

FOR SALE

FOND DU LAC AVE, EAST OF PILGRIM GERMANTOWN, WI 53022



GERMANTOWN DEVELOPMENT OPPORTUNITY

FOND DU LAC AVENUE, EAST OF PILGRIM
VILLAGE OF GERMANTOWN, WI 53022

PRICE: CONTACT BROKER

ZONING: RM-2 Link to Zoning Information [CLICK HERE](#)

LOT SIZE: 10.0 Acres

UTILITIES: Water/Sewer, electrical and gas to the lot line. To be verified by Buyer.

REAL ESTATE TAXES: \$2,317.40

TAX KEY: GTNV 233986

COMMENTS:

A rare opportunity to acquire a 10-acre development site near the well traveled intersection of Mequon Road (HWY 167) and Pilgrim Road in Germantown, WI. The site is nestled on a dead end of Fond du Lac Ave, near MacArthur Elementary School. The parcel is currently zoned RM-2 (Multiple-Family Residential), offering strong potential for multifamily development, senior housing, or other residential concepts in alignment with municipal planning. Within the current Zoning Code, RM-2 allows for up to 8.0 dwelling units per net acre.

CONTACT

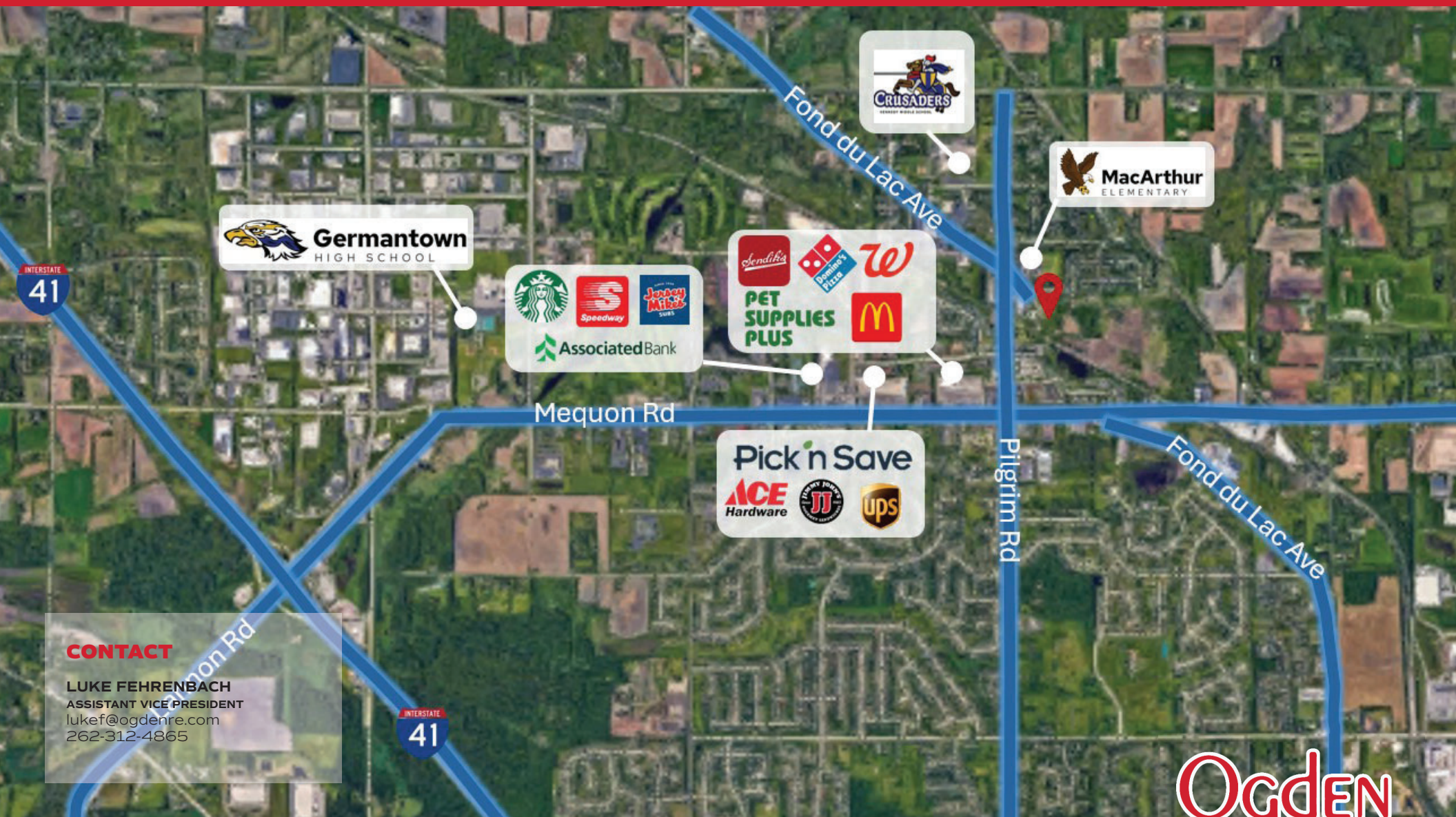
LUKE FEHRENBACH
ASSISTANT VICE PRESIDENT
lukef@ogdenre.com
262-312-4865

Ogden

The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

Ogden & Company, Inc. | 1665 N. Water Street | Milwaukee, WI | 53202
Telephone: 414-276-5285 | Fax: 800-787-4205
www.ogdenre.com

RETAIL MAP | GERMANTOWN DEVELOPMENT OPPORTUNITY



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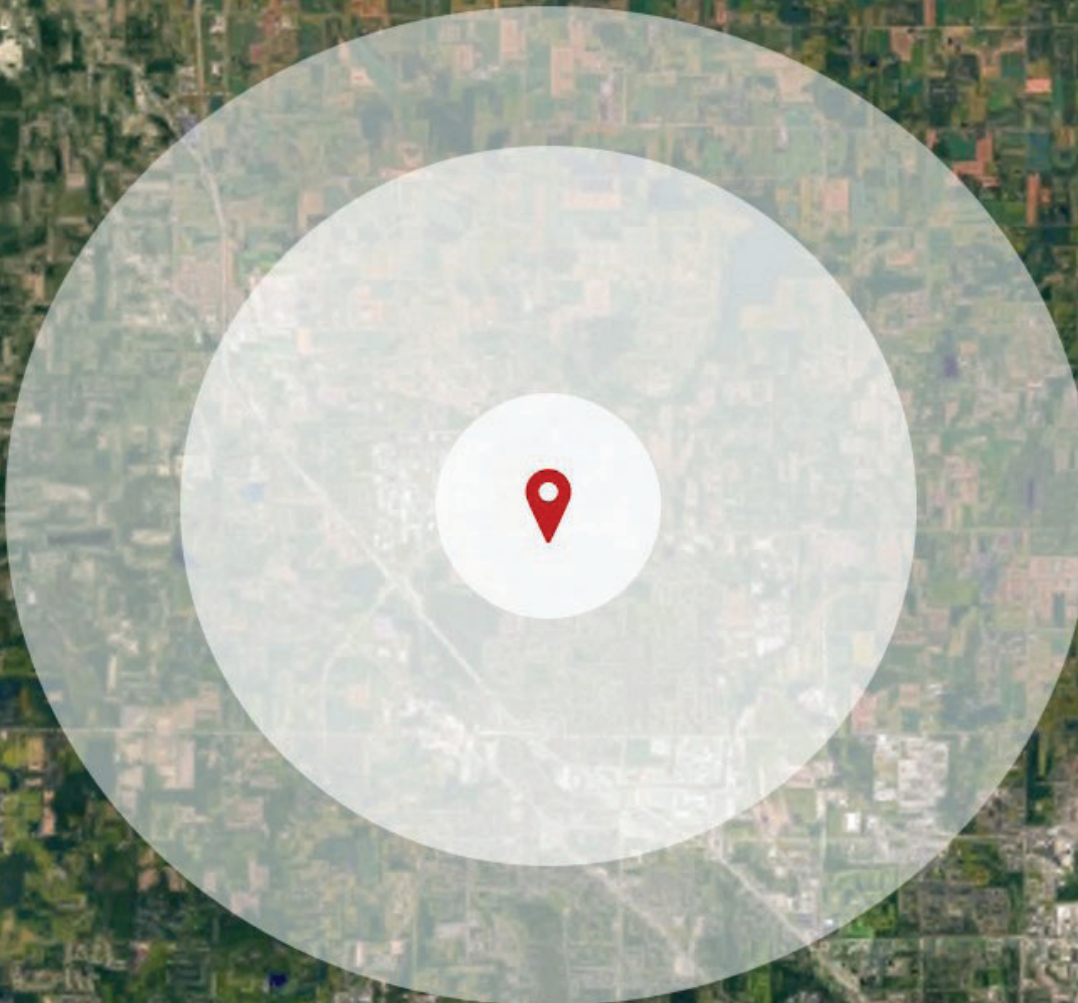
DEMOGRAPHICS

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1 Mile

- Population: 5,261
- Avg. H.H. Income: \$90,188

3 Mile

- Population: 17,026
- Avg. H.H. Income: \$117,119

5 Mile

- Population: 48,228
- Avg. H.H. Income: \$104,447

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

EFFECTIVE JULY 1, 2016



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must
2 provide you the
3 following disclosure statement:
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The
5 Firm is either an agent
6 of another party in the transaction or a subagent of another firm that is the agent of another
7 party in the transaction. A
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.
9 Whenever the Firm is
10 providing brokerage services to you, the Firm and its brokers and salespersons
11 (hereinafter Agents) owe you, the
12 customer, the following duties:
13 (a) The duty to provide brokerage services to you fairly and honestly.
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
15 (c) The duty to provide you with accurate information about market conditions within a reason-
16 able time if you request
17 it, unless disclosure of the information is prohibited by law.
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless
19 disclosure of the
20 information is prohibited by law (see lines 42-51).
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will
22 not disclose your
23 confidential information or the confidential information of other parties (see lines 23-41).
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-
26 ner and disclose the
27 advantages and disadvantages of the proposals.
28 Please review this information carefully. An Agent of the Firm can answer your questions about
29 brokerage services,
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,
31 tax advisor, or home
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for
33 information only. It is a
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-
35 consin statutes.

36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any
37 information given to the
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a
39 reasonable person
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-
41 rize the Firm to
42 disclose particular information. The Firm and its Agents shall continue to keep the information
43 confidential after the
44 Firm is no longer providing brokerage services to you.

45 The following information is required to be disclosed by law:
46 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
47 2. Any facts known by the Firm or its Agents that contradict any information included in a written
48 inspection
49 report on the property or real estate that is the subject of the transaction.
50 To ensure that the Firm and its Agents are aware of what specific information you consider confi-
51 dential, you may
52 list that information below (see lines 35-41) or provide that information to the Firm or its Agents
53 by other means. At a
54 later time, you may also provide the Firm or its Agents with other Information you consider to be
55 confidential.

56 **CONFIDENTIAL INFORMATION:** _____
57 _____
58 _____

59 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and
60 its Agents): _____
61 _____
62 _____

63 (Insert information you authorize to be disclosed, such as financial qualification information.)

64 **DEFINITION OF MATERIAL ADVERSE FACTS**
65 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party
66 indicates is of such
67 significance, or that is generally recognized by a competent licensee as being of such significance
68 to a reasonable
69 party, that it affects or would affect the party's decision to enter into a contract or agreement
70 concerning a transaction
71 or affects or would affect the party's decision about the terms of such a contract or agreement.
72 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-
73 petent licensee
74 generally recognizes will significantly and adversely affect the value of the property, significantly
75 reduce the structural
76 integrity of improvements to real estate, or present a significant health risk to occupants of the
77 property; or information
78 that indicates that a party to a transaction is not able to or does not intend to meet his or her
79 obligations under a
80 contract or agreement made concerning the transaction.

81 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender
82 registry and persons
83 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-
84 net at
85 <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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Drafted by Attorney Debra Peterson Conrad

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