

# FOR SALE } Development Opportunity Johnson Creek

305 Milwaukee Street  
Johnson Creek, WI 53038



## Property Highlights

### Price

- \$2,299,900

### Lot Information

- 9.544 Acres
- Can be divided: Subject to different pricing per acre & village approval.
- Prime location with 905 feet of State Hwy 26 frontage.
- Quick access to I-94.

### Building Information

- Year Built: 1964 with additions in 1970 and 1991.
- Square Feet: 39,758

### Zoning

- Residential: The Village will work with the developer if a change is needed.
- This property is located in a TID and incentives may be available.

### Occupancy

- Immediate

## Contact

**Jammie Trapp**  
ACP, ABR, e-PRO

920.285.2703  
JTrapp@TrappRealEstate.com

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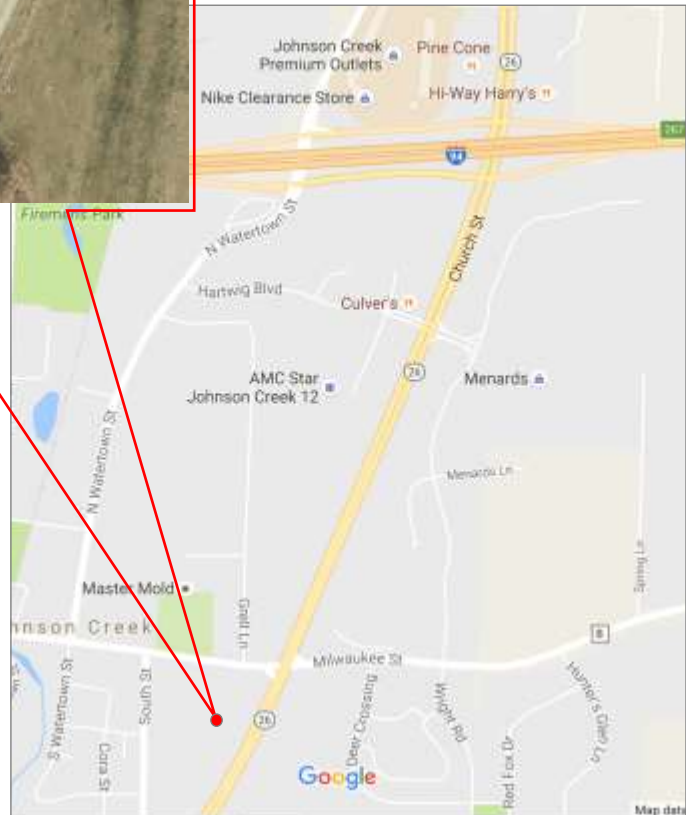
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## Location Map

Located in one of the fastest growing areas in the Interstate 94 corridor between Milwaukee & Madison, this property is a prime location in a fast growing community.



## Highlights of Location

- Positioned on State Hwy 26 with great exposure.
- Just over a mile from I-94.
- Located in the fastest growing community in Jefferson County.
- 46 miles to Milwaukee
- 35 miles to Madison
- 134 miles to Chicago

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## Surrounding Area Retail and Traffic Counts



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Pro
1 Milwaukee St	Hwy 26	0.02 E	2022	4,894	MPSI	.10
2 South St	Swap St	0.03 N	2022	1,282	MPSI	.14
3 Milwaukee St	South St	0.05 E	2022	4,112	MPSI	.15
4 State Highway 26	South St	0.15 SW	2017	12,700	MPSI	.20
5 State Hwy 26	Co Rd Y	0.15 SW	2022	14,319	MPSI	.20
6 State Hwy 26	Co Rd Y	0.15 SW	2021	14,441	MPSI	.20
7 Milwaukee St	S Watertown St	0.03 E	2022	4,627	MPSI	.24
8 Aztalan St	Stonefield Dr	0.07 SW	2022	2,958	MPSI	.59
9 N Watertown St	Hartwig Blvd	0.09 SW	2022	1,940	MPSI	.66
10 State Hwy 26	Hartwig Blvd	0.08 SW	2022	17,287	MPSI	.71

CoStar Group

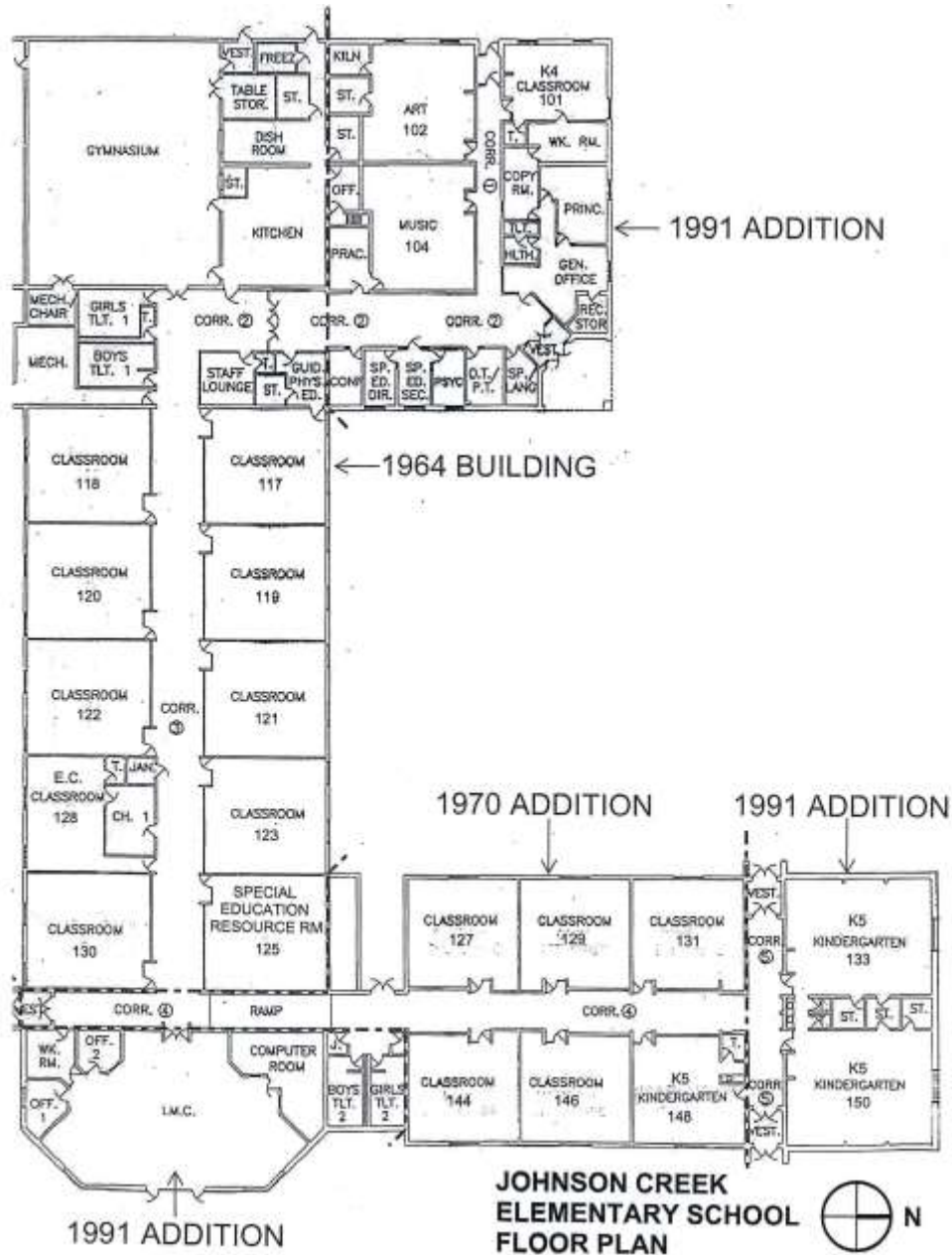
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## Building Plan



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## Pictures of Property Location



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**Pictures of Property Location**



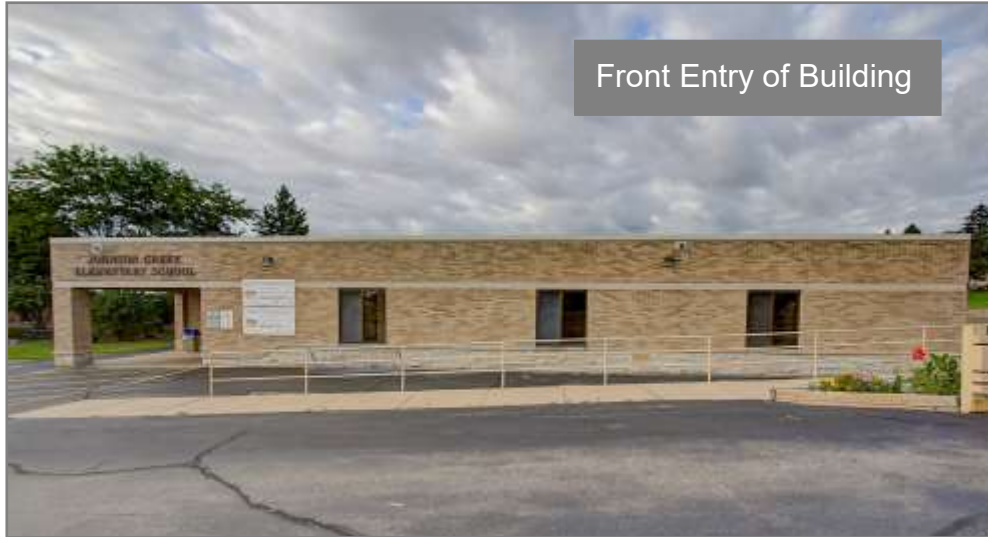
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**Pictures of Property**



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**Pictures of Property**

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## Interior Pictures



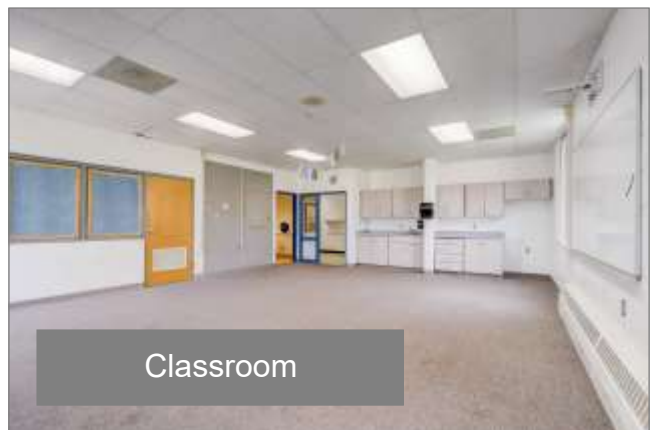
Front Office



Library



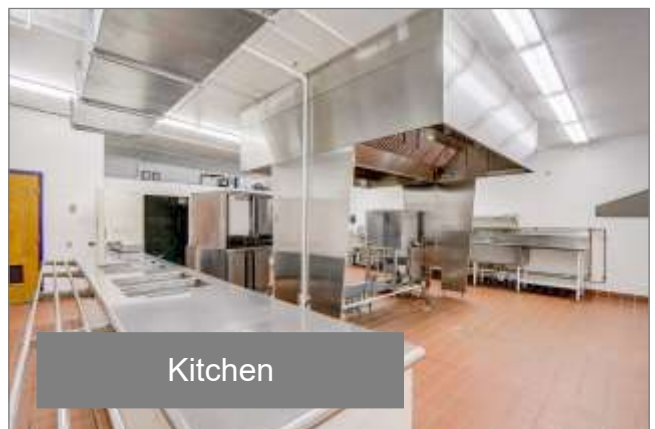
Gym/Multipurpose



Classroom



Hallway



Kitchen

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WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road, Madison, WI 53704

RE/MAX Preferred: Johnson Creek  
Effective July 1, 2016

## 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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RE/MAX Preferred, Johnson Creek, 345 Village Walk, Johnson Creek, WI 53038 Phone: 920-285-2700 Fax: \_\_\_\_\_  
Janae Trapp Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com) 11/16/16

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## Demographics



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	2,936	4,029	8,384
2022 Estimate	2,901	4,010	8,389
2010 Census	2,785	4,004	8,619
Growth 2022 - 2027	1.21%	0.47%	-0.06%
Growth 2010 - 2022	4.17%	0.15%	-2.67%
<b>2022 Population by Hispanic Origin</b>	236	278	570
<b>2022 Population</b>	2,901	4,010	8,389
White	2,759 95.11%	3,835 95.64%	8,037 95.80%
Black	34 1.17%	42 1.05%	65 0.77%
Am. Indian & Alaskan	14 0.48%	16 0.40%	41 0.49%
Asian	35 1.21%	45 1.12%	111 1.32%
Hawaiian & Pacific Island	1 0.03%	1 0.02%	2 0.02%
Other	57 1.96%	70 1.75%	133 1.59%
U.S. Armed Forces	0	0	1
<b>Households</b>			
2027 Projection	1,140	1,548	3,326
2022 Estimate	1,126	1,540	3,327
2010 Census	1,073	1,529	3,396
Growth 2022 - 2027	1.24%	0.52%	-0.03%
Growth 2010 - 2022	4.94%	0.72%	-2.03%
Owner Occupied	793 70.43%	1,146 74.42%	2,479 74.51%
Renter Occupied	333 29.57%	394 25.58%	848 25.49%
<b>2022 Households by HH Income</b>			
Income: <\$25,000	122 10.83%	150 9.73%	375 11.27%
Income: \$25,000 - \$50,000	215 19.08%	279 18.11%	722 21.71%
Income: \$50,000 - \$75,000	146 12.95%	212 13.76%	476 14.31%
Income: \$75,000 - \$100,000	199 17.66%	271 17.59%	454 13.65%
Income: \$100,000 - \$125,000	205 18.19%	274 17.78%	545 16.39%
Income: \$125,000 - \$150,000	70 6.21%	101 6.55%	277 8.33%
Income: \$150,000 - \$200,000	110 9.76%	160 10.38%	313 9.41%
Income: \$200,000+	60 5.32%	94 6.10%	164 4.93%
<b>2022 Avg Household Income</b>	\$94,435	\$97,864	\$91,975
<b>2022 Med Household Income</b>	\$85,113	\$86,946	\$79,956

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Growth 2022 - 2027	1.21%	0.47%	-0.06%
Growth 2010 - 2022	4.17%	0.15%	-2.67%
<b>2022 Population by Age</b>			
	<b>2,901</b>	<b>4,010</b>	<b>8,389</b>
Age 0 - 4	160 5.52%	209 5.21%	402 4.79%
Age 5 - 9	179 6.17%	231 5.76%	441 5.26%
Age 10 - 14	200 6.89%	260 6.48%	502 5.98%
Age 15 - 19	214 7.38%	288 7.18%	575 6.85%
Age 20 - 24	171 5.89%	237 5.91%	491 5.85%
Age 25 - 29	147 5.07%	202 5.04%	419 4.99%
Age 30 - 34	168 5.79%	222 5.54%	442 5.27%
Age 35 - 39	205 7.07%	263 6.56%	511 6.09%
Age 40 - 44	212 7.31%	275 6.86%	543 6.47%
Age 45 - 49	205 7.07%	274 6.83%	560 6.68%
Age 50 - 54	192 6.62%	272 6.78%	579 6.90%
Age 55 - 59	196 6.76%	287 7.16%	624 7.44%
Age 60 - 64	184 6.34%	275 6.86%	613 7.31%
Age 65 - 69	159 5.48%	241 6.01%	544 6.48%
Age 70 - 74	126 4.34%	191 4.76%	440 5.24%
Age 75 - 79	87 3.00%	133 3.32%	312 3.72%
Age 80 - 84	54 1.86%	83 2.07%	202 2.41%
Age 85+	43 1.48%	67 1.67%	186 2.22%
Age 65+	469 16.17%	715 17.83%	1,684 20.07%
<b>Median Age</b>	<b>40.20</b>	<b>41.70</b>	<b>43.80</b>
<b>Average Age</b>	<b>39.30</b>	<b>40.50</b>	<b>42.10</b>



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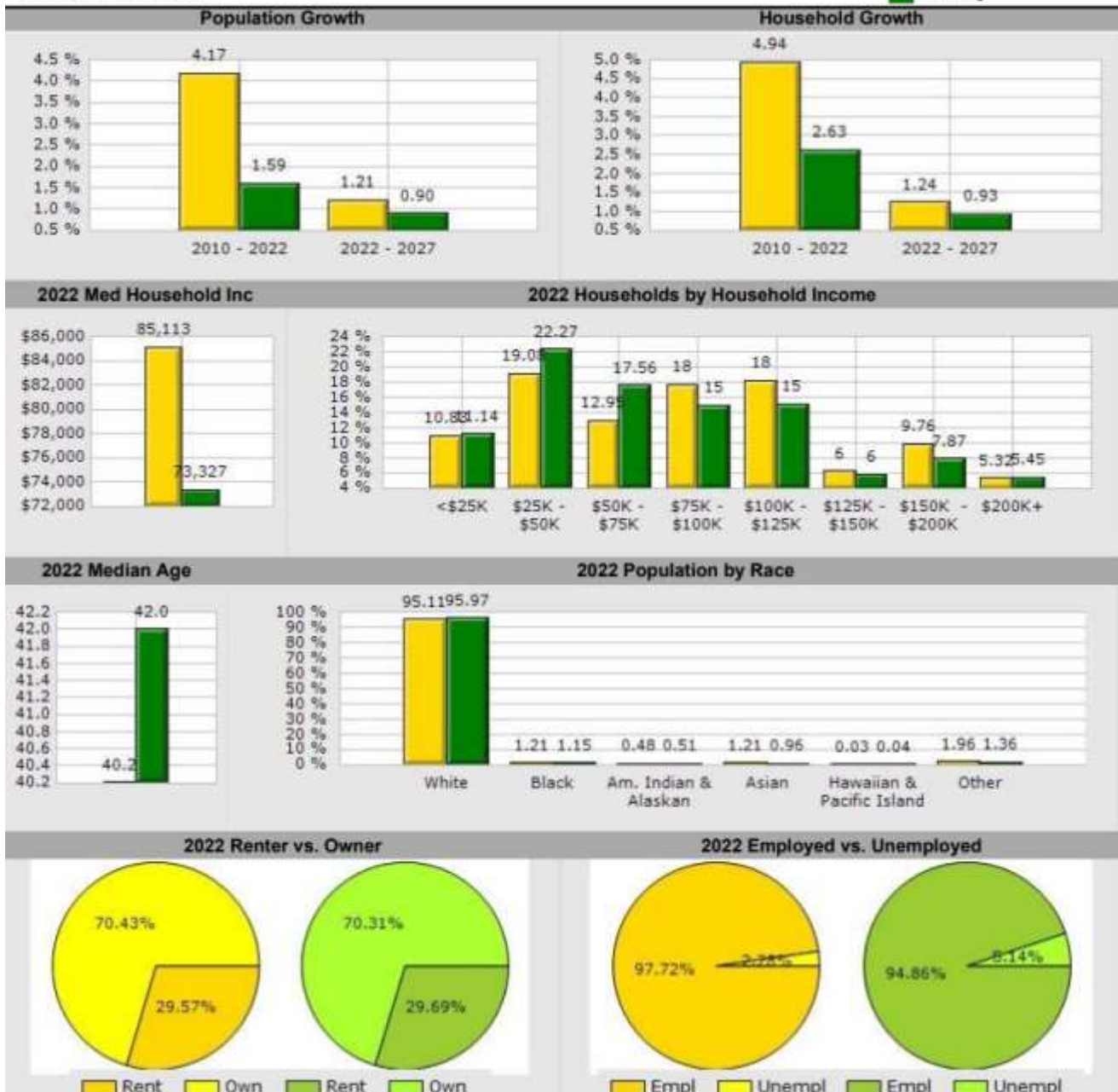
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## Demographics of Jefferson County



Type: **Specialty/Schools**  
County: **Jefferson**

1 Mile  
County



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