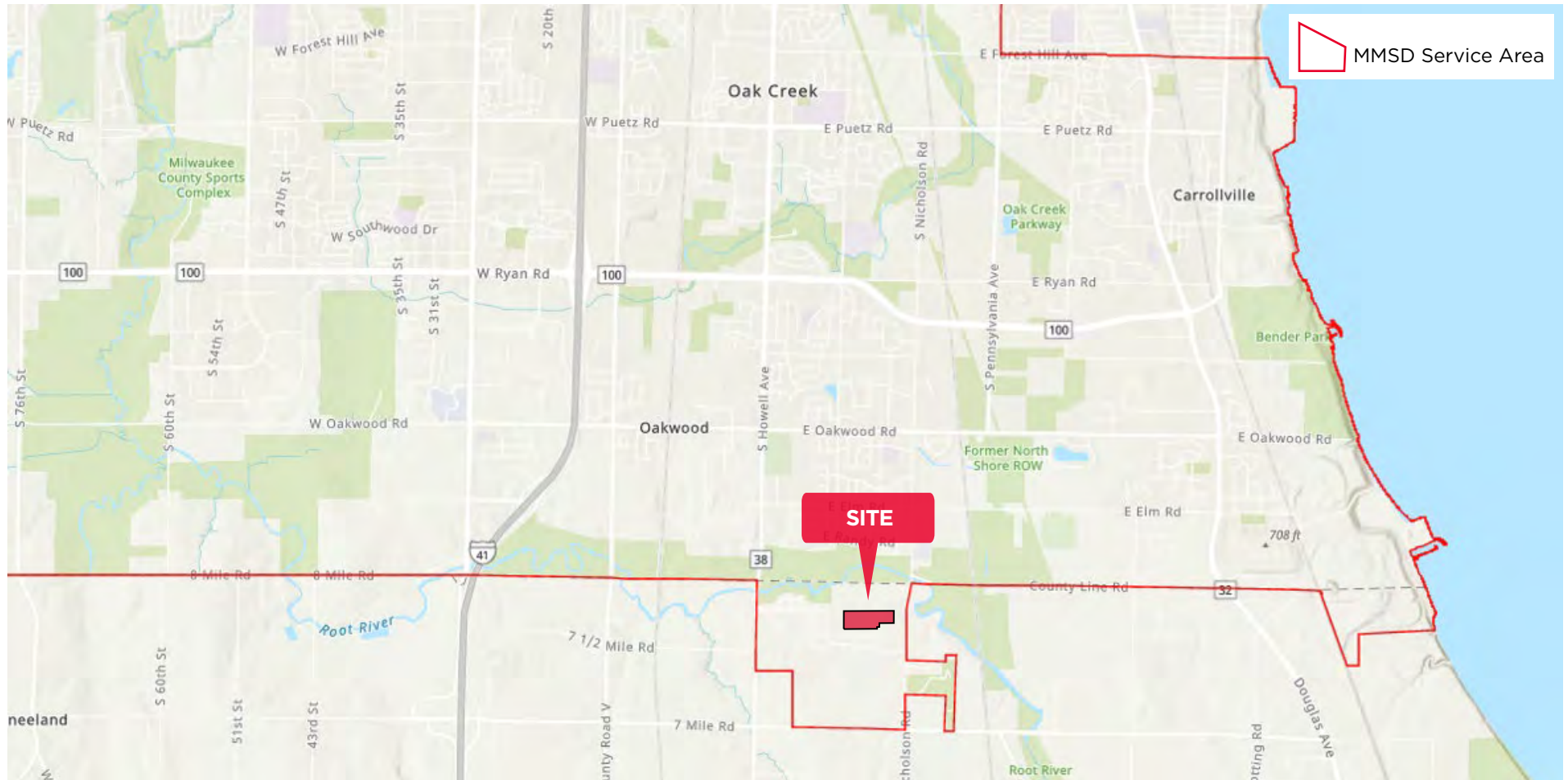
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
8706 NICHOLSON ROAD
CALEDONIA, WI 53018

MMSD SERVICE AREA MAP



JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

JOHN KUHN
PRINCIPAL
414.203.3030
jkuhn@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

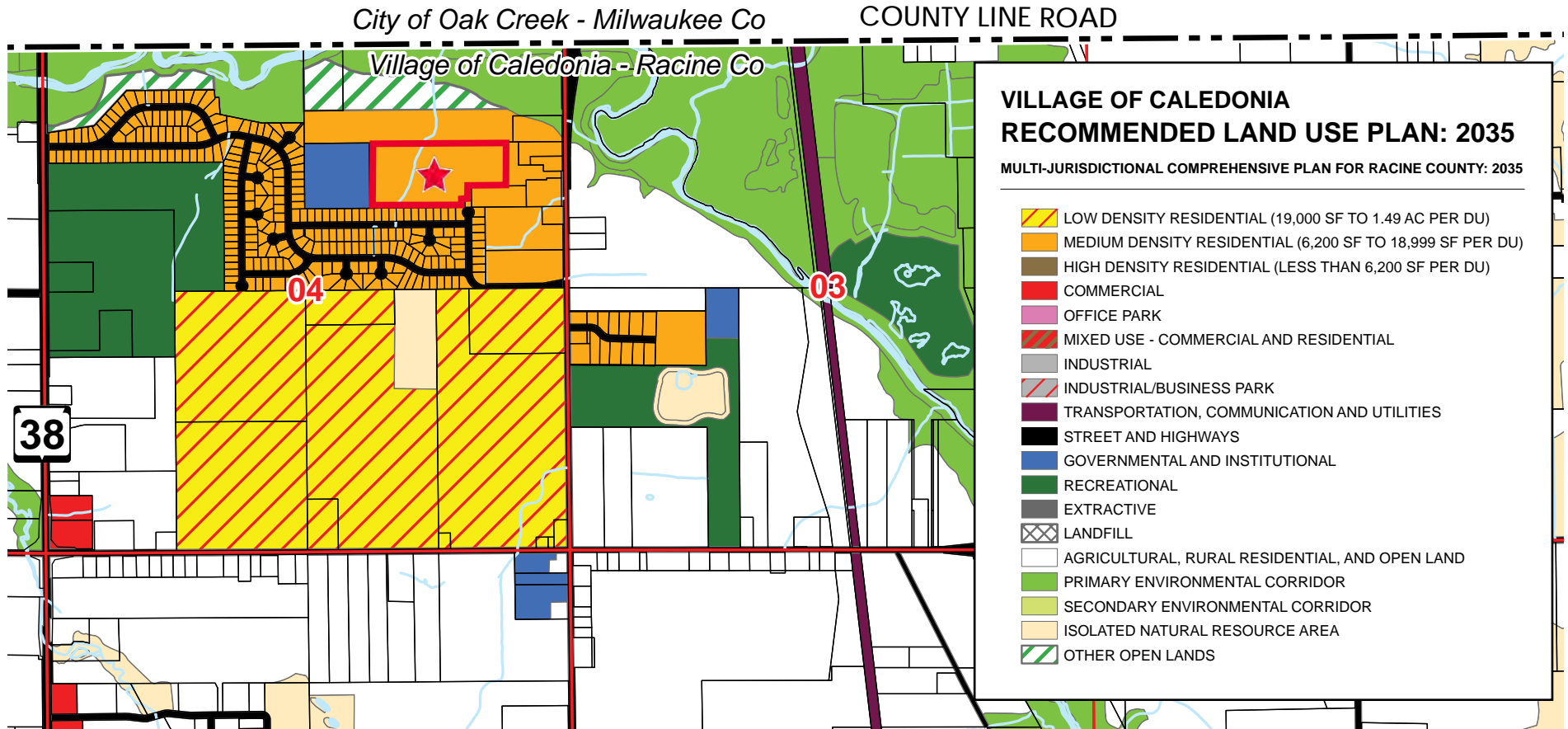
Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
 8706 NICHOLSON ROAD
 CALEDONIA, WI 53018

LAND USE MAP



JACK PRICE
 PRINCIPAL
 414.203.3013
 jprice@boerke.com

JOHN KUHN
 PRINCIPAL
 414.203.3030
 jkuhn@boerke.com

MILWAUKEE OFFICE
 731 N Jackson Street
 Suite 700
 Milwaukee, WI 53202

MADISON OFFICE
 4602 S Biltmore Lane
 Suite 112
 Madison, WI 53718

Boerke.com

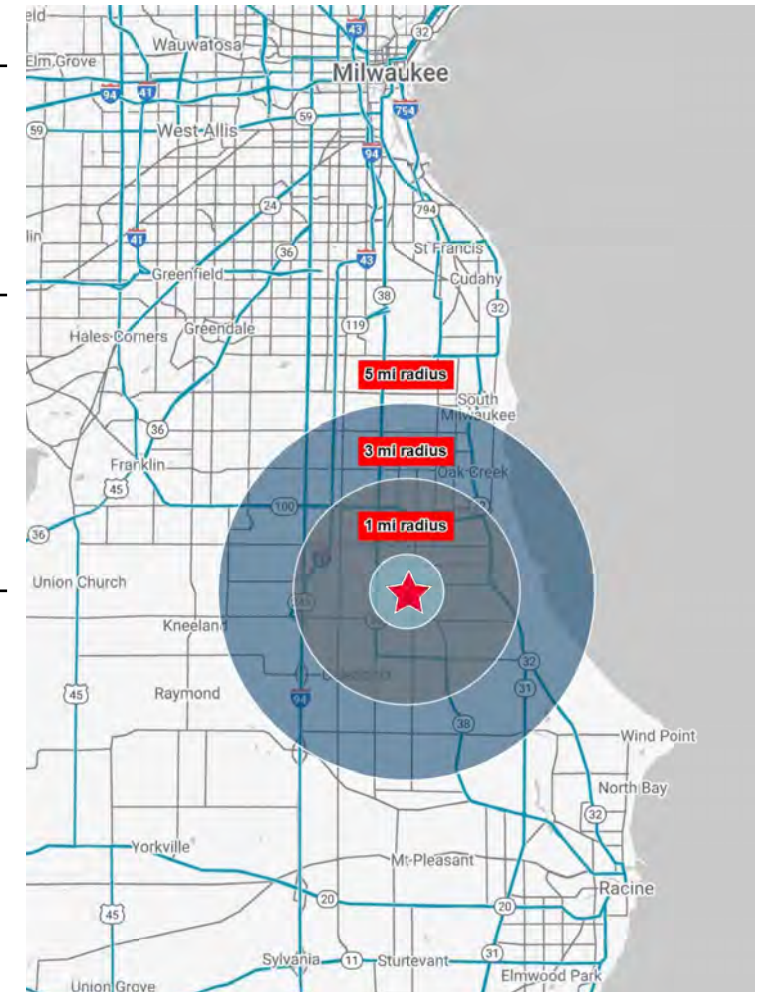
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE
8706 NICHOLSON ROAD
CALEDONIA, WI 53018

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2021)	2,715	15,744	56,985
ADJUSTED DAYTIME POPULATION	830	7,965	40,290
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2021)	989	5,859	23,129
MEDIAN HOUSEHOLD INCOME	\$96,808	\$99,072	\$81,057
AVERAGE HOUSEHOLD INCOME	\$104,476	\$116,083	\$95,011
TOTAL ANNUAL CONSUMER EXPENDITURE	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLD EXPENDITURE	\$72.63 M	\$462.55 M	\$1.57 B
TOTAL RETAIL EXPENDITURE	\$34.36 M	\$219.03 M	\$744.02 M
APPAREL EXPENDITURE	\$2.58 M	\$16.46 M	\$55.43 M
ENTERTAINMENT EXPENDITURE	\$4.2 M	\$26.74 M	\$89.52 M
FOOD & BEVERAGE EXPENDITURE	\$10.59 M	\$67.64 M	\$231.34 M
TRANSPORTATION EXPENDITURE	\$13.32 M	\$85.07 M	\$288.69 M



JACK PRICE
PRINCIPAL
414.203.3013
jprice@boerke.com

JOHN KUHN
PRINCIPAL
414.203.3030
jkuhn@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CONTACT

INFORMATION

JACK PRICE
PRINCIPAL

jprice@boerke.com
414.203.3013

JOHN KUHN
PRINCIPAL

jkuhn@boerke.com
414.203.3030

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com



The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

STATE OF WISCONSIN

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 statement:

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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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" below).
 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.

CONFIDENTIAL INFORMATION:

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.)

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.