

# LAND FOR SALE - LOT 80

**MIDDLETON HILLS  
NEIGHBORHOOD**

**6740 Frank Lloyd  
Wright Avenue**

MIDDLETON, WI 53562

**Price: \$325,000**

**Well suited for a  
daycare  
provider/preschool or  
similar service provider.**



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# PROPERTY SUMMARY

6740 FRANK LLOYD WRIGHT AVENUE | MIDDLETON, WI 53562



## Property Summary

Price: \$325,000  
Lot Size: 0.94 Acres  
Cross Streets: Frank Lloyd Wright Ave & Glacier Ridge Rd.  
Zoning: PUD (civic uses only)

## Property Overview

Well suited for a small daycare provider/Montessori/private school, or similar. Zoned for other civic uses as well. Subject to neighborhood association/architectural review and city approvals. Located in a prestigious, densely populated, and popular neighborhood, near other businesses and homes.

## Location Overview

Middleton Hills is a picturesque neighborhood located in the City of Middleton consisting of approximately 400 single-family homes, townhouses, apartments, and live/work units just eight miles from the State Capital in Madison, Wisconsin. Middleton Hills offers qualities of small-town life including friendly streets, houses with front porches, generous parks and open space, and a pedestrian-oriented commercial center with shops and offices. Small shops and businesses are an integral part of sustaining the daily needs and work opportunities for the neighborhood. The neighborhood offers conveniences such as the Metro Market grocery store, UW Credit Union, dry cleaners, and restaurants and cafes just a short walk away.

# PROPERTY PHOTOS

6740 FRANK LLOYD WRIGHT AVENUE | MIDDLETON, WI 53562



**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
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# MIDDLETON HILLS NEIGHBORHOOD

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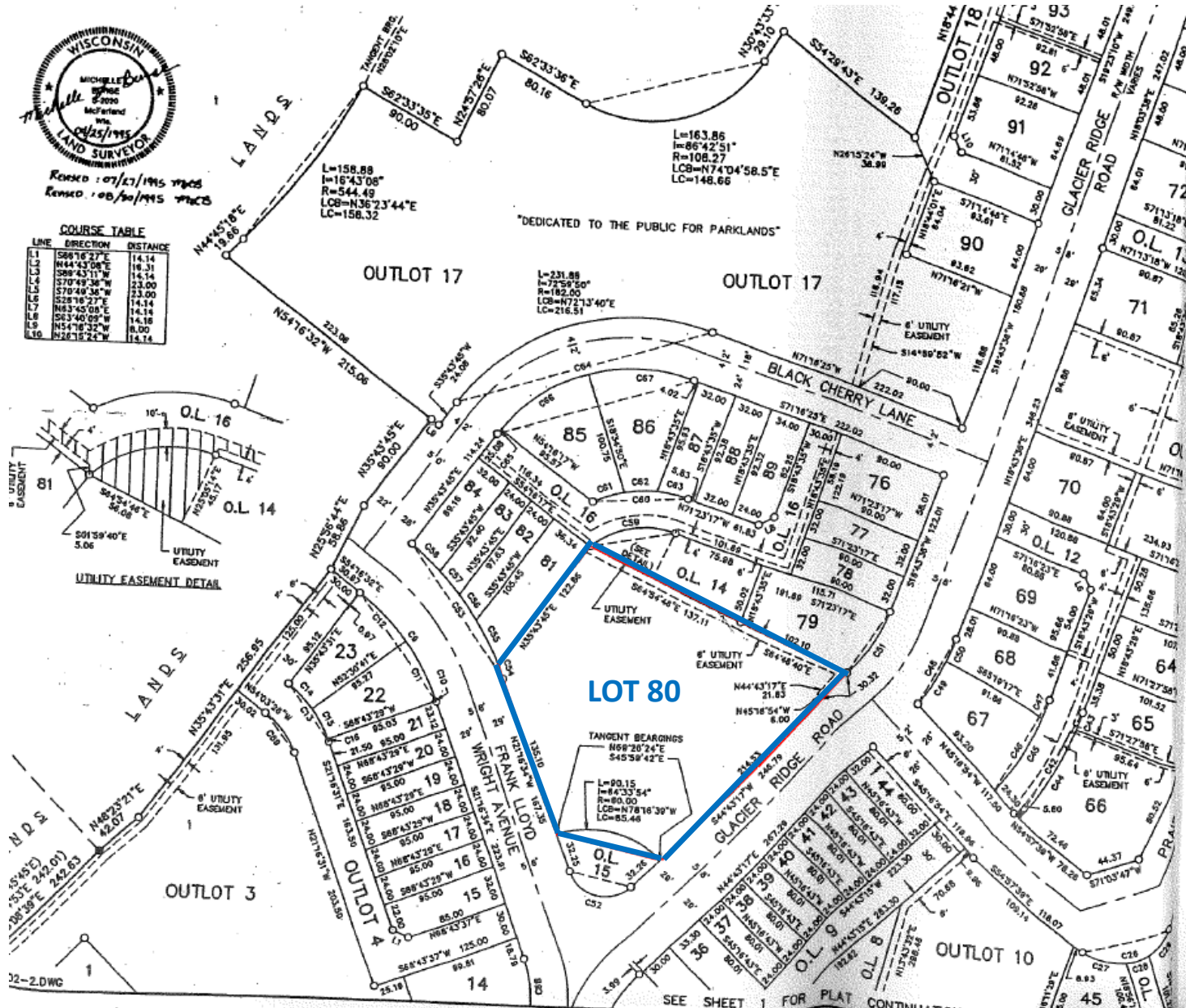


## Middleton Hills Neighborhood

- ◆ Consists of approximately 400 single family homes, townhouses, apartments and live/work units
- ◆ Offers conveniences such as the Metro Market grocery store, dry cleaners, restaurants, and a cafe just a short walk away.
- ◆ Prestigious, densely populated and popular neighborhood, near other businesses and homes and schools.
- ◆ Located just west of the Pheasant Branch Conservancy, offering walking/hiking and bike trails.

# PLAT VIEW - LOT 80

6740 FRANK LLOYD WRIGHT AVENUE | MIDDLETON, WI 53562



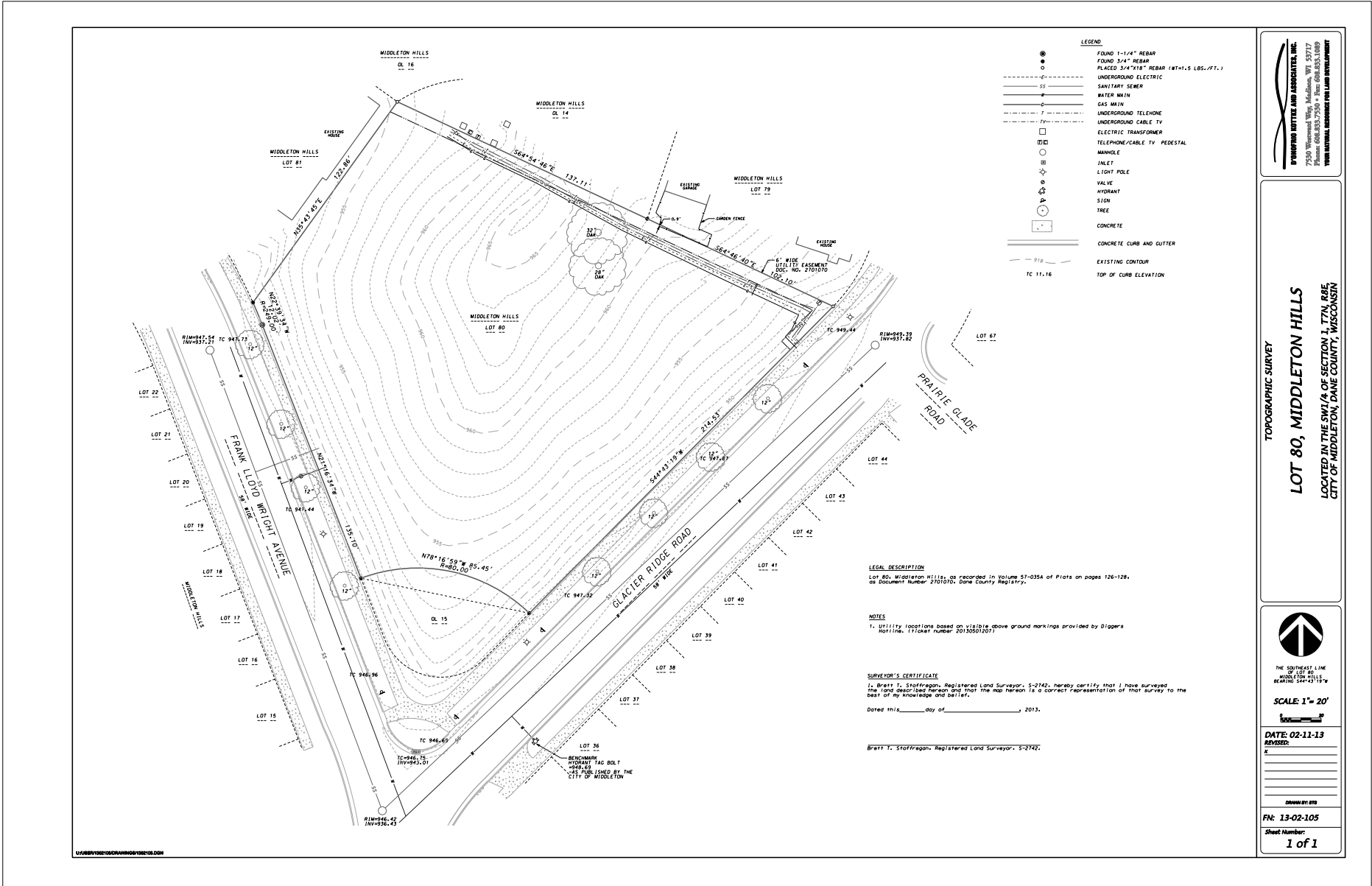
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# TOPOGRAPHIC SURVEY

6740 FRANK LLOYD WRIGHT AVENUE | MIDDLETON, WI 53562



**STOFFREGEN SURVEYING AND ASSOCIATES, INC.**  
 7250 Wisconsin Way, Madison, WI 53717  
 Phone: 608.833.7250 • Fax: 608.833.0089  
 WWW.NATURALRESOURCESFORLANDDEVELOPMENT.COM

**TOPOGRAPHIC SURVEY**

**LOT 80, MIDDLETON HILLS**  
 LOCATED IN THE SW1/4 OF SECTION 1, T7N, R9E  
 CITY OF MIDDLETON, DANE COUNTY, WISCONSIN

THE SOUTHEAST CORNER OF LOT 80, MIDDLETON HILLS, BEARING S44°43'19"W

**SCALE: 1" = 20'**

**DATE: 02-11-13**  
 REVISED:  
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**DRAWN BY: BTR**

**FN: 13-02-105**

Sheet Number:  
**1 of 1**

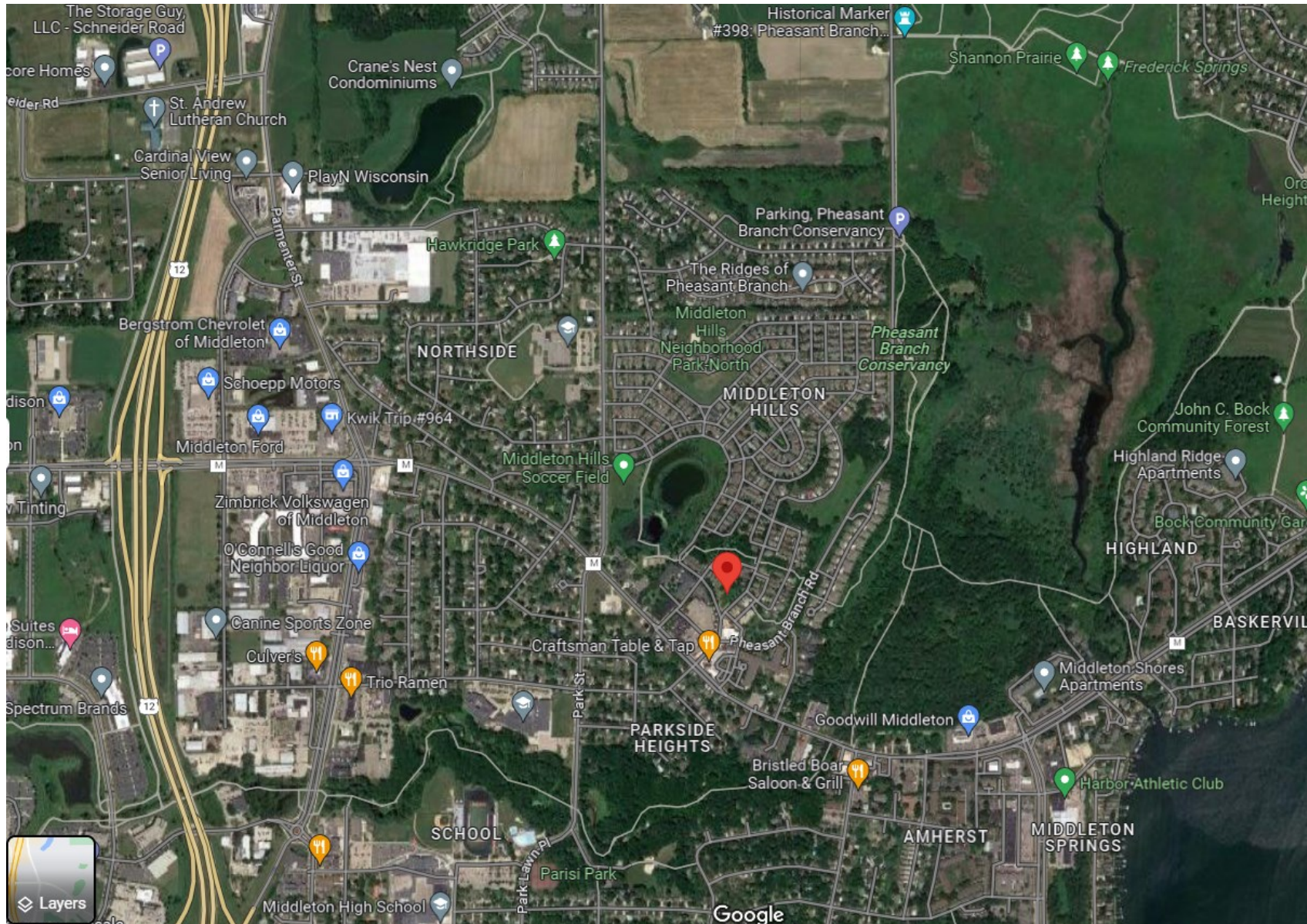
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# AERIAL MAP

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## PRESENTED BY:

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