

LAND FOR SALE - 2.35 ACRES OF INDUSTRIAL DEVELOPMENT LAND

4602 HELGESEN DRIVE

4602 HELGESEN DR MADISON, WI 53718



INDUSTRIAL LAND FOR SALE

OAKBROOK CORPORATION
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PROPERTY SUMMARY

4602 Helgesen Dr
4602 Helgesen Drive | Madison, WI 53718



Property Summary

Price:	\$550,000
Price / SF:	\$5.37 P/SF
Acre:	2.35
Access:	S Stoughton Service Rd
Frontage:	251' - Helgesen Drive
Outside Storage:	Permitted
Signal Intersection:	US HWY 51 & Pflaum Rd
Utilities:	Present at Street
Zoning:	IL (Industrial Limited)
APN:	251/0710-153-0403-4

Property Overview

This 2.35-acre site is one of the few vacant land sites left in Madison's southeast industrial park, a location that is valued for its proximity to many key arterials and convenient for distribution within the Madison MSA. All utilities present at the street. Permitted uses include professional office, limited production, light manufacturing, public utility, private ambulance, medical facilities, contractor business/showroom, and many more.

Location Overview

Great location off S Stoughton Service Road with easy access to US Highway 51, US Highway 30, the West Beltline Highway, and Interstates 39/90/94.

PROPERTY PHOTOS

4602 Helgesen Dr
4602 Helgesen Drive | Madison, WI 53718



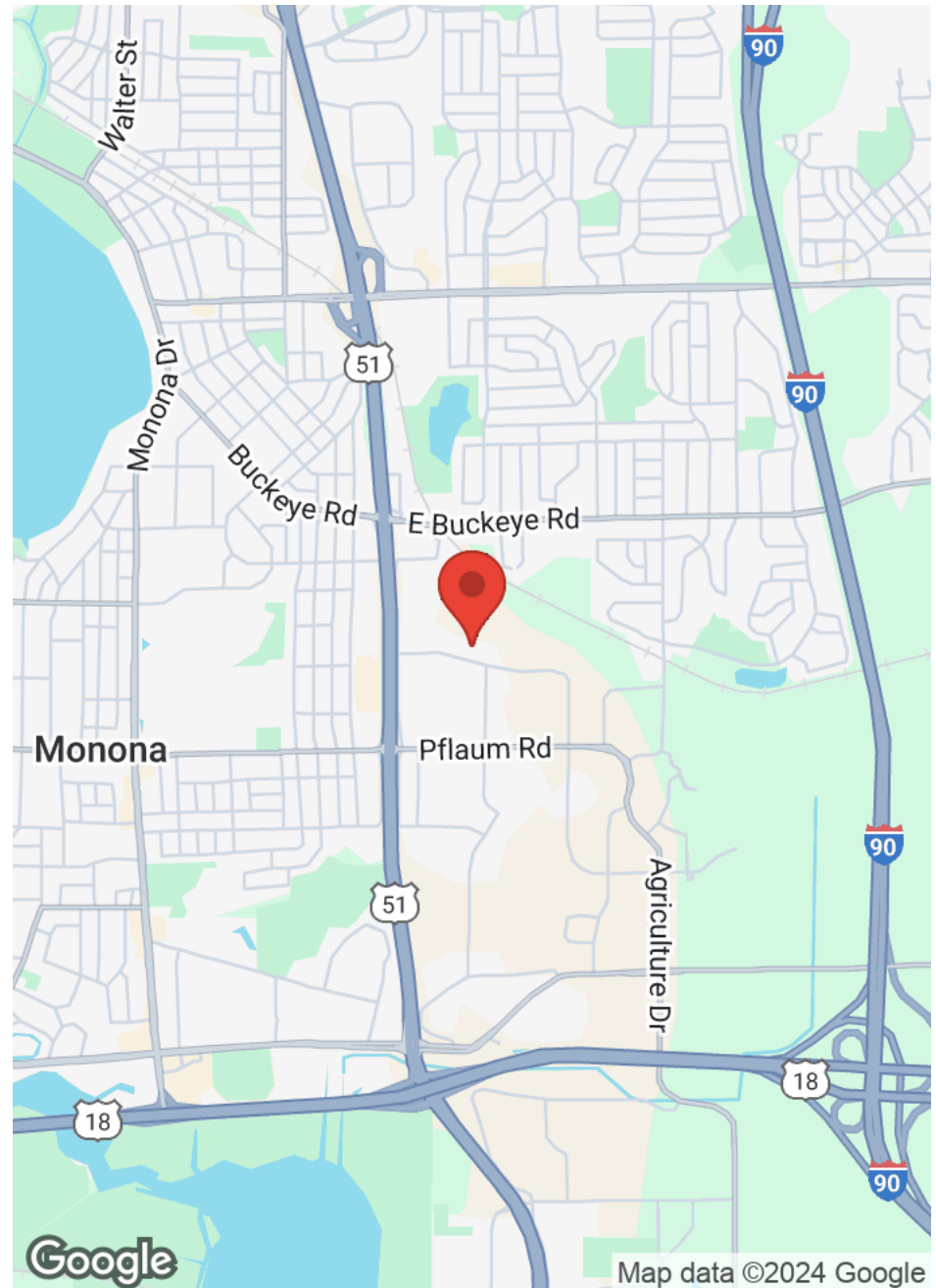
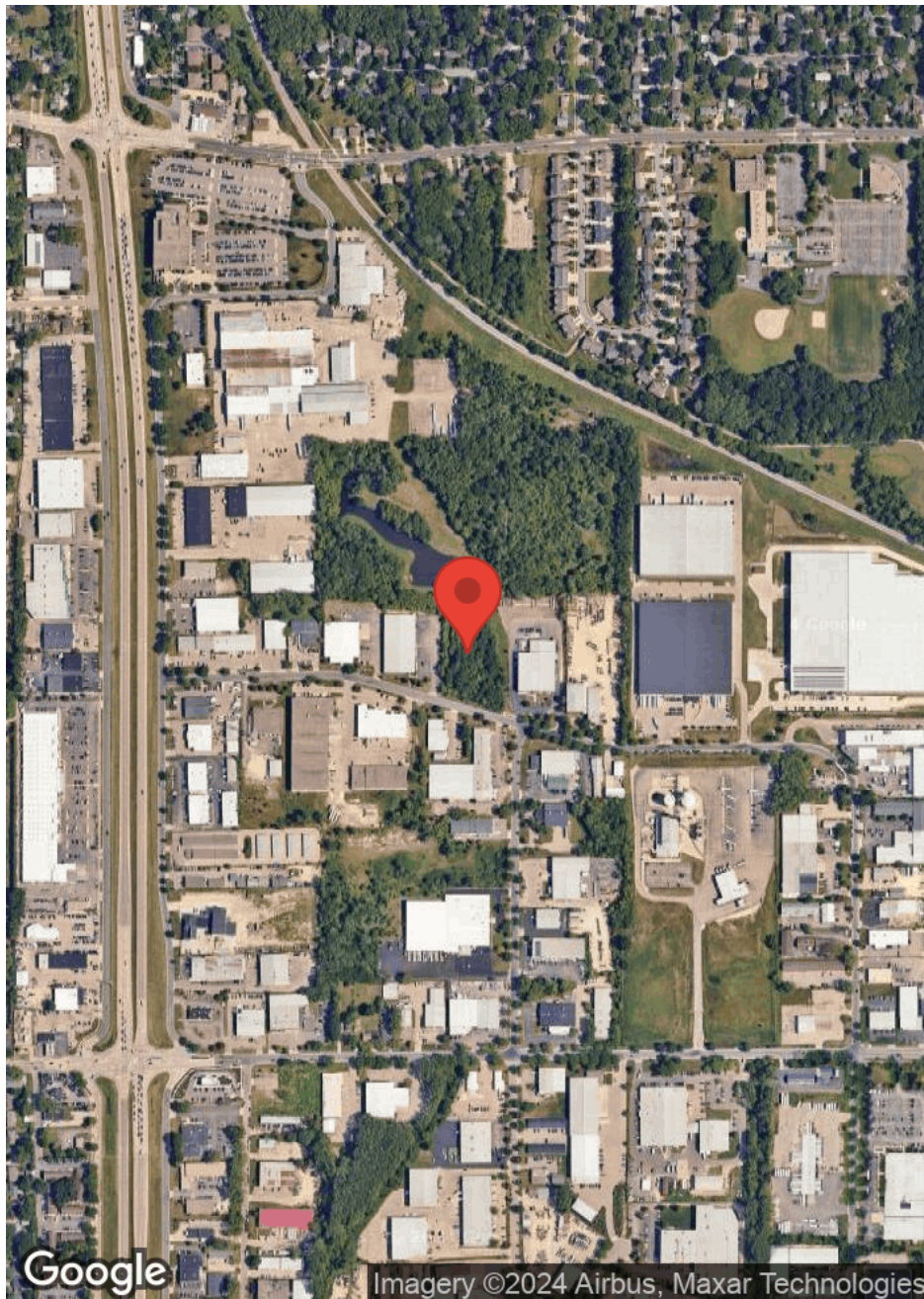
PROPERTY PHOTOS

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LOCATION MAPS

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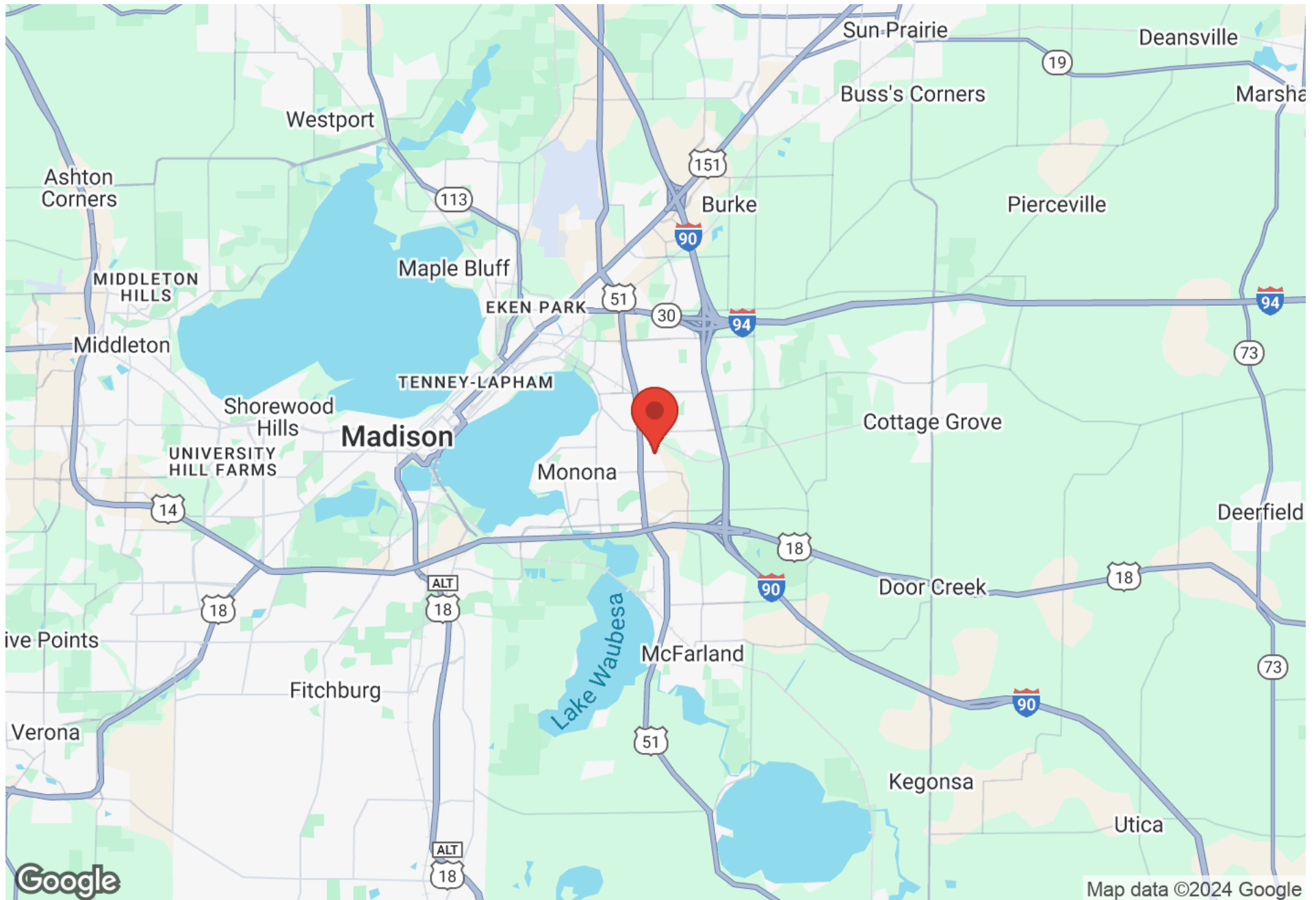
AERIAL MAP

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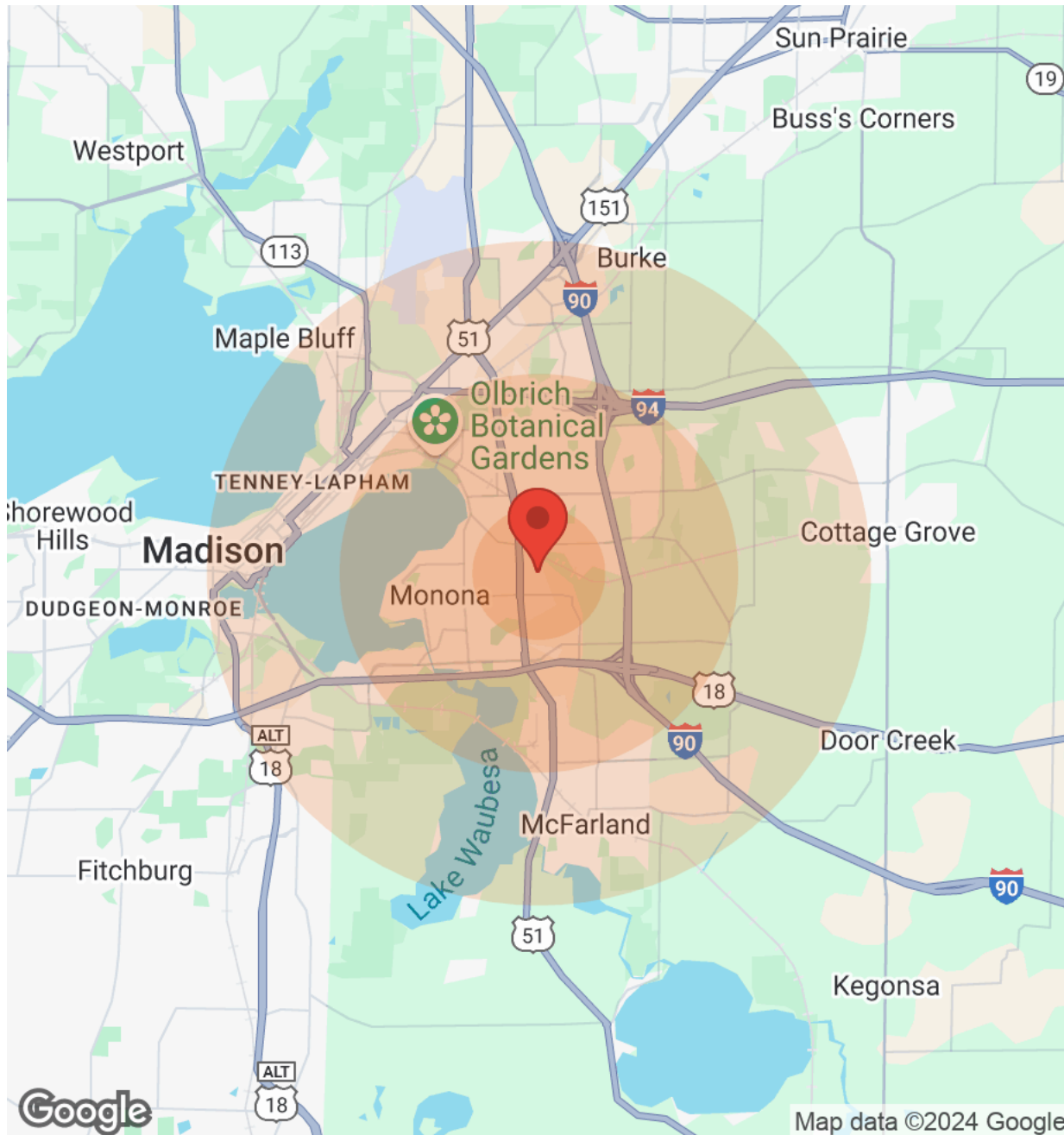
REGIONAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,311	23,398	70,397
Female	3,296	24,478	69,918
Total Population	6,607	47,876	140,315

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,022	7,722	21,302
Ages 15-24	812	5,615	14,181
Ages 25-54	2,571	17,954	68,035
Ages 55-64	992	6,813	17,159
Ages 65+	1,210	9,772	19,638

Race	1 Mile	3 Miles	5 Miles
White	5,854	41,377	118,227
Black	269	2,903	8,848
Am In/AK Nat	N/A	16	94
Hawaiian	N/A	N/A	N/A
Hispanic	359	3,504	10,300
Multi-Racial	690	5,668	15,748

Income	1 Mile	3 Miles	5 Miles
Median	\$61,924	\$53,455	\$48,548
< \$15,000	243	1,748	10,571
\$15,000-\$24,999	132	1,779	7,363
\$25,000-\$34,999	234	2,120	6,748
\$35,000-\$49,999	319	2,715	7,742
\$50,000-\$74,999	640	4,941	12,067
\$75,000-\$99,999	603	3,628	8,206
\$100,000-\$149,999	371	2,904	6,497
\$150,000-\$199,999	107	647	1,710
> \$200,000	12	314	1,341

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,814	22,104	65,614
Occupied	2,689	20,915	61,781
Owner Occupied	2,099	13,896	29,474
Renter Occupied	590	7,019	32,307
Vacant	125	1,189	3,833

Google

Map data ©2024 Google

DISCLOSURE

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State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
 - (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
 - (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
 - (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
 - (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
 - (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

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

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.



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