

VACANT LAND - MILWAUKEE COUNTY

## PRICE IMPROVEMENT

4475 S 108TH ST,  
GREENFIELD, WI 53228

**ALICIA ALEXANDER**

Broker

414.235.4324

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**EC COMMERCIAL REAL ESTATE**

8575 W Forest Home Ave Ste 160

Greenfield, WI 53228

414.235.4324 | [eccommercial.net](http://eccommercial.net)

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Sale Price	<b>\$1,200,000 **</b>
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## PROPERTY OVERVIEW

\*\*Controlled Intersection Opportunity for traffic signals at Hwy 100 & Sunset Lane. Buyer responsible for costs and approvals. Potential for fund contributions from shared parcels.

+/- 6.75 Acres includes both parcels

Outlot "Green Space" +/-1.91 acres - tax key 6099994011

4475 So 108th St +/- 4.88 acres - tax key 6099994013

Currently Zoned Planned Unit Development (PUD)

Wetland Delineation Report and Phase I on file

Prior Traffic Studies Available

## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Total Population	5,982	81,925	217,844
Median Age	42.0	42.5	41.7
Total Households	2,588	35,589	95,848
Total persons per HH	2.3	2.3	2.3
Average HH Income	\$74,117	\$72,783	\$67,121
Average house value	\$248,160	\$247,537	\$230,562

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## PROPERTY DESCRIPTION

Total of 2 Parcels +/- +/- 6.50 acres  
Tax Key 60999994011 +/- 1.911 acres outlot of CSM 7988  
and Tax Key 60999994013 +/- 4.597 acres lot 2 of CSM 8317

## LOCATION DESCRIPTION

Easy Access to Interstate I43/894, I94

Close proximity to downtown Milwaukee

High visible/traffic corridor along Hwy 100 +/- 28,600 AADD

Great location: National Regional Businesses including but not limited to -Froedtert Medical, Walmart, Walgreens, McDonald's, Denny's, Planet Fitness, Aldi, 84 South Retail Development

Several Parks and Milwaukee County Famous Oak Leaf Trail

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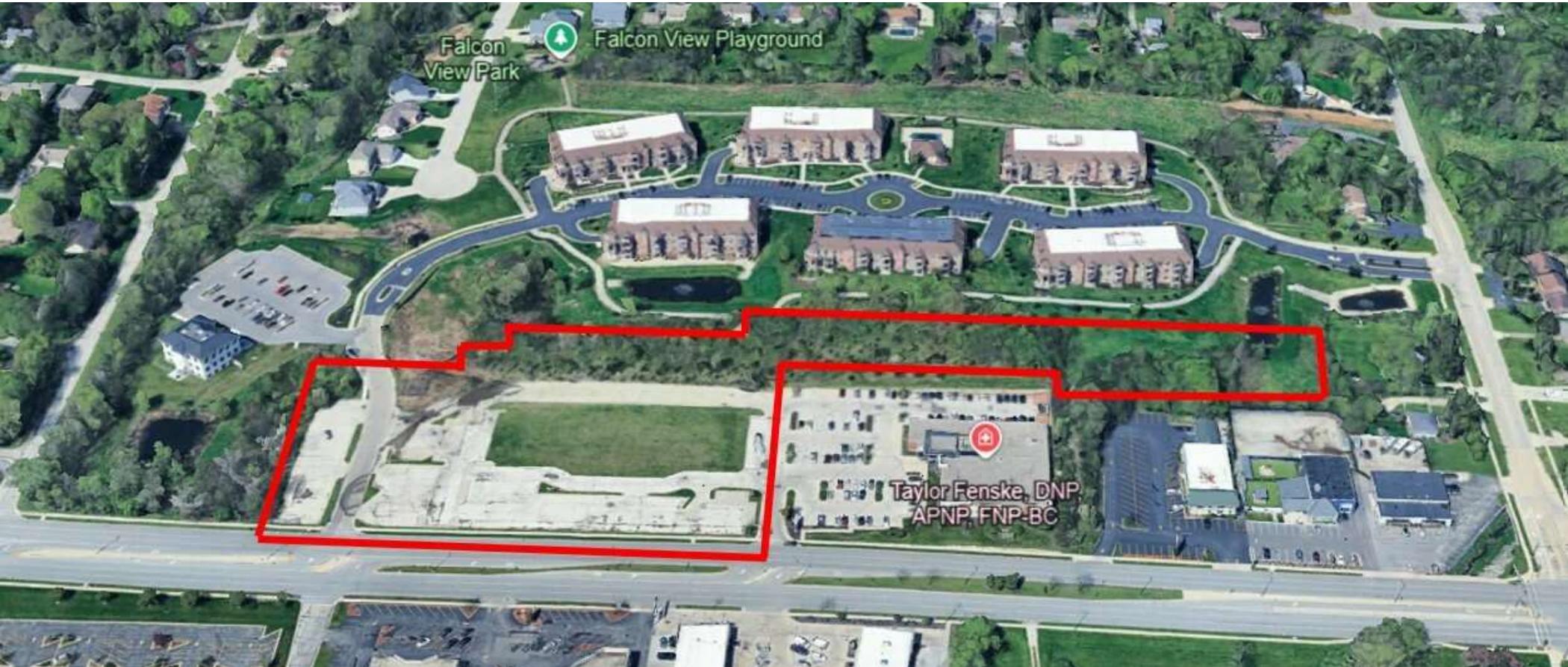


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Subject Parcels  
Shown in Green &  
Yellow

10  
8

GREENFIELD  
HIGHLANDS  
CONDOMINIUM  
180 Luxury Units

6

Green Space

OUTLOT 1  
C.S.M. 7988  
AREA: 83,232  
SQ. FT. OR  
1.911 AC.

Tax Key  
6099994011

UNPLATTED  
LAND  
OWNER:  
GREENFIELD  
INVESTMENTS  
LLC

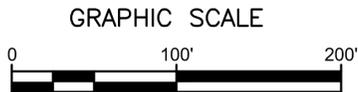
UNPLATTED  
LAND  
OWNER:  
PAIKOWSKI LLC

LOT 1  
C.S.M. 8317  
OWNER:  
BROADSTONE  
MCW WISCONSIN  
LLC

AREA COMBINED PARCEL:  
257,277 SQ. FT. OR 5.906 AC.

LOT 2  
C.S.M. 8317  
AREA: 200,241 SQ. FT.  
OR 4.597 AC.

4475 S 108th St  
Tax Key 6099994013



Future home of Avery and  
Birch Salon Suite Rentals

**THE SIGMA GROUP**  
Single Source. Sound Solutions.

www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

Sunset Lane

PARCEL 2  
C.S.M. 7988  
OWNER:

AREA REMAINDER PARCEL:  
12,372 SQ. FT. OR 0.284 AC.

EAST LINE SE 1/4 SEC. 19-6-21 N0°23'24"W 2640.68



Location of  
controlled  
intersection  
opportunity

S 108TH STREET  
S 110TH STREET  
S 111TH STREET  
120' PUBLIC R/W

Can be used for  
pond

**DISCLOSURE TO NON-RESIDENTIAL 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:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of 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 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) 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 42-51).
- 14 (e) 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 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) 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. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

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

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

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

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

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.