

FOR SALE > VACANT LAND/DEVELOPMENT OPPORTUNITY



3510 Fitzsimmons Road

Oak Creek, WI



Site Details

- > Total Size: 60 Acres
- > Topography: Flat
- > Zoning: A-1 Agriculture
- > Tax Key No.: 9119972004
- > 2016 Taxes: \$4,058

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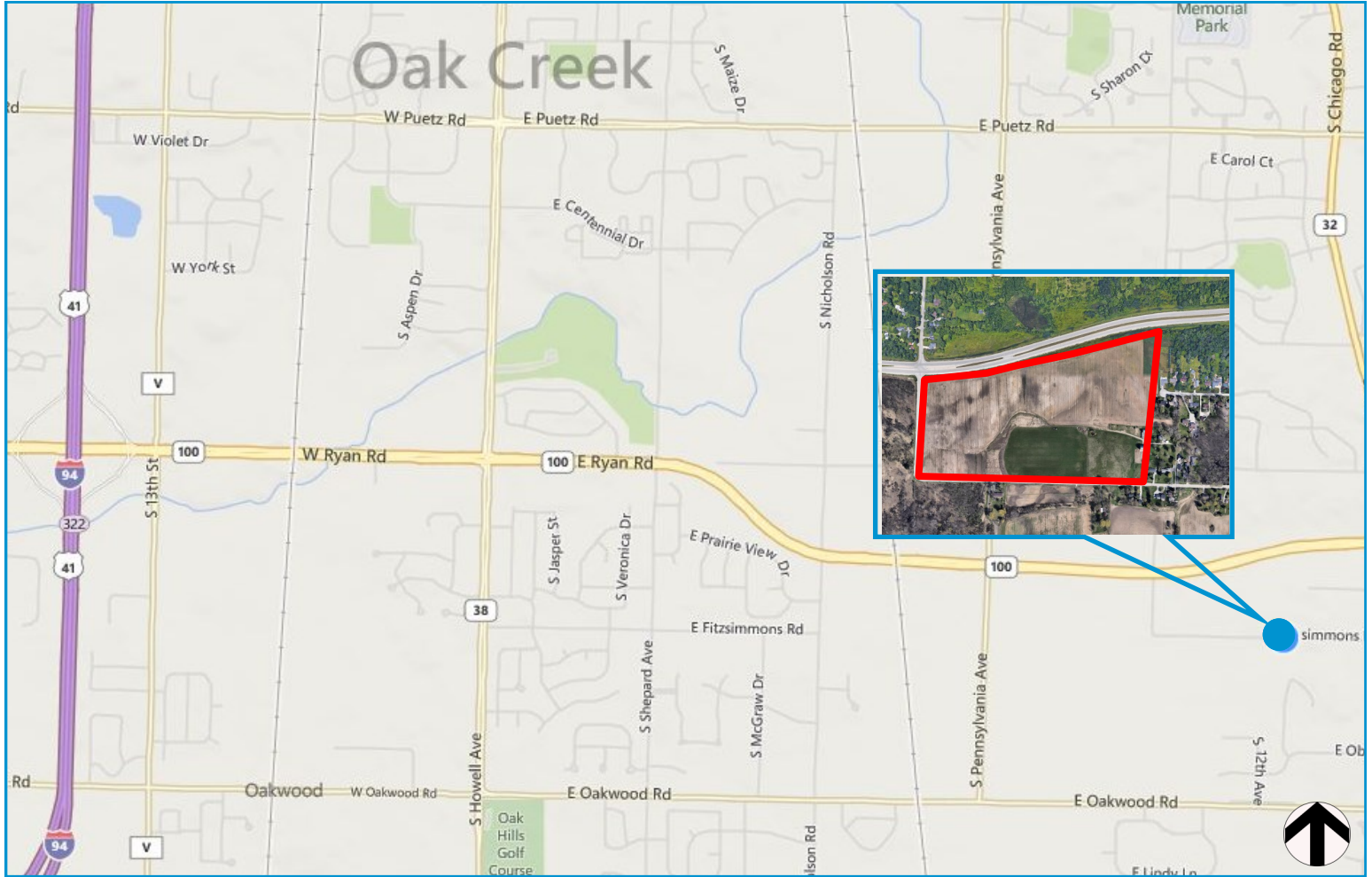
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Demographics

	<u>1-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
Population:	2,412	66,879	333,269
Median HH Income:	\$79,736	\$66,212	\$58,299
Traffic Counts:	11,000 CPD on Highway 100 (Ryan Road)		
	14,600 CPD on Highway 32 (Chicago Road)		

Sale Price

\$3,594,000
(\$59,900/acre or \$1.38/SF of land)

Land Information

Utilities:

Municipal sewer and water located at the corner of South 15th & Old Ryan Rd., north of the site. The City of Oak Creek has stated a willingness to negotiate participation in bringing utilities to the site.

Access:

A curb cut will be allowed along the east end of state hwy. 100. Department of Transportation (DOT) has surveyed the subject site for the cut and has indicated it will be near the eastern corner on the north (Hwy. 100) border of the site.

Roads:

The west end of the site is S. 15th Ave; east is a housing development (Garden Place dead ends into the site); south is Fitzsimmons Rd., and the north side is a recently constructed, divided highway 100.

Zoning:

Presently agriculture; rezoning or classification into a Planned Unit Development expected as part of overall development plan to be submitted by buyer at the time of approval process.

Desired Development:

The City has indicated they are wide open to a comprehensive development plan being presented. A mixed-use is desired, and could include but not be limited to higher end condominiums and/or apartments, retail, commercial, convenience store/gas station, medical/office, senior housing, and restaurants.

Site Dimensions:

Ryan Road - 2,590 lineal feet
15th Avenue - 822 lineal feet
Fitzsimmons Road - 1,970 lineal feet

Local Area Need:

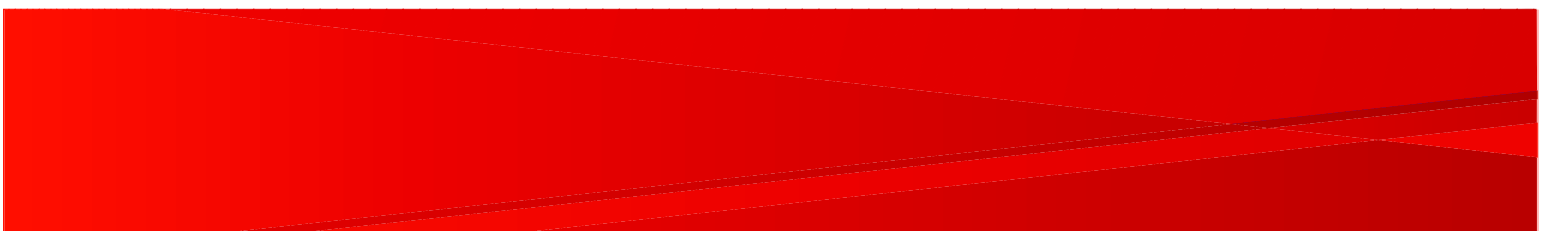
Historically most development in Oak Creek has occurred along Howell Ave., a major north/south divided street that nearly bisects Oak Creek into west and east sections and is parallel to Interstate 94. The east side of Oak Creek has lagged in development and presents a developer with opportunities to serve a population in need of amenities in medical, retail, commercial, restaurants, service station/C-store, etc. as well as upper scale condominiums or apartments.

Other Possible Developments and Relevant Information:

(i) approximately 80 acres north of Bender Park (the park along the east side of Oak Creek on the lake, see map) is in the planning stage for upscale single family home sites; (ii) 200 acres at the southwest intersection of Elm Rd. & Hwy. 32 (aka Chicago Rd) is also contemplated for single family home sites [Elm Rd. is an east / west road running along the south portion of Oak Creek]; (iii) The Bluffs of Oak Creek, phase I, is also single family sites located north of Oakwood Rd. between Hwy. 32/Chicago Rd. & the railroad tracks. Phase I has begun with grading work, with a second phase with a higher density eventually planned for land east of the Bluffs development, immediately west of Bender Park.

Possible State Hwy. 100 extension to rail station:

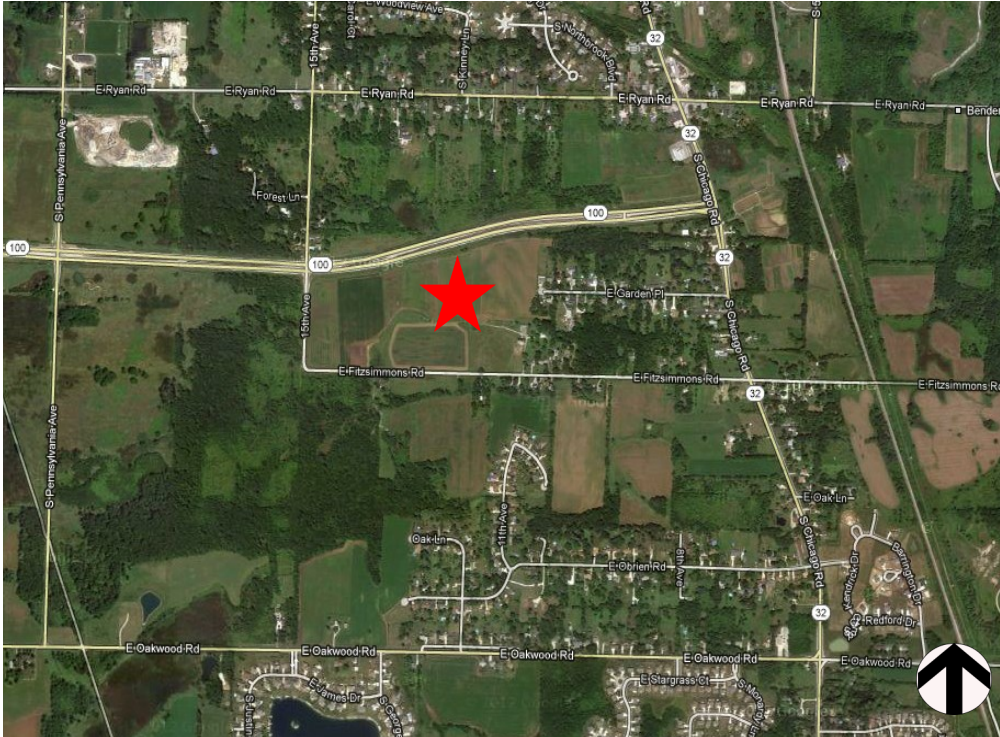
It appears the east end of Hwy. 100, presently dead ending into State hwy. 32 (Chicago Rd.), could be extended by the DOT to the railroad tracks where a new rail station is being considered.



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Contact Us

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Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
 - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38
39 **CONSENT TO TELEPHONE SOLICITATION** THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40
41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we

43 **SEX OFFENDER REGISTRY** List Home/Cell Numbers: _____

44
45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 **DEFINITION OF MATERIAL ADVERSE FACTS** Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47
48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.