

FOR SALE > BROOKFIELD DEVELOPMENT LAND

19600 W. Bluemound Road

Brookfield, WI 53045



Land Details

- > Total Size: 0.676 Acres
- > Zoning: B-2 Limited General Business District
- > Access: Janacek Rd (easement with southern parcel)
- > Tax Key: BFKT1123995003

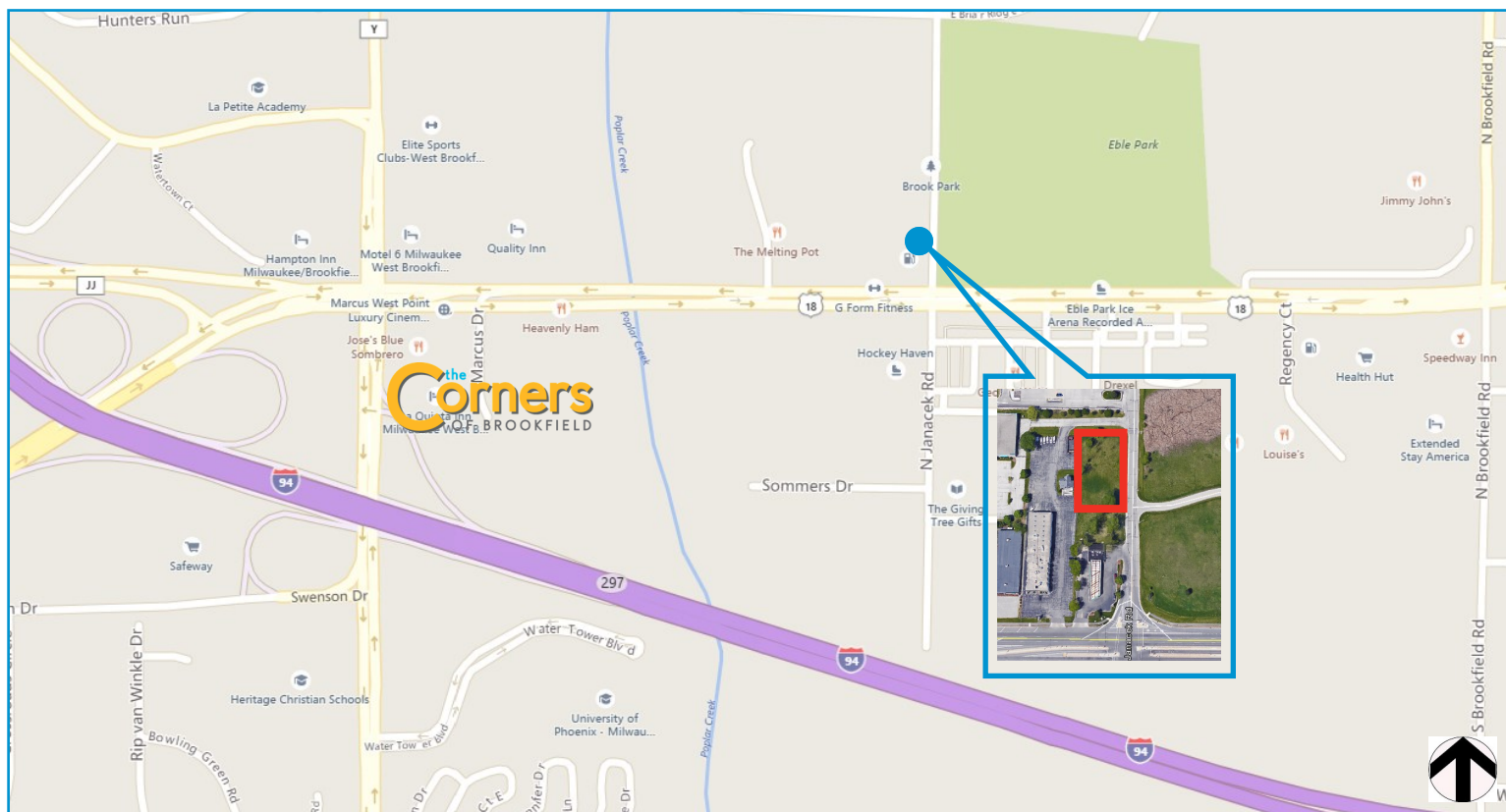
Asking Price

\$350,000

\$295,000

JOE ELDREDGE
414 278 6825 (direct)
262 443 8839 (mobile)
MILWAUKEE, WI
Joe.eldredge@colliers.com

COLLIERS INTERNATIONAL
1243 North 10th Street, Suite 300
Milwaukee, WI 53205
www.colliers.com



Property Highlights

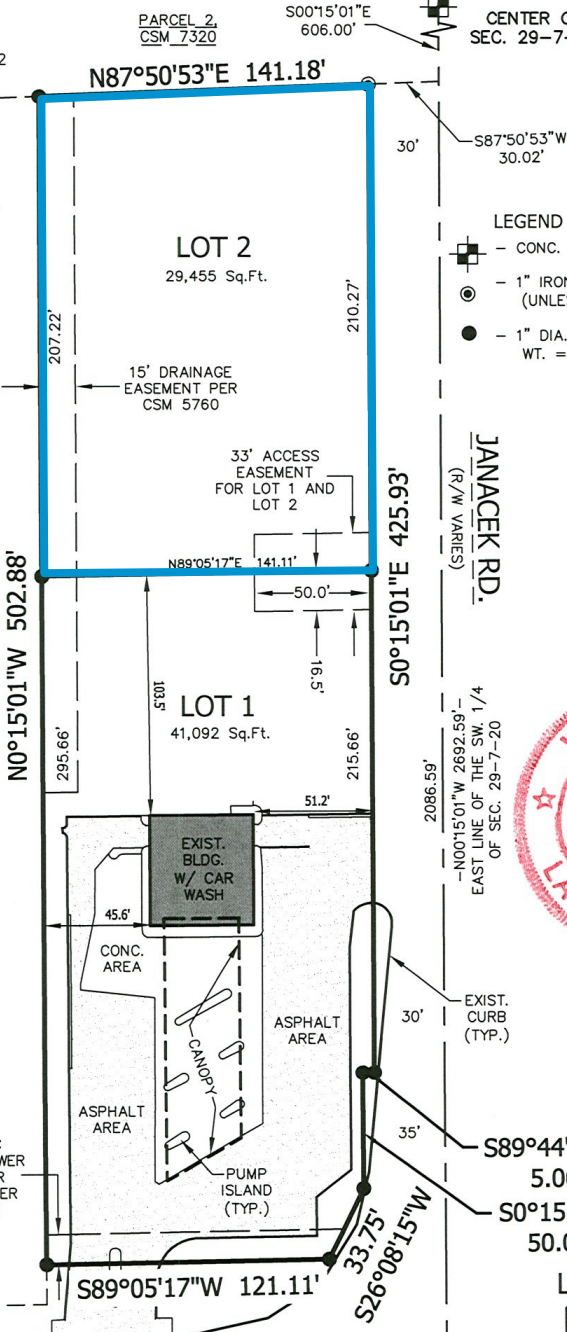
- > Development opportunity just off Bluemound Rd along Janacek Rd
- > Controlled intersection at Bluemound Rd & Janacek Rd with dedicated turn lanes
- > Located in the midst of a hot development market between The Corners & The Corridor
- > Excellent demographics within Brookfield and surrounding communities
- > Close proximity to Interstate 94 on/off ramps

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 2 AND A PART OF LOT 1, CSM NO. 5760, LOCATED IN THE NE. 1/4 OF THE SW. 1/4 OF SECTION 29, T.7N., R.20E., TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, RLS 2082
YAGGY COLBY ASSOCIATES
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 646-6855 X 133
keithk@yaggy.com

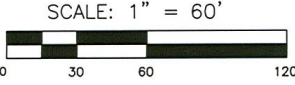
SURVEY FOR:
FILLINGER INVESTMENT, INC.
6750 N. 43RD STREET
MILWAUKEE, WI 53209
(414) 353-8433



- LEGEND**
- CONC. MON. W/ BRASS CAP FND.
 - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

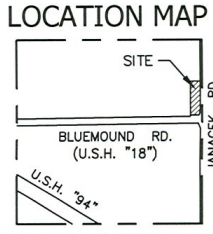


NOTE: THE 33' ACCESS EASEMENT IS TO BE CREATED BY A SEPARATE DOCUMENT



BLUEMOUND RD.
(U.S.H. "18")
(R/W VARIES)

S 1/4 CORNER
SEC. 29-7-20



BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP NO. 5760, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, ON THE EAST LINE OF THE SW 1/4 OF SECTION 29-7-20 AS N00°15'01"W.

PROJECT NO. 16138

THIS INSTRUMENT DRAFTED BY THOMAS WILLIAMSON

SW. 1/4 SEC. 29-T07N-R20E

SHEET 1 OF 4

Restaurants



Accommodations



Retailers



Grocery



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Contact Us

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Demographics

	1 Mile	3 Mile	5 Mile
Population	3,571	37,365	116,930
Households	1,518	16,025	49,223
Median HH Income	\$73,341	\$73,321	\$69,853
Median Home Value	\$305,011	\$268,845	\$247,171

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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:

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 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 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 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 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 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson 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 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER 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 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 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 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

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

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

CONSENT TO TELEPHONE SOLICITATION

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

45 *Notice: 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

DEFINITION OF MATERIAL ADVERSE FACTS

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 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.