

# \$2,450,000

Katie@nexthomemetro.com

## FOR SALE

*3415 Parmenter St.  
Middleton WI 53562*

**ZONING: B3  
MIXED USE AVENUE - FUTURE MIXED USE URBAN**

### **Amazing Location**

Located along the Parmenter Street corridor in Middleton just north of University Ave and minutes from the Beltline. Surrounded by established residential neighborhoods, employment centers, and nearby retail and dining amenities, the site offers strong visibility, access, and walkability for future mixed-use residential development.

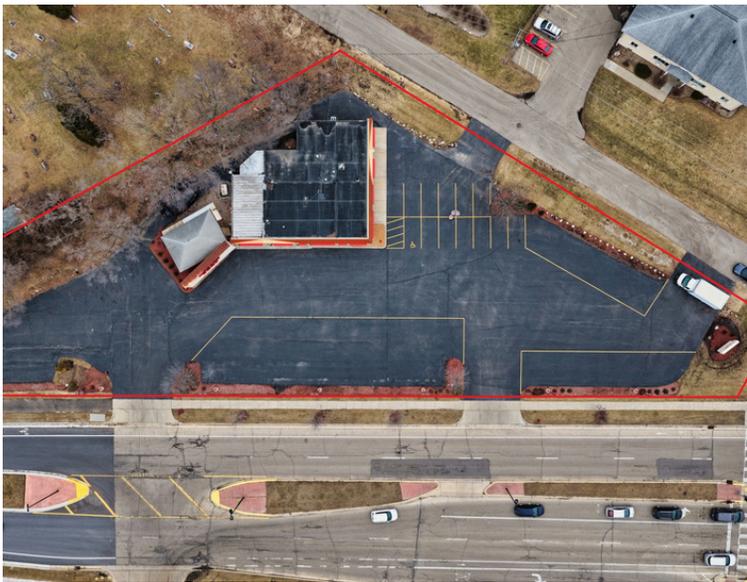


**Katie Lichtie**  
Broker/Owner  
608-347-5525



# PROPERTY FEATURES

- **LOT SIZE: 1.107± ACRES (APPROX. 48,200 SF)**
- **ZONING: MIXED-USE AVENUE (MU-A)**
- **FUTURE LAND USE: URBAN MIXED USE**
- **LOCATION: CORNER OF PARMENTER ST & CENTURY AVE IN MIDDLETON**
- **TIF DISTRICT: LOCATED WITHIN TAX INCREMENT FINANCING DISTRICT #5**
- **FRONTAGE: APPROX. 215± FT ON PARMENTER ST AND 200± FT ON CENTURY AVE (BUYER TO VERIFY)**
- **VISIBILITY: HIGH-TRAFFIC CORRIDOR EXPOSURE**
- **UTILITIES: MUNICIPAL WATER AND SEWER AVAILABLE TO SITE (BUYER TO VERIFY)**
- **REQUIRED DEVELOPMENT: MIXED-USE WITH APPROX. 33% GROUND-FLOOR COMMERCIAL PER CITY GUIDANCE**
- **DEVELOPMENT POTENTIAL: ESTIMATED 70–85 RESIDENTIAL UNITS DEPENDING ON DESIGN AND PARKING CONFIGURATION**
- **ACCESS: QUICK ACCESS TO UNIVERSITY AVE AND US-12/18 BELTLINE CORRIDOR**



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## DISCLOSURE TO CUSTOMERS

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

### DISCLOSURE TO CUSTOMERS

3 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of  
4 another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,  
11 unless disclosure of the information is prohibited by law.
- 12 ■ The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 57-66).
- 14 ■ The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-  
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

24 The Firm and its Agents will keep confidential any information given to the Firm  
25 or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want  
26 to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular  
27 information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer  
28 providing brokerage services to you.

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report  
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list  
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information  
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
37 \_\_\_\_\_

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

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

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY**  
42 **AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE**  
43 **SERVICES TO A BUYER OR TENANT.**

### FAIR HOUSING/ NON-DISCRIMINATION

45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in  
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,  
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

### NOTICE ABOUT SEX OFFENDER REGISTRY

49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

51 **DEFINITIONS**

52 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
 53 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party,  
 54 that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects  
 55 or would affect the party's decision about the terms of such a contract or agreement.

56 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
 57 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
 58 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
 59 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  
 60 or agreement made concerning the transaction.

61 **COMPENSATION**

62 **The Firm does not charge compensation to show homes to a customer under this disclosure.**

63 **Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent**  
 64 **that the firm's services are free or available at no cost to their clients, unless they receive no financial**  
 65 **compensation from any source for those services.**

66 **The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the**  
 67 **purchase of a property.**

68 **ACKNOWLEDGMENT**

69 **Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has**  
 70 **received a copy of this written disclosure statement if the Firm will provide brokerage services related to real**  
 71 **estate primarily intended for use as a residential property containing one to 4 dwelling units.**

72 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS**  
 73 **FOR EITHER THE CUSTOMER OR THE FIRM.**

74 **By signing and dating below I /we acknowledge receipt of a copy of this disclosure.**

75 (x) \_\_\_\_\_  
 76 Customer Signature ▲ Print Name ▲ Date ▲

77 (x) \_\_\_\_\_  
 78 Customer Signature ▲ Print Name ▲ Date ▲

79 (x) \_\_\_\_\_  
 80 Agent for Firm ▲ Print Name ► Firm Name ▲ Date ▲