

# For Sale Vacant Land

Lot 144  
1.36 - Acres (59,242 SF)  
5335 Nobel Drive  
Fitchburg, WI 53711

PRICE: \$599,900

Fahey Fields & Highfield Reserve  
Neighborhoods

Nobel Drive & Fahey Glen

\*Potential uses: schools,  
daycare/montessori, medium  
density residential such as  
townhomes (pending city  
approvals)



# PROPERTY SUMMARY

5335 NOBEL DRIVE



## Property Summary

Price:	\$599,900
Lot Size:	1.36 Acres
Access:	Fish Hatchery & Nobel
Cross Streets:	Nobel Dr. & Fahey Glen
Utilities:	At streets/lot lines
Zoning:	Institutional Medium Density Residential (MDR)

## Property Overview

Enjoy walking to diverse dining, shopping, and the Fitchburg Library. The property is within walking distance to the neighboring Fitchburg Technology Campus and the Fitchburg Center. Fitchburg Center is a 440-acre mixed-use community that is home to the global headquarters of Promega Corporation and the Biopharmaceutical Technology Center Institute. The neighborhood is also less than 15 minutes away from the cultural and recreational opportunities accessible in downtown Madison, top Madison employer Epic Systems, the University of Wisconsin-Madison, and top Dane County hospitals, and is located within the Oregon School District. Lot 144, future land use for medium-density residential (MDR). Current zoning is institutional. Any zoning change, if allowed/approved by the city, would be required prior to any new development.

## Location Overview

Situated directly next to McGaw Park, this 1.36-acre site is located in the idyllic neighborhoods of Fahey Fields and Highfield Reserve in beautiful Fitchburg, WI. The site is close to Fitchburg’s vibrant business community and is surrounded by family farms and world-class bike trails. Potential uses may include schools, including Montessori or other private schools, churches, recreational facilities, nursing homes, private clubs, utility and governmental facilities, or bed and breakfast establishments (subject to the City of Fitchburg approvals; some may require Conditional Use Approvals).

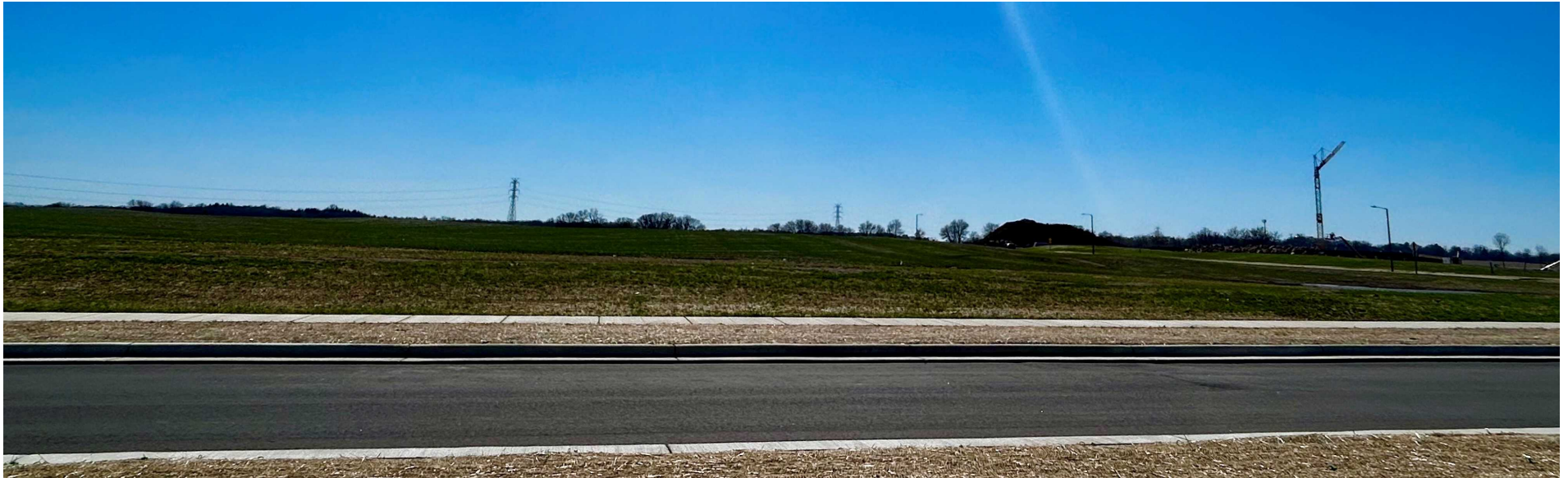
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# PROPERTY PHOTOS

5335 NOBEL DRIVE



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# PLAT MAP - LOT 144

5335 NOBEL DRIVE

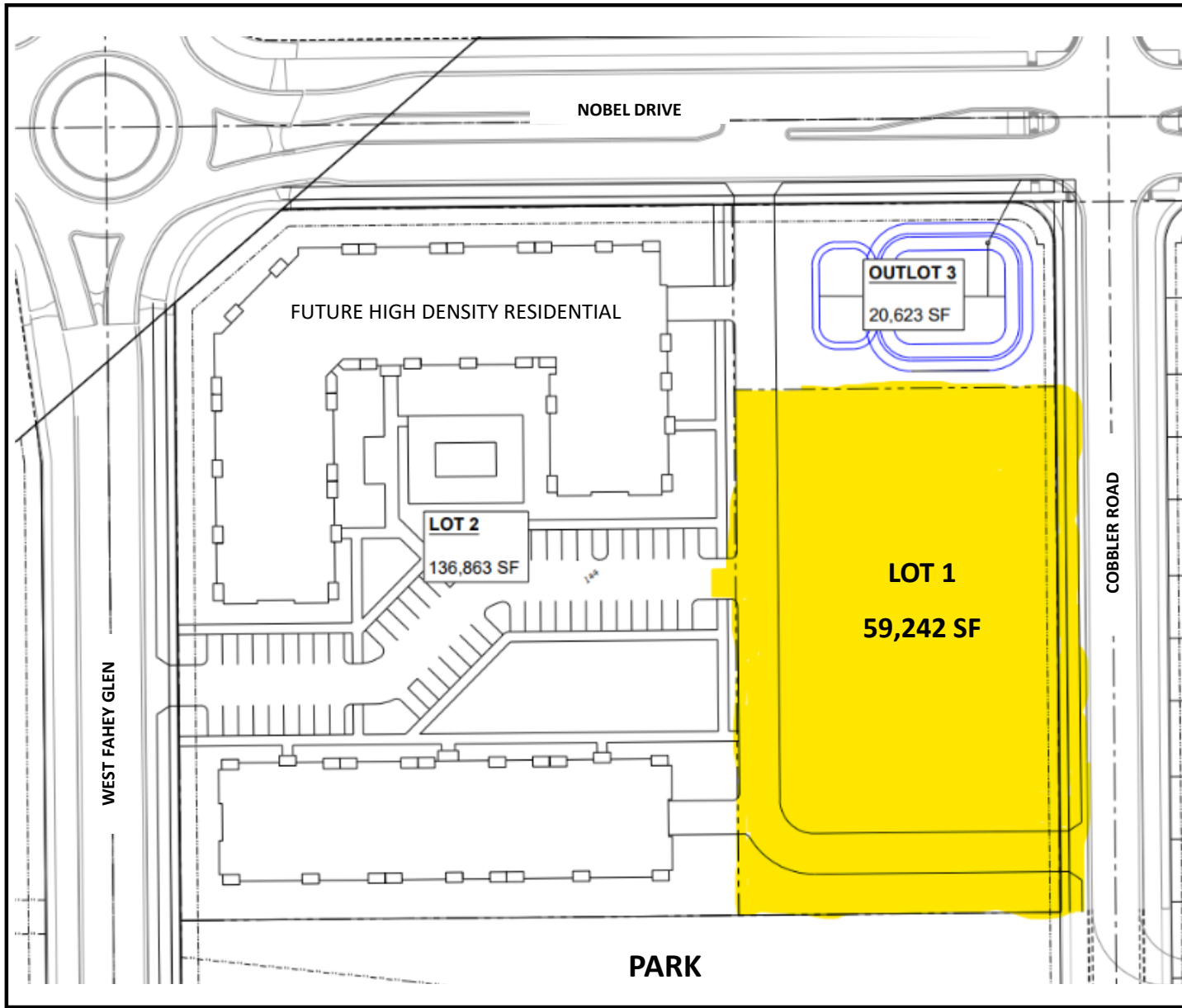


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# SITE MAP

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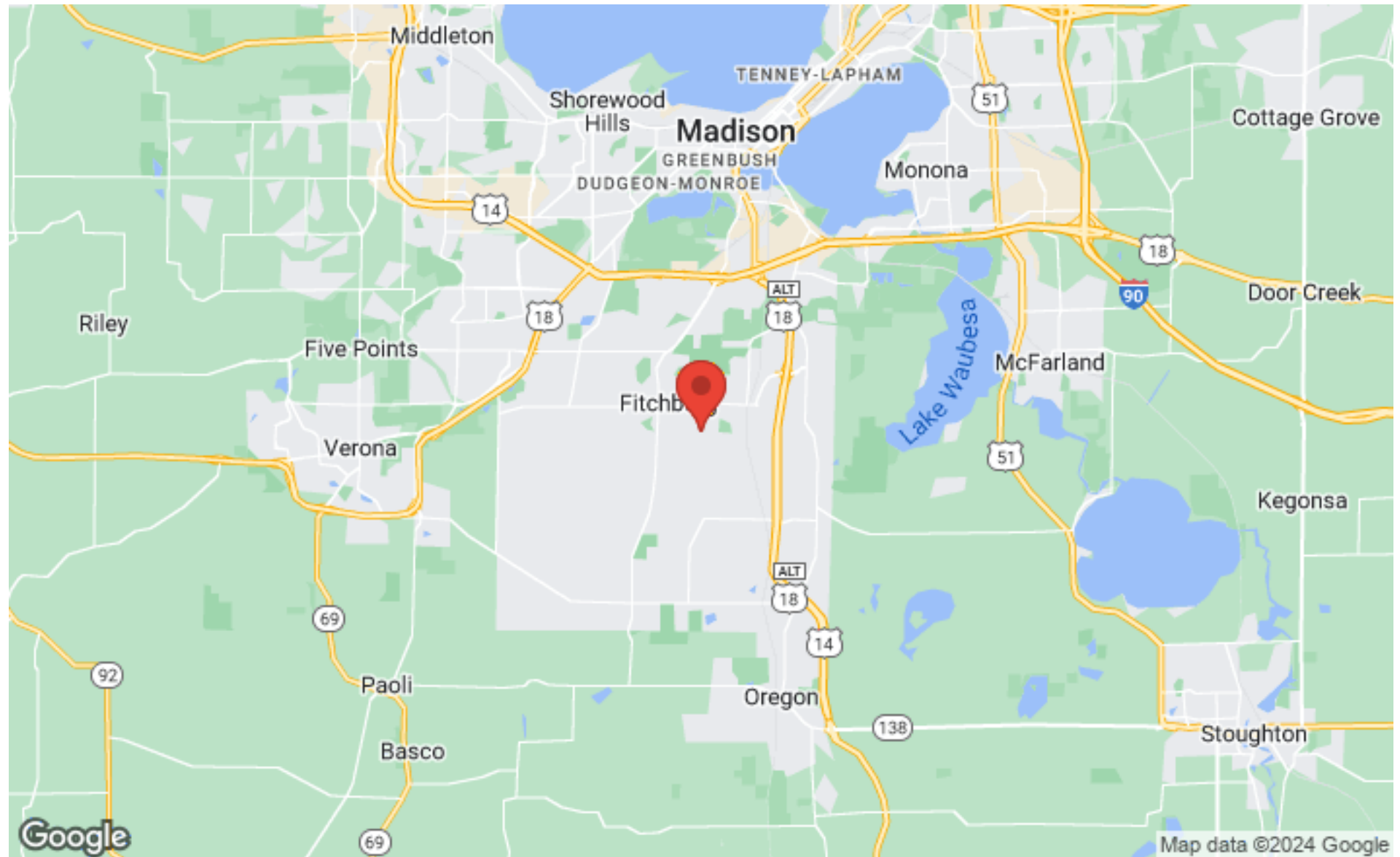
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# REGIONAL MAP

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# AERIAL MAP

5335 NOBEL DRIVE



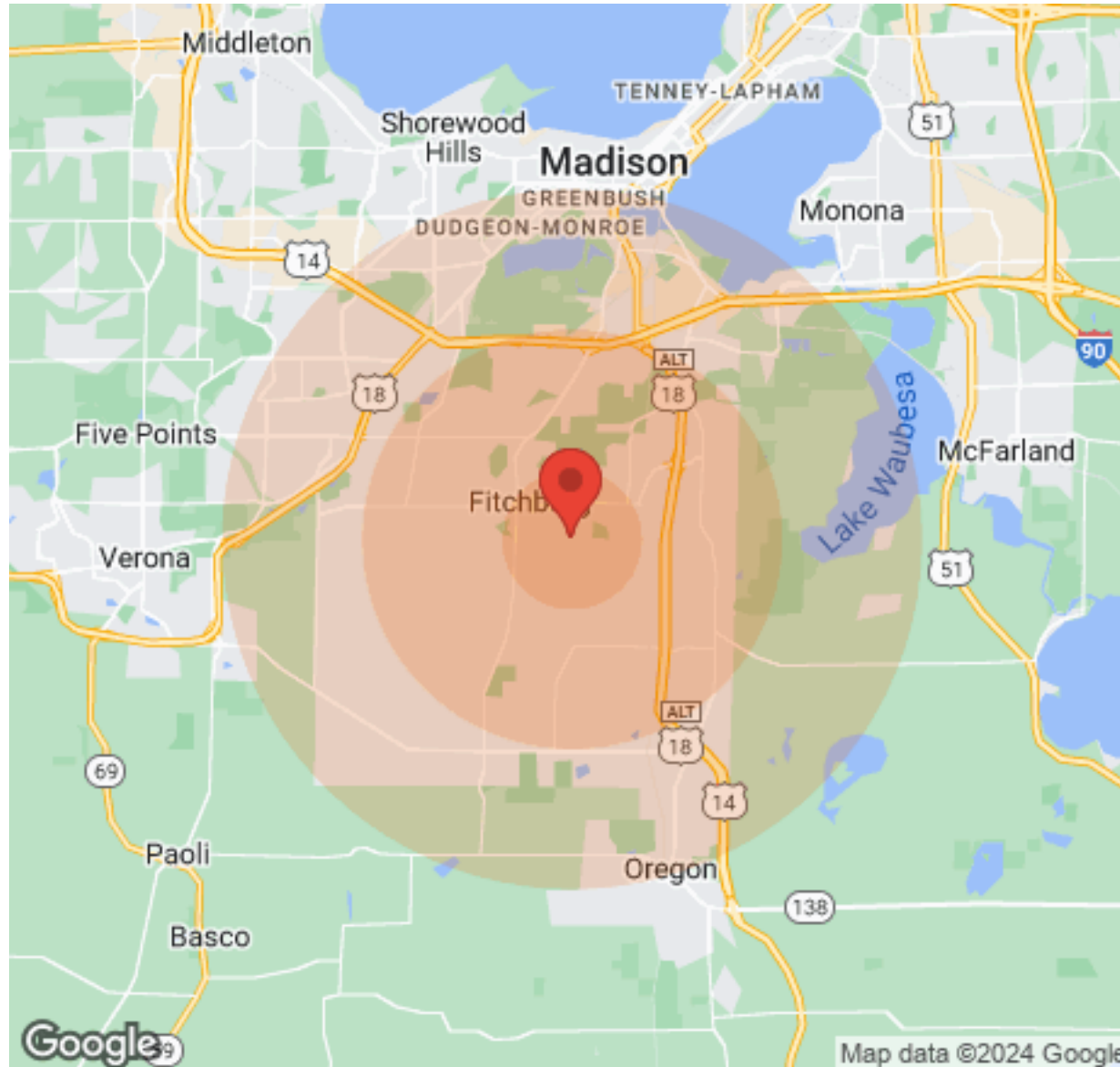
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# DEMOGRAPHICS

5335 NOBEL DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	953	12,269	48,863
Female	804	12,109	50,171
Total Population	1,757	24,378	99,034

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	250	4,671	19,190
Ages 15-24	222	3,106	12,497
Ages 25-54	630	10,150	42,033
Ages 55-64	310	2,944	11,849
Ages 65+	345	3,507	13,465

Income	1 Mile	3 Miles	5 Miles
Median	\$89,495	\$71,755	\$67,487
< \$15,000	N/A	760	3,471
\$15,000-\$24,999	26	868	3,862
\$25,000-\$34,999	30	958	3,766
\$35,000-\$49,999	73	1,355	5,184
\$50,000-\$74,999	172	1,668	8,203
\$75,000-\$99,999	187	1,253	5,735
\$100,000-\$149,999	163	1,487	6,175
\$150,000-\$199,999	45	539	1,984
> \$200,000	49	811	1,855

Housing	1 Mile	3 Miles	5 Miles
Total Units	890	10,829	42,799
Occupied	790	10,051	40,297
Owner Occupied	657	5,542	23,331
Renter Occupied	133	4,509	16,966
Vacant	100	778	2,502

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*PRESENTED BY:*

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