

DEVELOPMENT OPPORTUNITY



WHITEWATER CITY LOTS

WHITEWATER, WI 53190



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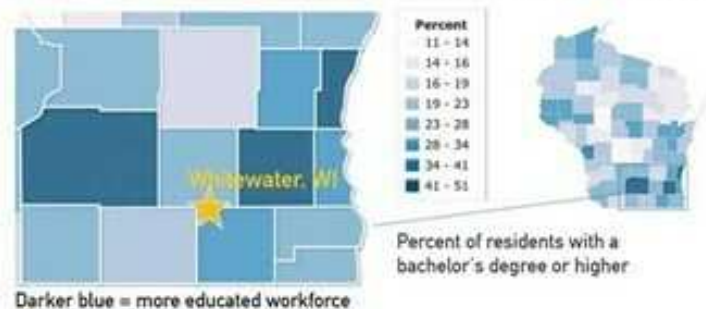
Whitewater, WI 53190



HIGHLIGHTS | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



Whitewater Region Is the Highest Educated in the State of Wisconsin



PROPERTY HIGHLIGHTS

- Easy access to major cities such as Chicago, Milwaukee and Madison.
- Whitewater's leading industries revolve around education, wholesale, healthcare, social services and manufacturing, technology, agricultural sciences and software development.
- Whitewater's Community Development Authority is committed to recruit and retain businesses while creating employment opportunities by using a variety of strategies, incentives and assistance.
- Whitewater's business park was thoughtfully designed with greenspace and park and walking paths throughout, generous covenants, large lots for variety of top businesses
- Whitewater is located in the heart of of Wisconsin's tri-county area: Jefferson, Rock and Walworth county
- The tri-county area has a workforce of over 190,000.
- Whitewater's community is one of the largest groups of persons with Bachelors degrees or higher.

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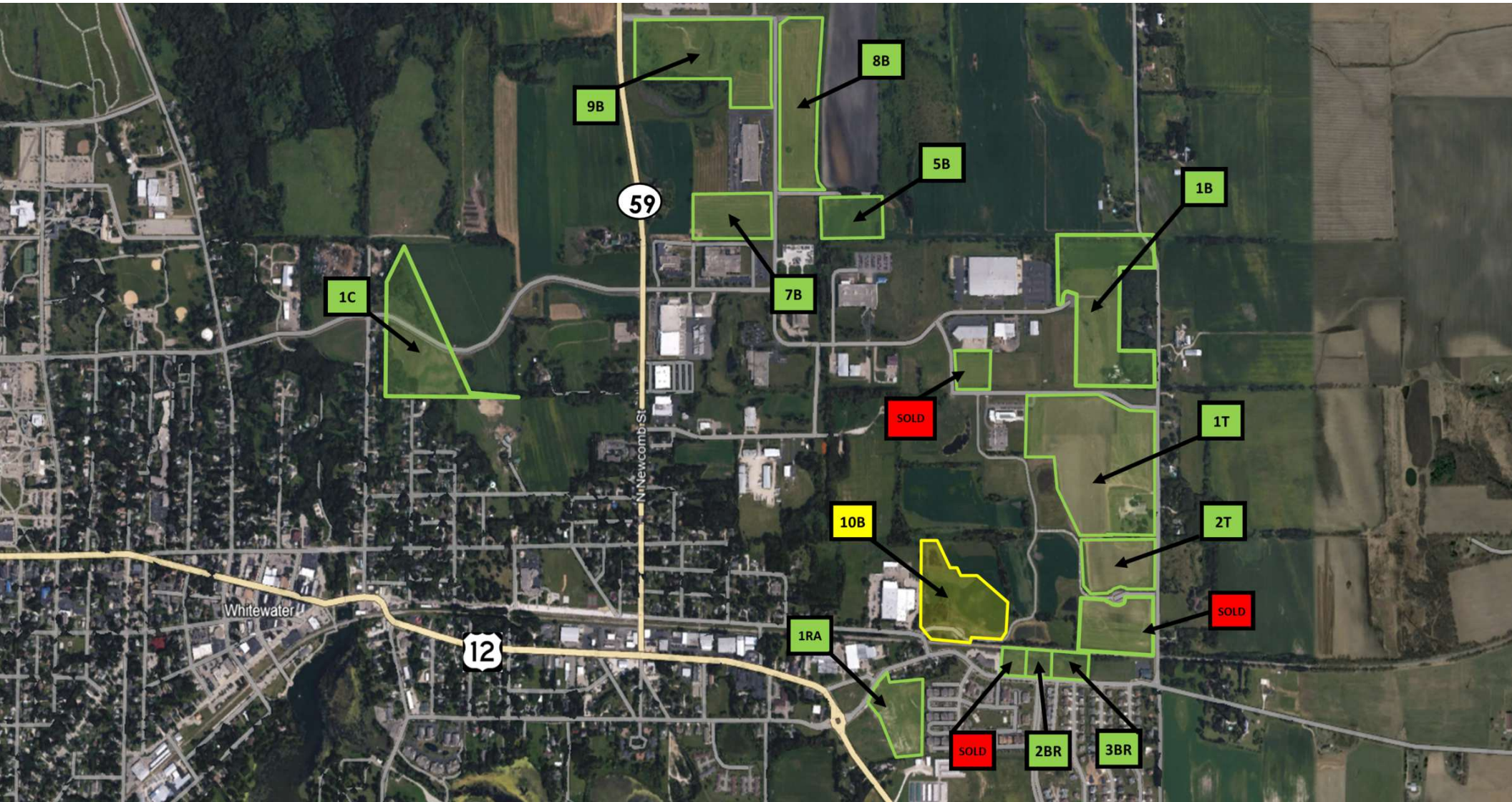
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FOR SALE | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



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LAND LOTS | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	1B	/WUP 00322	21.6 Acres	\$626,400	M-1
Sold	4B	/A455500001	2.65 Acres	N/A	M-1
Available	5B	292-0515-3424-002	5.84 Acres	\$169,360	M-1
Available	7B	292-0515-3432-000	7.7 Acres	\$223,300	M-1
Available	8B	292-0515-3434-003	14.59 Acres	\$423,110	M-1
Available	9B	292-0515-3432-000	17.1 Acres	\$495,900	M-1
Pending	10B	/A444200001	10.96 Acres	\$317,840	M-1
Available	1T	/A444300002	25.03 Acres	\$725,870	TP
Available	2T	/A444200002	8.41 Acres	\$243,890	TP
Sold	3T	/A444200003	7.56 Acres	N/A	TP
Sold	1BR	/A323600002	1.01 Acres	N/A	B-3
Available	2BR	/A503200001	1.29 Acres	\$37,410	B-3
Available	3BR	/A503200002	2.11 Acres	\$61,190	B-3
Available	1RA	/405400001	7.21 Acres	\$209,090	B-3
Available	Starin Road Parcel	/WUP 0018D	13.91 Acres	\$403,390	R-2

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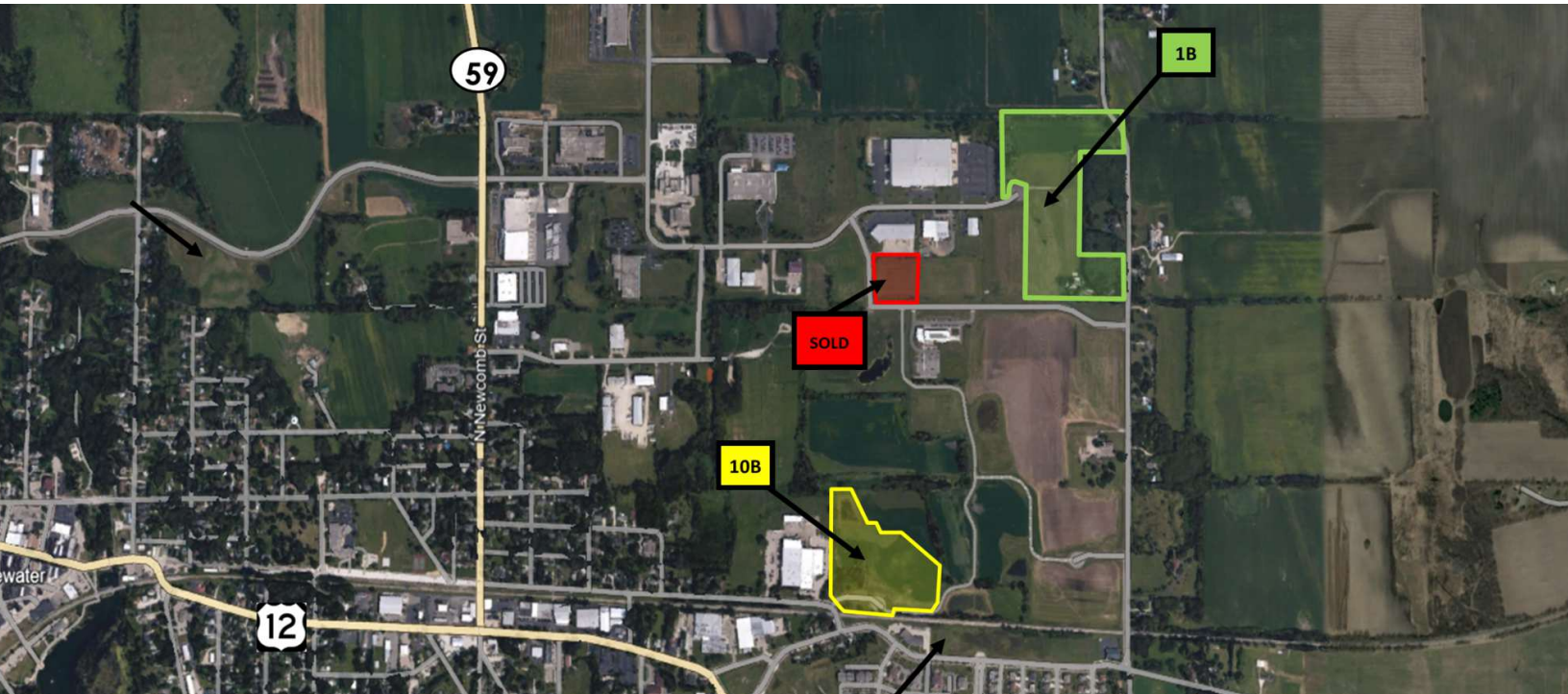
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LOT 1B, LOT 4B & LOT 10B | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



OFFERING SUMMARY

Lot 1B

Lot Size: +/- 21.6 Acres

Tax / APN #: /WUP 00322

Lot 4B (SOLD)

Lot Size: +/- 2.65 Acres

Tax / APN #: /A455500001

Lot 10B

Lot Size: +/- 10.96 Acres

Tax / APN #: /A444200001

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PROPERTY HIGHLIGHTS

- \$29,000 per acre
- All utilities at lot lines: Gas, electric, fiber optic and sewer
- Shovel ready lot
- Easy access from Hwy 12 and Hwy 59
- Numerous incentives to expand or grow your business including TID #10
- Located in Walworth County

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

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LOT 5B, LOT 7B, LOT 8B & LOT 9B | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



OFFERING SUMMARY

Lot 5B

Lot Size: +/- 5.84 Acres
Tax / APN #: 292-0515-3424-002

Lot 7B

Lot Size: +/- 7.7 Acres
Tax / APN #: 292-0515-3432-000

Lot 8B

Lot Size: +/- 14.59 Acres
Tax / APN #: 292-0515-3434-003

Lot 9B

Lot Size: +/- 17.1 Acres
Tax / APN #: 292-0515-3432-000

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PROPERTY HIGHLIGHTS

- \$29,000 per acre
- All utilities at lot lines: Gas, electric, fiber optic and sewer
- Shovel ready lot
- Easy access from Hwy 12 and Hwy 59
- Numerous incentives to expand or grow your business including TID #10
- Located in Jefferson County

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

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LOT 1T, LOT 2T & LOT 3T | TECHNOLOGY PARK LAND FOR SALE



OFFERING SUMMARY

Lot 1T

Lot Size: +/- 25.03 Acres

Tax / APN #: /A444300002

Lot 2T

Lot Size: +/- 8.41 Acres

Tax / APN #: /A444200002

Lot 3T (SOLD)

Lot Size: +/- 7.56 Acres

Tax / APN #: /A444200003

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PROPERTY HIGHLIGHTS

- \$29,000 per acre
- Certified development site in Wisconsin Designed as "suitable for development" by the Wisconsin Economic Development Corporation and Deloitte Consulting
- Direct access to UW-Whitewater with close association between the Technology Park and the UW Whitewater connecting your business to university resources
- Greenspace with park and walking paths throughout, generous covenants, large lots for variety of top businesses
- Located in Walworth County

DEMOGRAPHICS

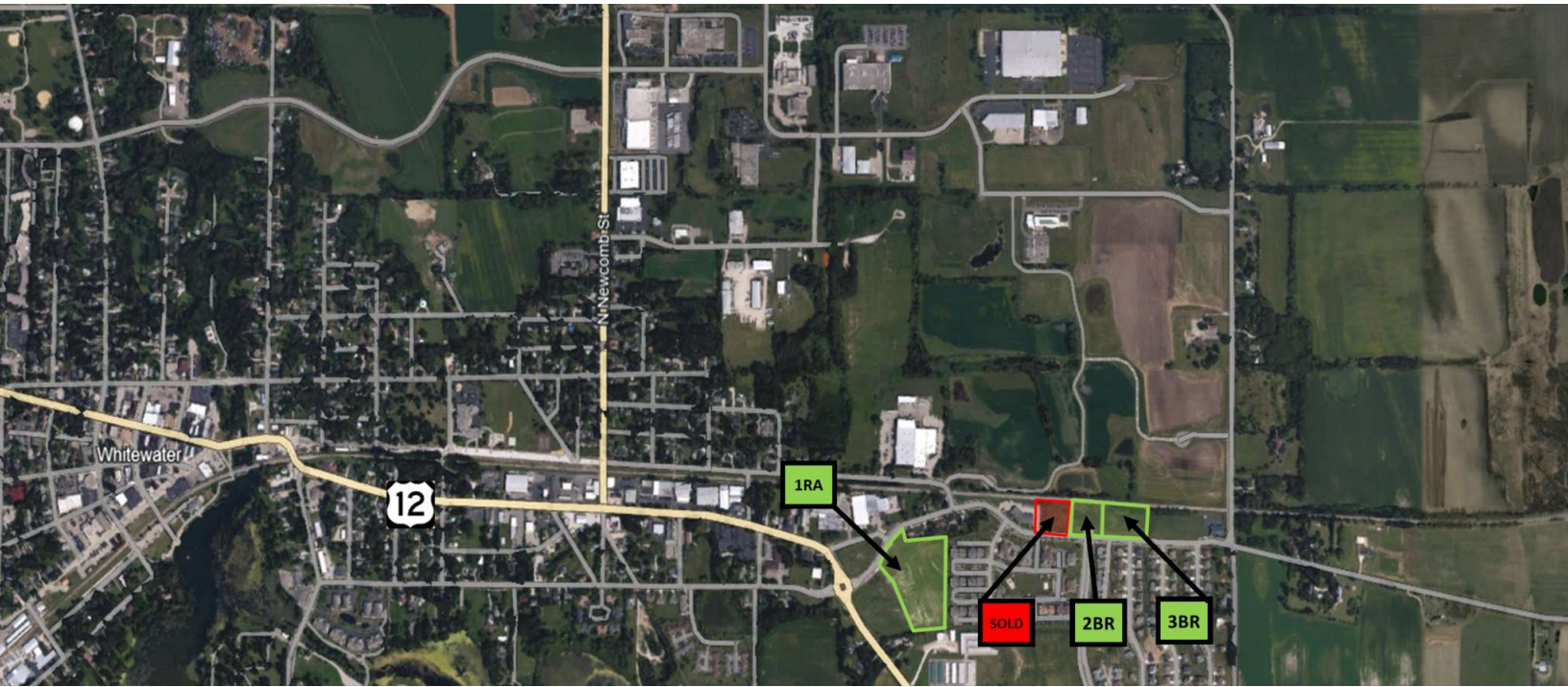
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LOT 1BR, LOT 2BR, LOT 3BR & LOT 1RA | BLUFF ROAD COMMERCIAL DISTRICT LAND FOR SALE



OFFERING SUMMARY

Lot 1BR (SOLD)

Lot Size: +/- 1.01 Acres
Tax / APN #: /A323600002

Lot 1RA

Lot Size: +/- 7.21 Acres
Tax / APN #: /405400001

Lot 2BR

Lot Size: +/- 1.29 Acres
Tax / APN #: /A503200001

Lot 3BR

Lot Size: +/- 2.11 Acres
Tax / APN #: /A503200002

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PROPERTY HIGHLIGHTS

- \$29,000 per acre
- Near other large retailers such as Kwik Trip and Dollar General
- Located within +/- 1 mile of Hwy 12
- Included in Whitewater's opportunity zone; including TID #11
- Conveniently located within Whitewater's commercial district
- Located in Walworth County

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

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STARIN ROAD PARCEL | +/- 13.91 ACRES OF RESIDENTIAL DEVELOPMENT FOR SALE



OFFERING SUMMARY

Starin Road Parcel

Lot Size: +/- 13.91 Acres

Tax / APN #: /WUP 0018D

Price / Acre: \$29,000

PROPERTY HIGHLIGHTS

- Large residential parcel for sale in the heart of Whitewater
- Within 5 minutes of shopping, schools and the industrial park
- Beautiful setting with rolling hills, flat areas and privacy
- Concept plan available with +/- 32 potential lots

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

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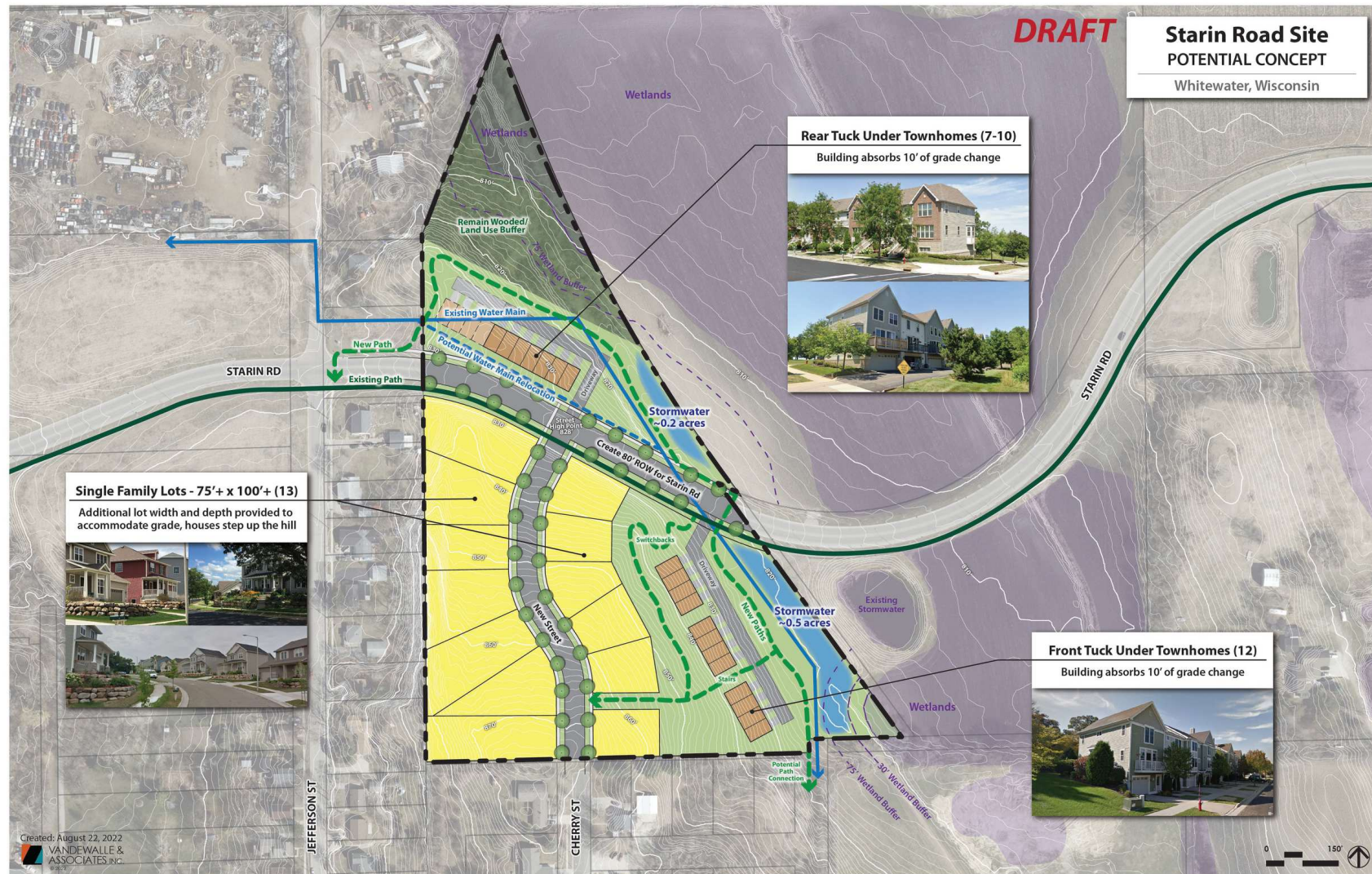
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STARIN ROAD CONCEPT PLAN | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



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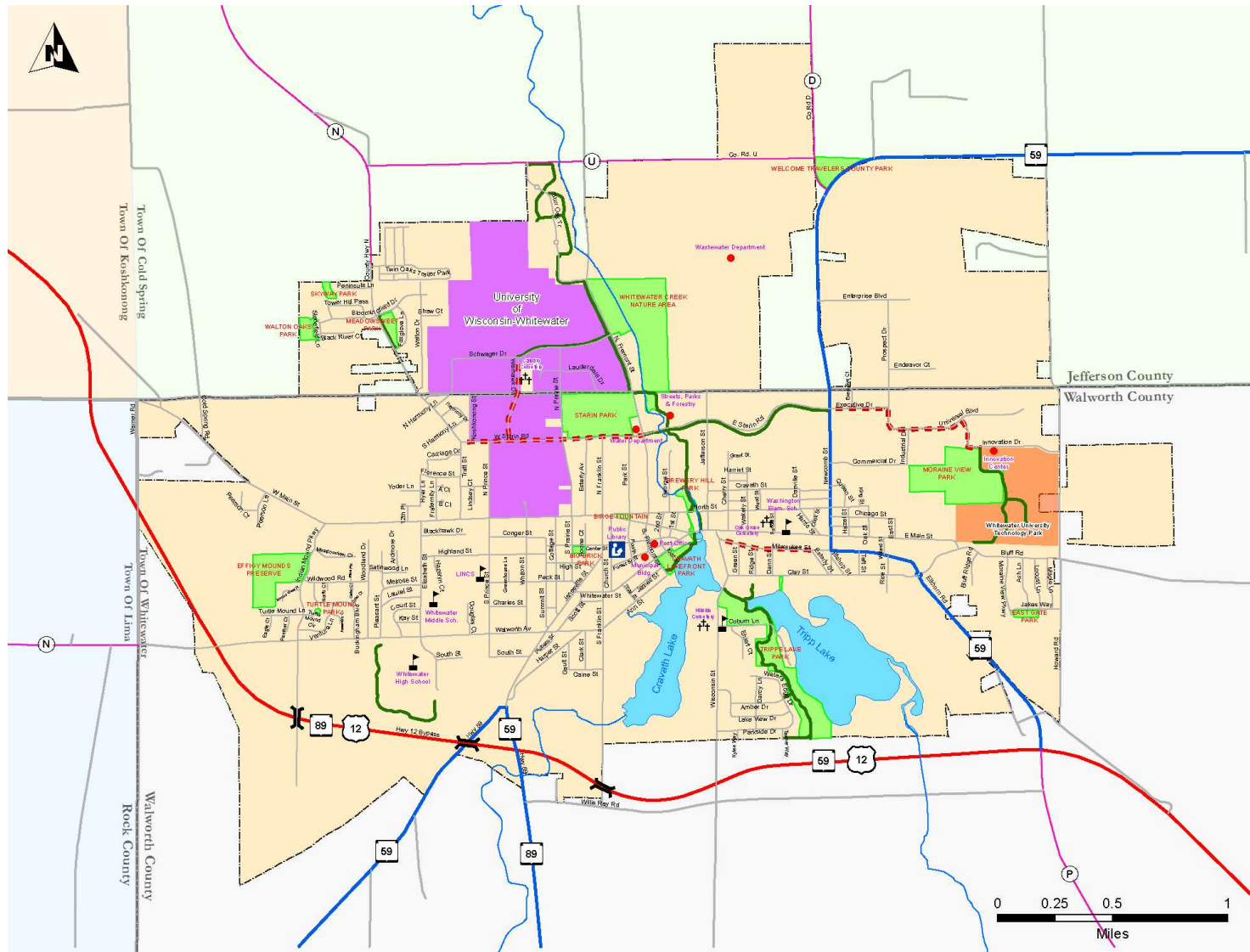
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MAP | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



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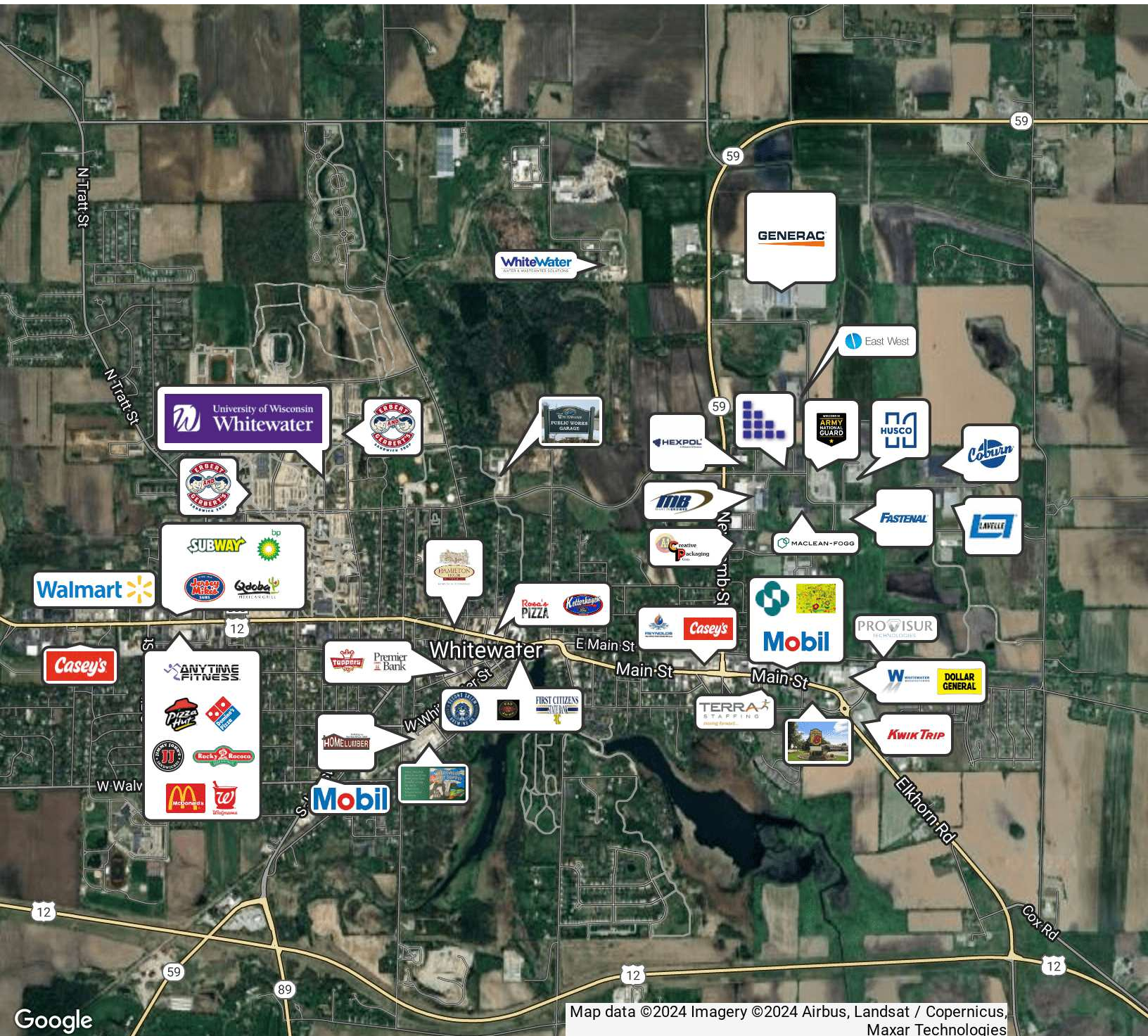
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RETAILER MAP | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



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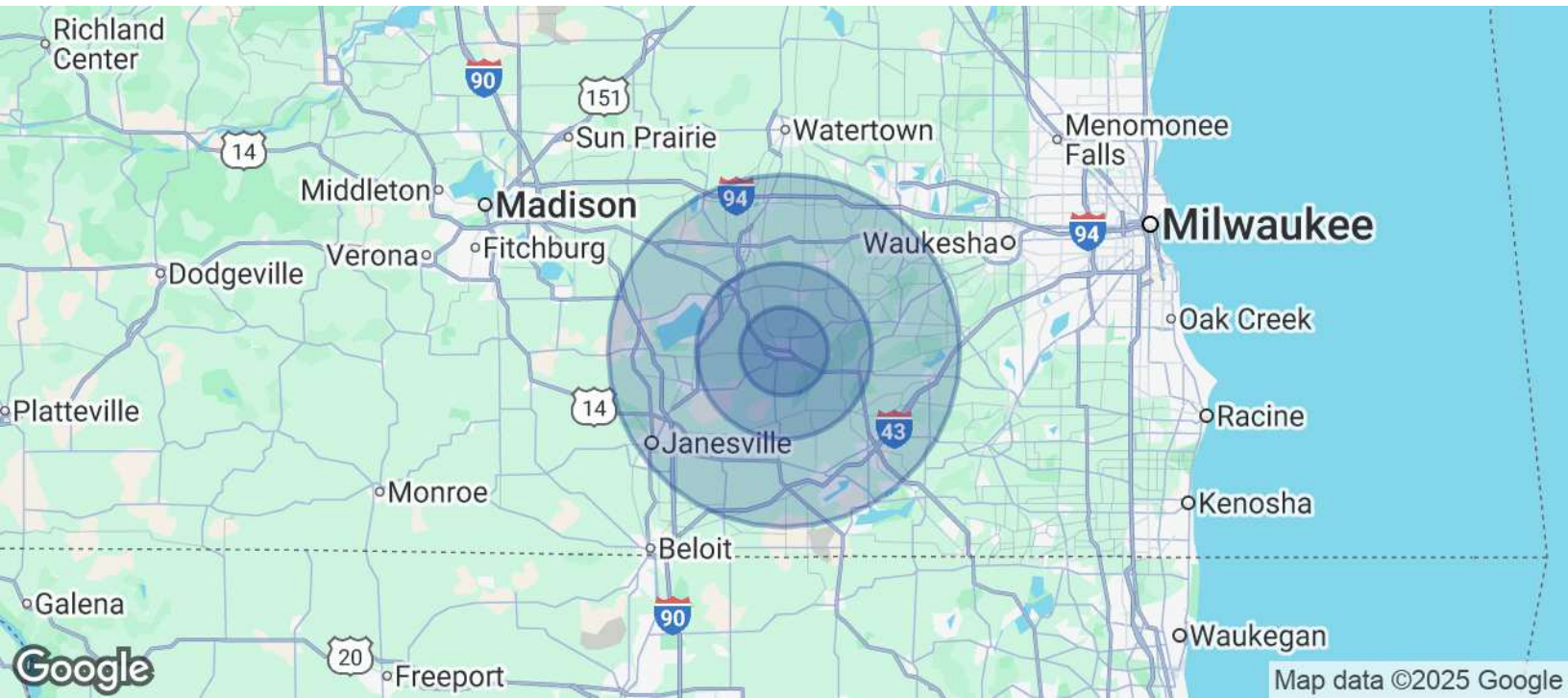
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DEMOGRAPHICS MAP & REPORT | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	17,942	43,256	236,610
Average Age	28.0	38.1	41.6
Average Age (Male)	26.9	36.9	40.3
Average Age (Female)	29.3	39.5	43.1

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$56,051	\$68,140	\$75,843
Average House Value	\$171,376	\$204,951	\$212,863

2020 American Community Survey (ACS)

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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.

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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