



3 PARCEL PORTFOLIO OF +/- 130 ACRES
BEAVER DAM, WI 53916

FEATURES

Prime Development Opportunity: 130 Acres in Beaver Dam.
This 130-Acre property, with a mix of commercial, industrial and agricultural zoning, includes the Beaver Dam Raceway. This site offers direct frontage along Highway 151 with access from State Road 33. Ideal for developers with creative ideas.

Income: **Approx. \$25,000 annually from Billboard signage and land lease.**

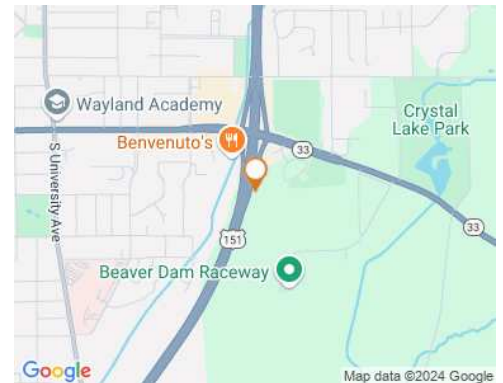
Zoning: **A-2, I-1, C-1**

Municipality: **Town**

Traffic: **22,000 Vehicles Per Day along Hwy 151 (WI DOT 2023)**

Property Taxes: **Total of \$9,789.69 (2023)**

Listing: **4757**



LAND FOR SALE

Total Acres **130**

Sale Price: **\$3,250,000.00**

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Mike Judson, CEO/Broker Owner
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Lot lines are estimated and no warranty or representation is made to the accuracy thereof. Subject to correction.

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Beaver Dam
Commerce Park

Walmart
Distribution

BEAVER DAM 151 BUSINESS PARK

GENERAC



Walmart

MENARDS
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A

ANIMART
Dairy & Livestock Solutions

CapAgra
Foods



Fleet Farm
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NPC Inc.



DAYTON Lamina

RICHELIEU
FOODS, INC.

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INDUSTRIAL
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METAL CRAFTSMEN

VINTAGE
PARTS

MITTERA

Beaver Dam
HIGH SCHOOL

MORAINES PARK
TECHNICAL COLLEGE



HOBBY LOBBY



MECHANICAL



KraftHeinz

Marshall
Medical Center
Beaver Dam



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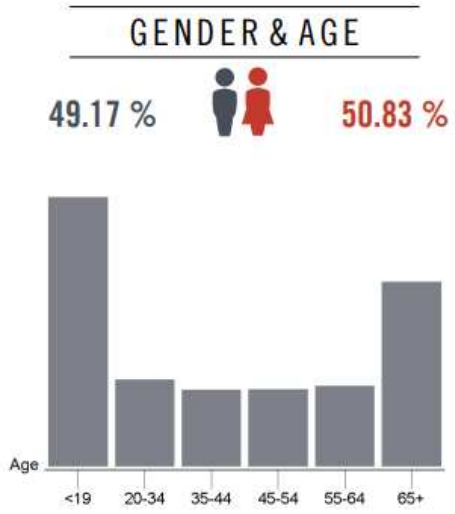
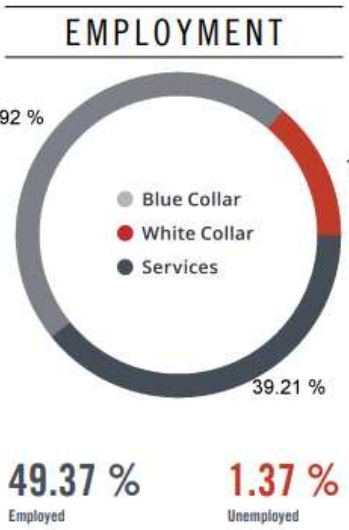
Location Facts & Demographics

Demographics are determined by a 10 minute drive

CITY, STATE
Beaver Dam, WI

POPULATION
13,827

AVG. HH SIZE
2.46



MEDIAN HH INCOME
\$50,518

HOME OWNERSHIP

Renters: **2,100**

Owners: **3,494**

EDUCATION

High School Grad: **41.53 %**

Some College: **20.51 %**

Associates: **5.72 %**

Bachelors: **19.67 %**

RACE & ETHNICITY

White: **87.28 %**

Asian: **0.43 %**

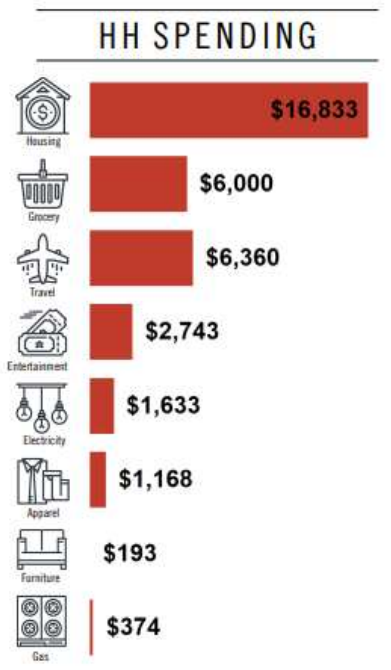
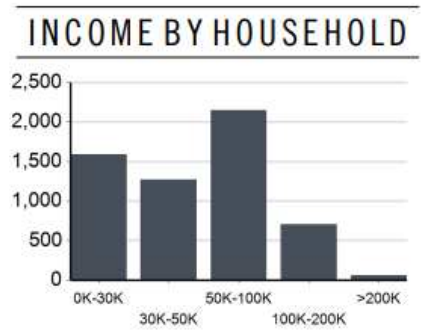
Native American: **0.00 %**

Pacific Islanders: **0.00 %**

African-American: **0.59 %**

Hispanic: **6.80 %**

Two or More Races: **4.91 %**



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, establishments of income and expenses. Consult your attorney, accountant, or other professional advisor.





Distance to Nearby Airports

- 7 Miles Dodge County Airport (UNU)
- 40 Miles Dane County Regional Airport, Madison (MSN)
- 44 Miles Wittman Regional Airport, Oshkosh (OSH)
- 71 Miles Milwaukee Mitchell International Airport (MKE)



Drive Time to Major Wisconsin Cities

- 34 Miles Fond du Lac
- 42 Miles Madison
- 45 Miles Oshkosh
- 65 Miles Milwaukee
- 96 Miles Green Bay

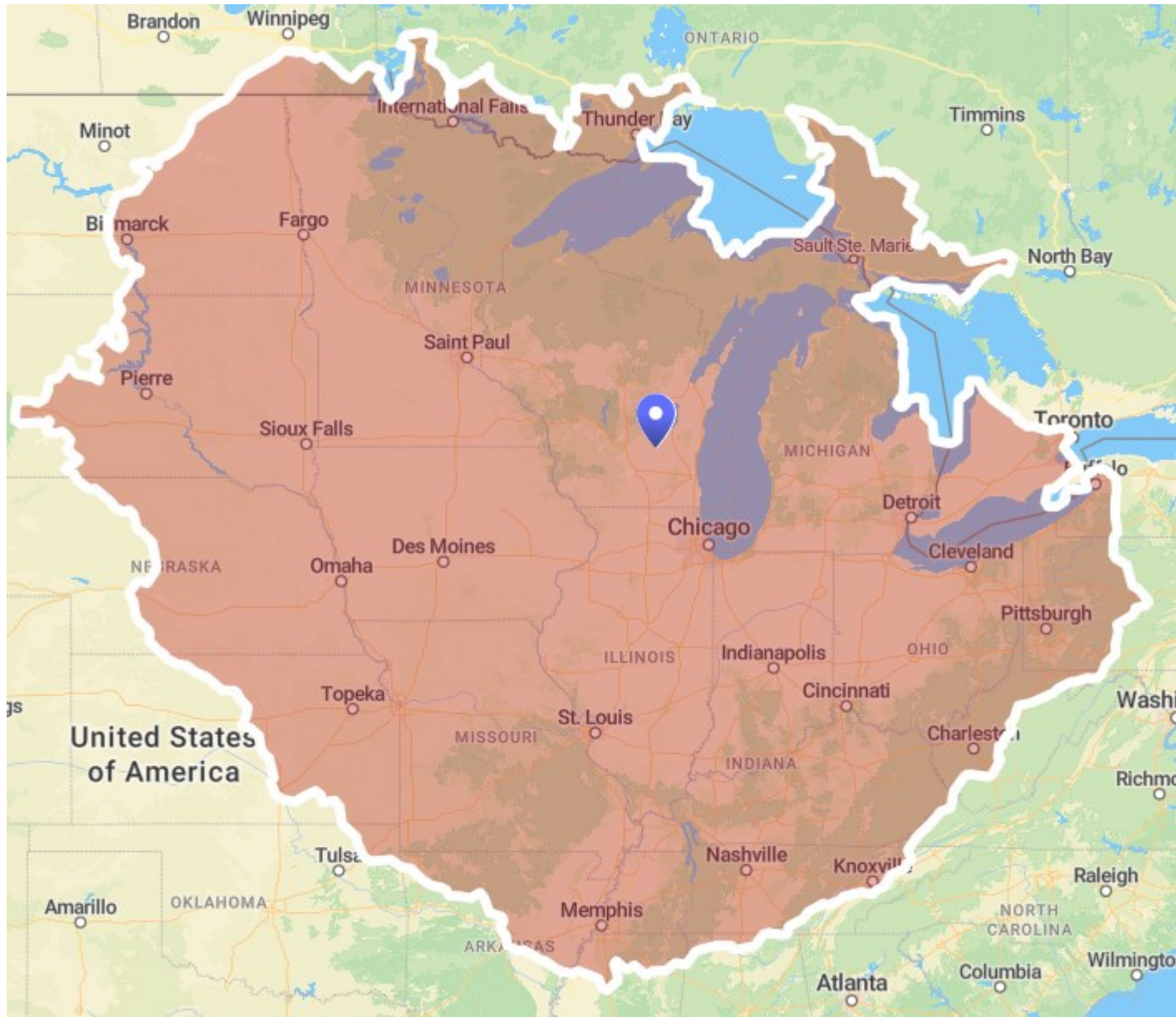


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One Day's Truck Delivery Radius



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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 452.135 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 452.133 (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:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (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 **NONCONFIDENTIAL 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. § 452.01 (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. § 452.01 (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