

Vacant Land For Sale

**Lot 12
County Highway M
And Cty Hwy PB**

VERONA, WI 53593

Price: \$2,000,000



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PROPERTY SUMMARY

COUNTY HIGHWAY M



Property Summary

Price:	\$2,000,000
Lot Size:	5.01 Acres (useable 3.6 acres)
Price Per SF:	\$9.18
Cross Streets:	Hwy PB & Hwy M
Frontage:	Hwy M & Hwy PB
Signal Intersection:	Hwy PB & Hwy M
Utilities:	At Lot lines
Zoning:	Suburban Commercial

Property Overview

Kitty-corner from the NEW Verona Costco. Highly visible corner just off of Hwy 18/151. High-traffic volume area offering an ideal spot for a fast-food chain or a small strip/retail center. Excellent opportunity for new development. Great accessibility off Highway 18/151 with access from County Rd PB & County Rd M.

A 42' highway setback affects the north, east, and south sides of the property, reducing the usable square footage by 61,630 square feet. The total usable land is 3.6 acres. Nearby businesses include the Hyatt Place Hotel, Sugar River Pizza Company, Wisconsin Brewing Company, Kwik Trip, CrossFit Adept, North and South Seafood Smokehouse, and El Charro Mexican Restaurant.

Location Overview

Conveniently located 15 miles outside of downtown Madison, next to the Liberty Business Park pioneering the "live-work-play" lifestyle. Situated in a nature-friendly yet urban area that covers 253 acres. Just a few miles from Badger State Trail, 8 miles from University Research Park, and 3 miles from Epic Systems Headquarters. 30 minutes to the Dane County Regional Airport.

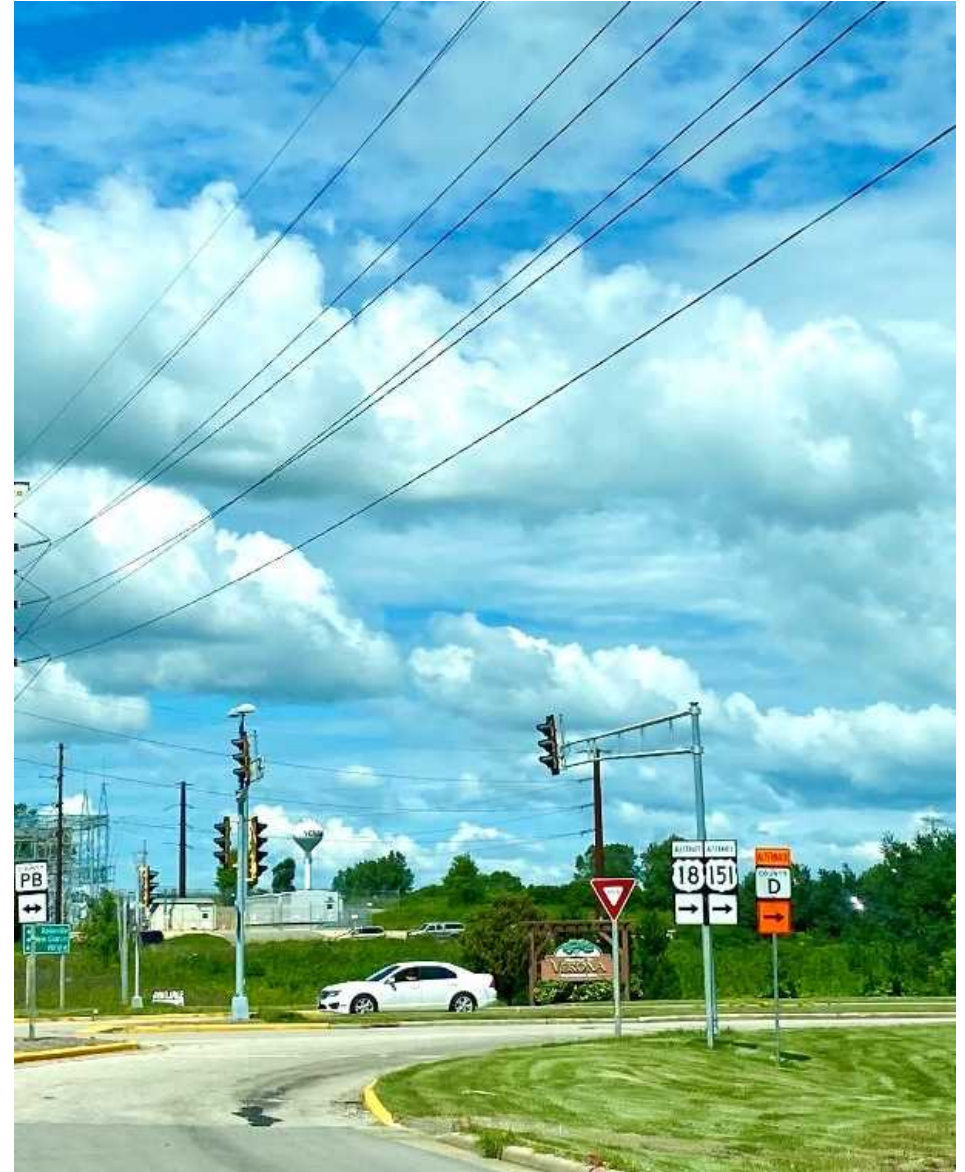
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PROPERTY PHOTOS

COUNTY HIGHWAY M



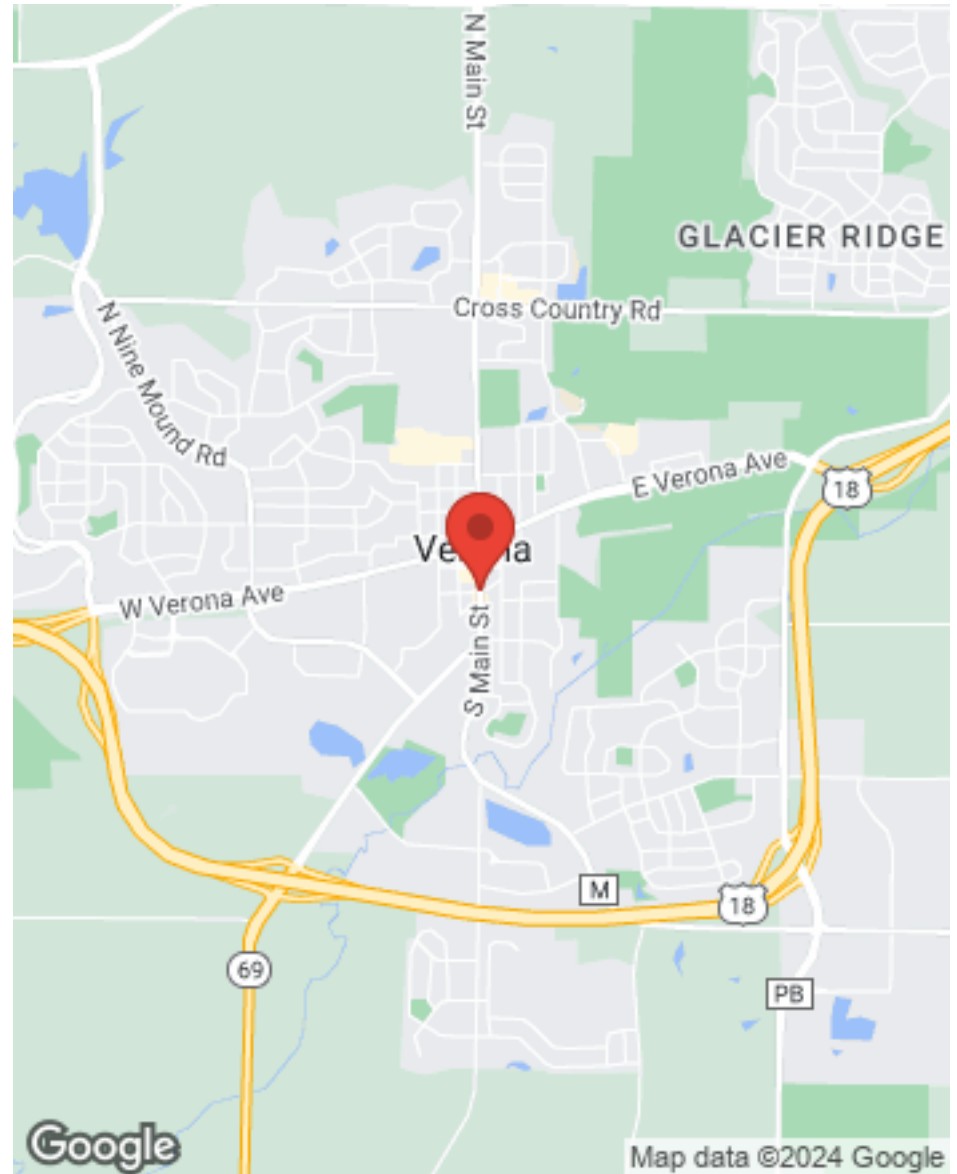
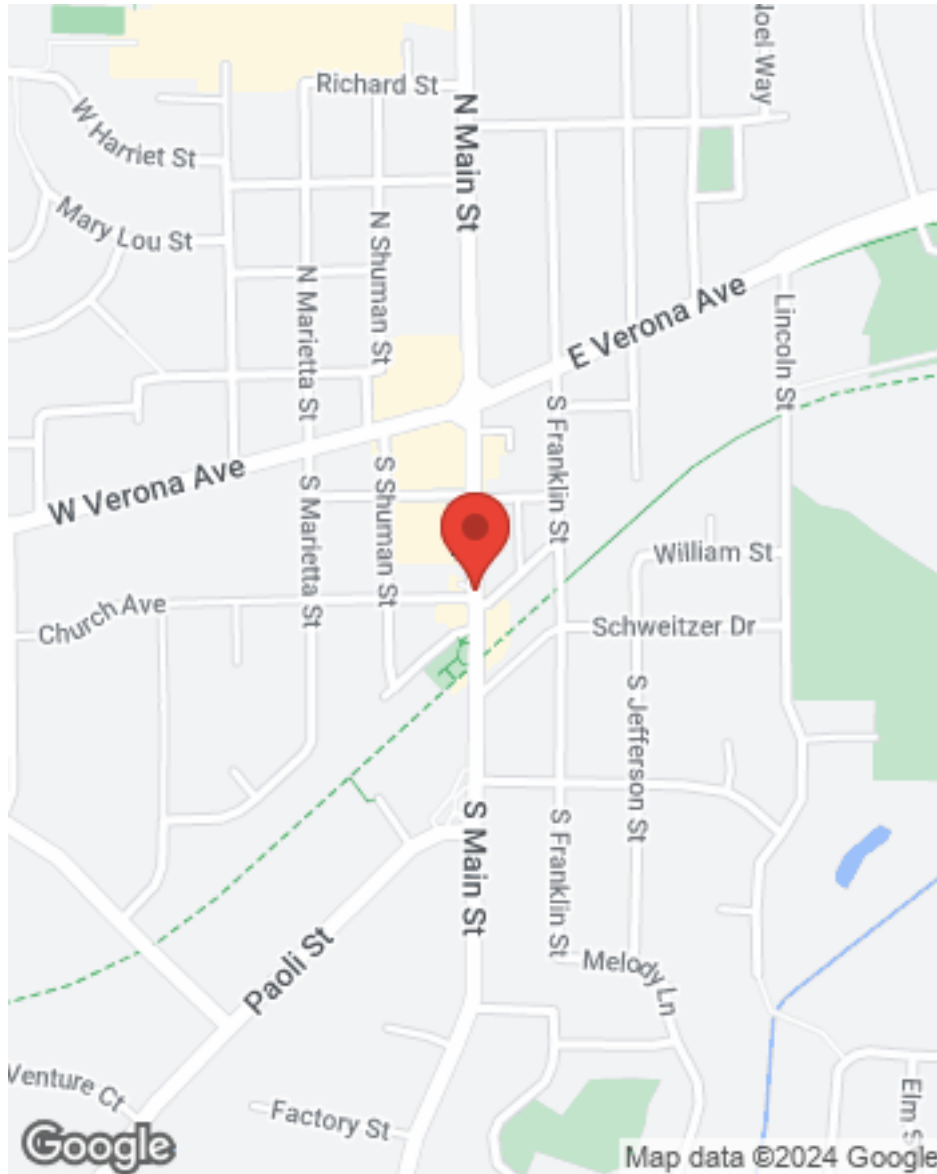
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LOCATION MAPS

COUNTY HIGHWAY M



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BUSINESS MAP II

COUNTY HIGHWAY M



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REGIONAL MAP

COUNTY HIGHWAY M



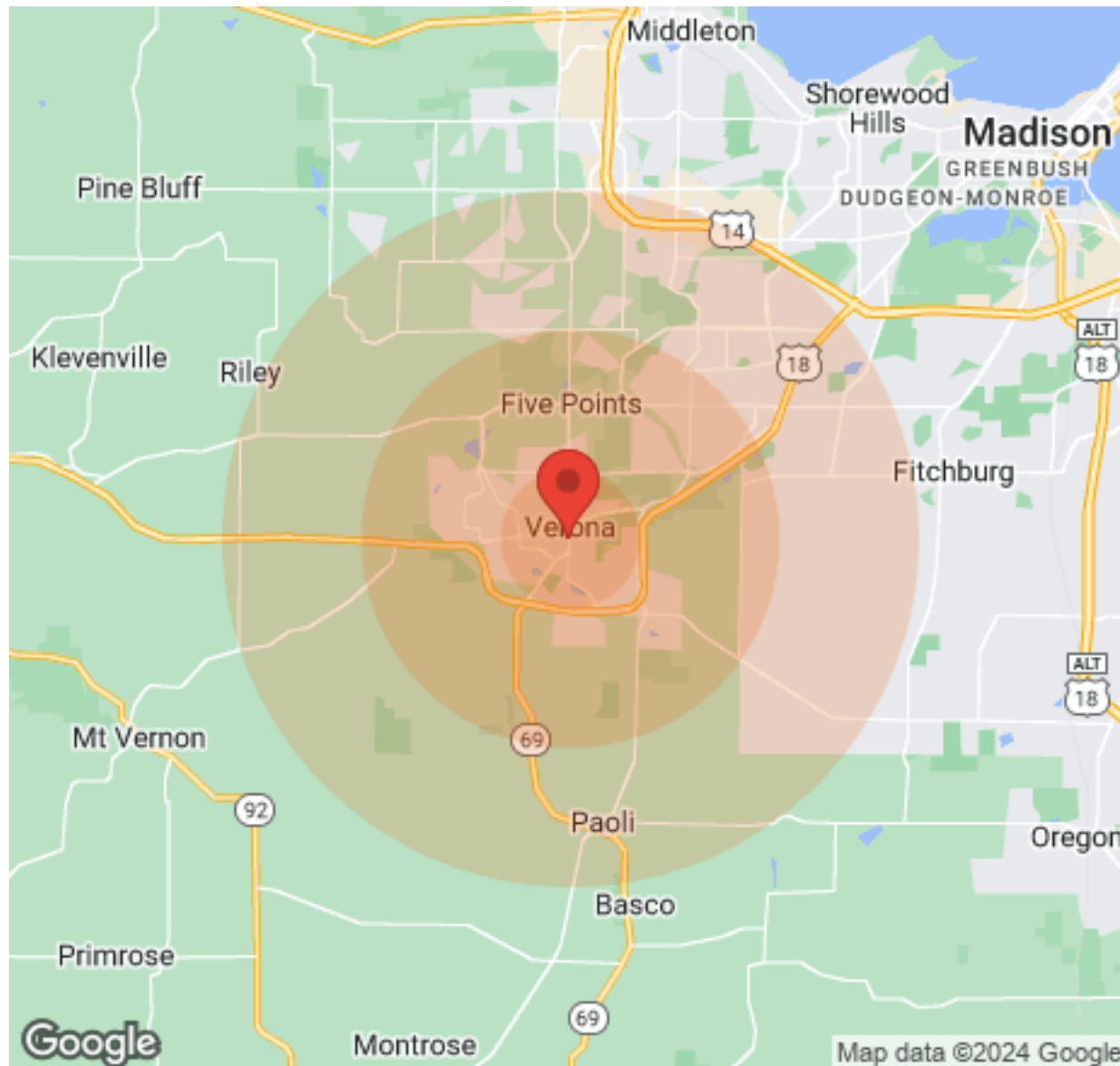
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DEMOGRAPHICS

COUNTY HIGHWAY M



Population	1 Mile	3 Miles	5 Miles
Male	1,504	15,847	35,648
Female	1,579	16,759	37,078
Total Population	3,083	32,606	72,726

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	563	6,549	14,004
Ages 15-24	514	4,610	9,839
Ages 25-54	1,117	12,012	29,081
Ages 55-64	465	4,318	9,315
Ages 65+	424	5,117	10,487

Income	1 Mile	3 Miles	5 Miles
Median	\$91,691	\$89,931	\$71,755
< \$15,000	31	606	1,772
\$15,000-\$24,999	60	551	2,092
\$25,000-\$34,999	46	757	2,416
\$35,000-\$49,999	106	1,357	3,986
\$50,000-\$74,999	215	2,524	6,387
\$75,000-\$99,999	294	2,350	4,606
\$100,000-\$149,999	249	3,083	5,595
\$150,000-\$199,999	134	938	1,807
> \$200,000	54	896	1,517

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,117	13,635	31,959
Occupied	1,094	12,913	30,138
Owner Occupied	963	9,474	18,482
Renter Occupied	131	3,439	11,656
Vacant	23	722	1,821

DISCLAIMER

COUNTY HIGHWAY M

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PRESENTED BY:

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