

# FOR SALE } Development Opportunity Johnson Creek

Lot 3 Remmel Drive  
Johnson Creek, WI 53038



## Property Highlights

### Price

- \$840,000

### Lot Information

- 4.8 Acres
- Property can be divided. Subject to different pricing and Village approval.
- 447 Ft of Frontage.
- Tax Key: 141-0715-0711-011

### Zoning

- Mixed use possible: The Village will work with developer if a change is needed.

### Highlights

- Quick access to I-94 / State Hwy 26.
- Across from Kwik Trip Travel Plaza.
- Outlet Mall and Pine Cone Travel Plaza just across Hwy 26.

## Contact

### Jammie Trapp, ACP, ABR, E-Pro

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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 for development in a fast growing community.



### Highlights of Location

- 46 miles to Milwaukee
- 35 miles to Madison
- 134 miles to Chicago
- 1/4 mile from I-94
- 1 Block off State Hwy 26
- Located in the fastest growing community in Jefferson County.
- Surrounded by retail and future development opportunities.

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## Surrounding Area Business and Traffic



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I-94	Hwy 26	0.06 SW	2022	6,192	MPSI	.32
2 I-94	State Highway 26	0.06 SW	2017	6,400	MPSI	.32
3 I-94	State Hwy 26	0.06 SW	2018	5,990	MPSI	.32
4 I-94	State Hwy 26	0.06 SW	2020	6,538	MPSI	.32
5 I-94	State Hwy 26	0.07 W	2020	6,657	MPSI	.38
6 I-94	Church St	0.07 W	2017	6,000	MPSI	.38
7 I-94	Hwy 26	0.07 W	2022	6,552	MPSI	.39
8 I-94	Hwy 26	0.14 E	2022	3,649	MPSI	.44
9 I-94	Church St	0.14 E	2017	4,100	MPSI	.44
10 I-94	State Hwy 26	0.13 E	2020	3,263	MPSI	.47

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**Aerial Pictures of Property**



East / Remmel Drive



South / HWY 26 & I-94

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**Aerial Pictures of Property**



West / HWY 26 & I-94



North / HWY 26

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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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Janine Trapp

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## Demographics



Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2027 Projection	200	5,811	55,513
2022 Estimate	200	5,820	55,441
2010 Census	206	6,009	56,190
Growth 2022 - 2027	0.00%	-0.15%	0.13%
Growth 2010 - 2022	-2.91%	-3.15%	-1.33%
<b>2022 Population by Hispanic Origin</b>	<b>7</b>	<b>341</b>	<b>3,927</b>
<b>2022 Population</b>	<b>200</b>	<b>5,820</b>	<b>55,441</b>
White	195 97.50%	5,592 96.08%	53,349 96.23%
Black	1 0.50%	51 0.88%	507 0.91%
Am. Indian & Alaskan	0 0.00%	20 0.34%	253 0.46%
Asian	2 1.00%	62 1.07%	511 0.92%
Hawaiian & Pacific Island	0 0.00%	2 0.03%	27 0.05%
Other	2 1.00%	93 1.60%	794 1.43%
U.S. Armed Forces	0	1	12
<b>Households</b>			
2027 Projection	75	2,221	21,584
2022 Estimate	75	2,225	21,560
2010 Census	78	2,289	21,778
Growth 2022 - 2027	0.00%	-0.18%	0.11%
Growth 2010 - 2022	-3.85%	-2.80%	-1.00%
Owner Occupied	63 84.00%	1,725 77.53%	14,888 69.05%
Renter Occupied	12 16.00%	500 22.47%	6,672 30.95%
<b>2022 Households by HH Income</b>			
Income: <\$25,000	6 8.11%	199 8.94%	2,618 12.14%
Income: \$25,000 - \$50,000	11 14.86%	393 17.65%	4,895 22.70%
Income: \$50,000 - \$75,000	11 14.86%	319 14.32%	3,937 18.26%
Income: \$75,000 - \$100,000	13 17.57%	387 17.38%	3,090 14.33%
Income: \$100,000 - \$125,000	15 20.27%	389 17.47%	2,941 13.64%
Income: \$125,000 - \$150,000	4 5.41%	148 6.65%	1,362 6.32%
Income: \$150,000 - \$200,000	10 13.51%	247 11.09%	1,718 7.97%
Income: \$200,000+	4 5.41%	145 6.51%	1,000 4.64%
<b>2022 Avg Household Income</b>	<b>\$101,736</b>	<b>\$100,089</b>	<b>\$86,227</b>
<b>2022 Med Household Income</b>	<b>\$92,307</b>	<b>\$88,081</b>	<b>\$70,040</b>

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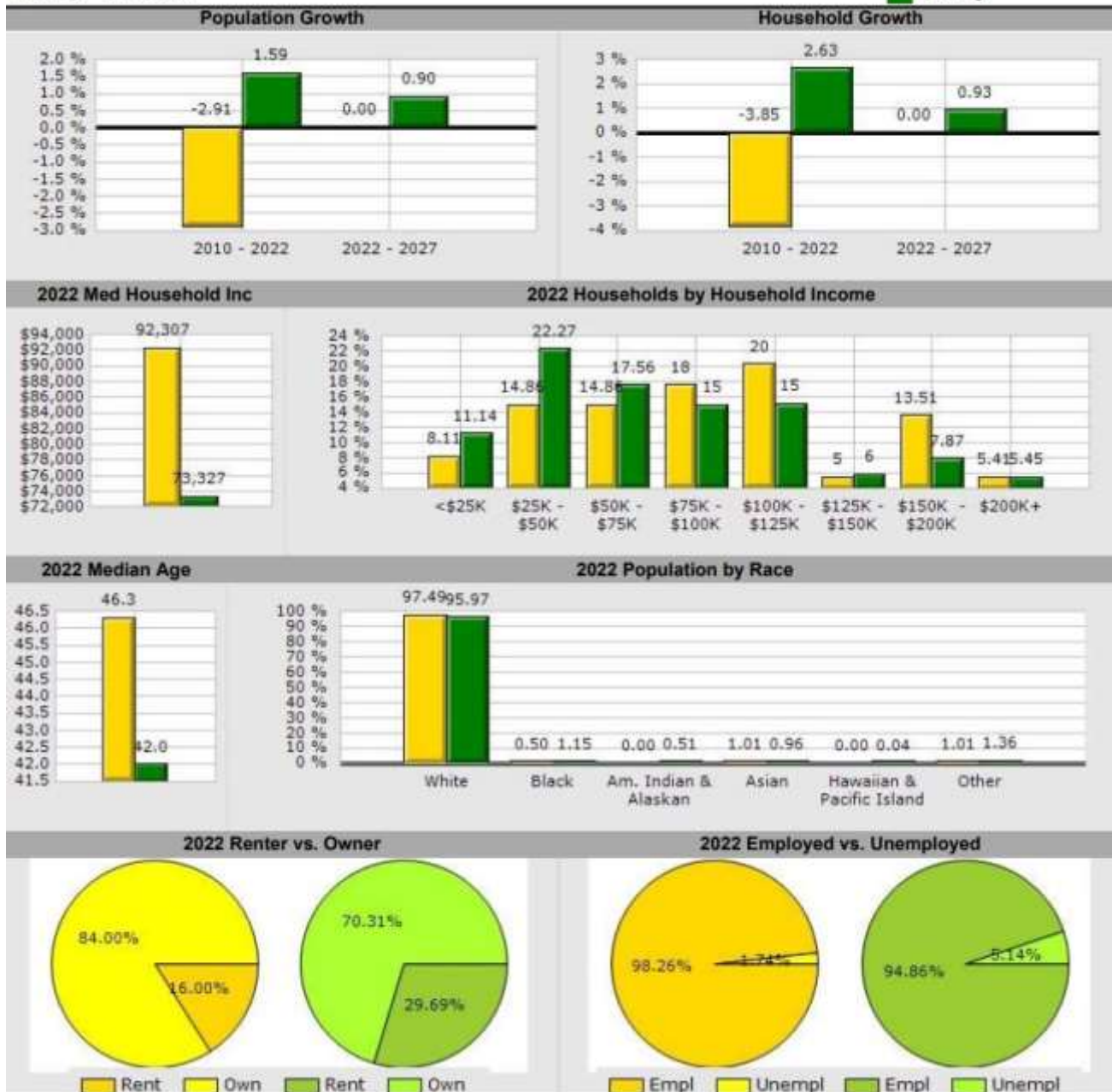
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## Demographics of Jefferson County



Type: Land  
County: Jefferson

1 Mile  
County



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