

FOR SALE > SUBDIVISION/MULTI-FAMILY DEVELOPMENT OPPORTUNITY



W73 N1122/W74 N1204 Washington Avenue

City of Cedarburg, WI (Current 'Baehmann Golf Center' Land)



Site Details

- > Total Size: 57.31 Acres
- > Zoning: P-1 Park & Recreation District

Sale Price

- > \$2,500,000

Property Highlights

This +/-57 acre property presently operates as the Baehmann Golf Center in Cedarburg, WI. The property is being offered as a redevelopment opportunity with the city of Cedarburg indicating a desire to potentially see single family and limited density multi-family, along with potentially mixed used or commercial development at this site.

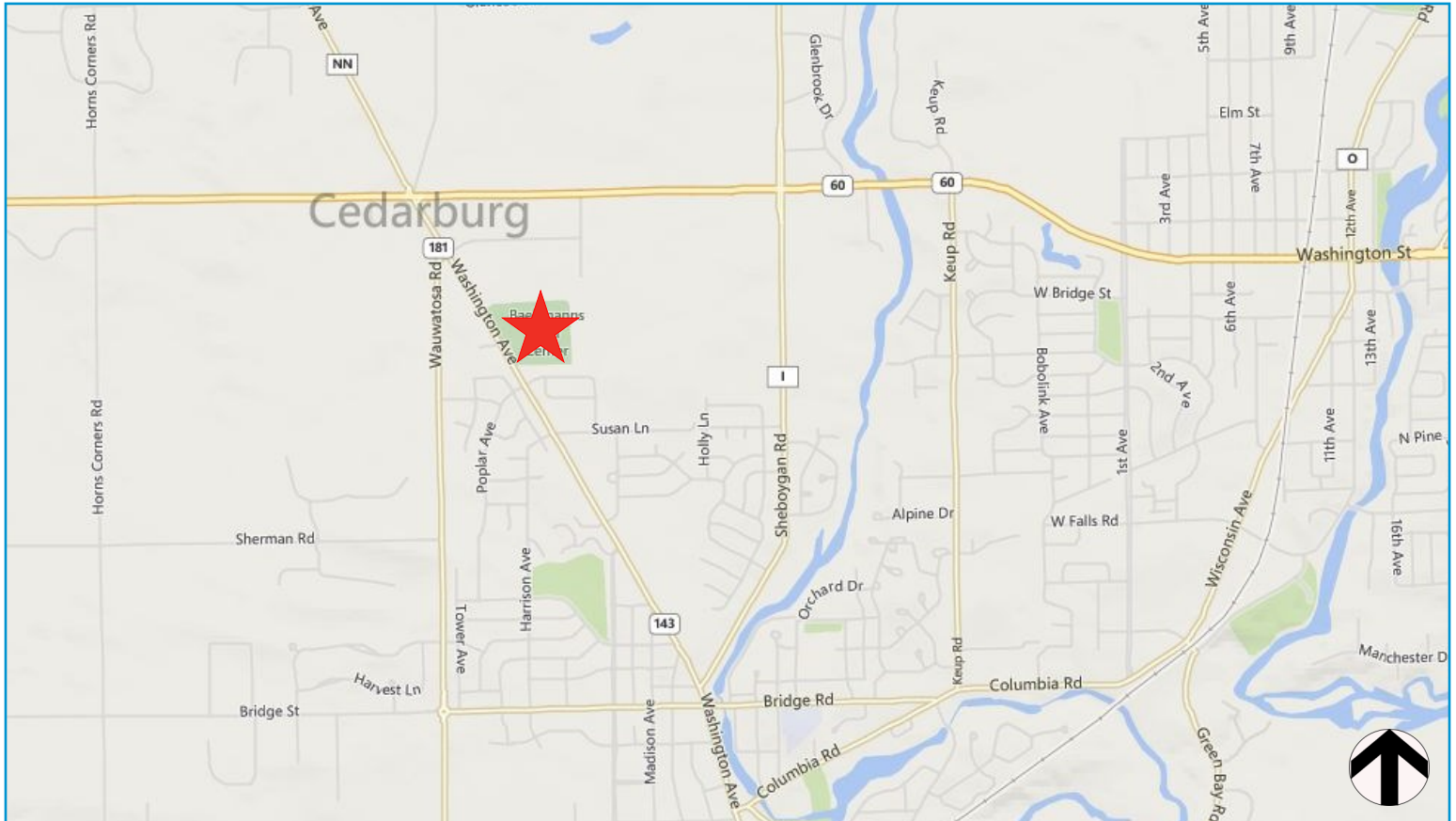
MARK A. SCHNOLL
414 278 6833 (direct)
414 531 2332 (mobile)
MILWAUKEE, WI
mark.schnoll@colliers.com

COLLIERS INTERNATIONAL
833 East Michigan Street, Suite 500
Milwaukee, WI 53202
www.colliers.com

FOR SALE > SUBDIVISION/MULTI-FAMILY DEVELOPMENT OPPORTUNITY

W73 N1122/W74 N1204 Washington Avenue

City of Cedarburg, WI (Current 'Baehmann Golf Center' Land)



Parcel Economics

- > Offering Price: \$2,500,000
- > 2015 Property Taxes: \$17,031
- > Tax Key: 130220700000

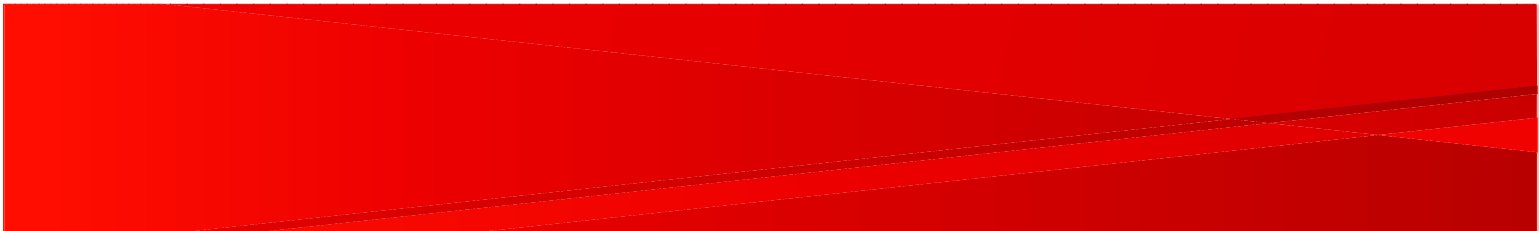
FOR SALE > SUBDIVISION/MULTI-FAMILY DEVELOPMENT OPPORTUNITY

W73 N1122/W74 N1204 Washington Avenue

City of Cedarburg, WI (Current 'Baehmann Golf Center' Land)

Site Description

Size:	+/-57.31 AC
Shape:	Irregular
Topography:	Fairly level
Frontage & Access:	The site has about 1,500 feet of frontage along Washington Avenue with a total of three access points. One access is located at the single-family residence, one is located at the storage building and the third is located at the golf pro shop.
Utilities:	<p>The subject is serviced by private septic systems. The single-family residence and storage building are serviced by a private well and the pro shop is serviced by municipal water.</p> <p>There is municipal sewer located in the subdivision to the south of the subject. However, according to the City of Cedarburg, that sewer main is currently over burdened and cannot be extended to the subject without a new main being installed.</p>
Water Frontage:	There is a small, 0.3 acre pond located near the center of the site on the nine-hole, par three, golf course.
Flood Plains:	Not located in a flood plain
Wetlands/Environmental Corridor:	According to Ozaukee County, approximately 7.3 acres in the southeastern corner of the subject site is affected by wetlands and is also considered to be an isolated natural resources area.



FOR SALE > SUBDIVISION/MULTI-FAMILY DEVELOPMENT OPPORTUNITY

W73 N1122/W74 N1204 Washington Avenue

City of Cedarburg, WI (Current 'Baehmann Golf Center' Land)

Improvement Description

Pro-Shop:

The pro-shop consists of a 1,260 SF metal pole building. The exterior of the building is covered with insulated pre-engineered steel panels and has a pitched roof that is also covered with pre-engineered steel panels. The interior of the subject is primarily unfinished. The building is heated but is not cooled. The pro-shop was constructed in 1965.

Storage Building:

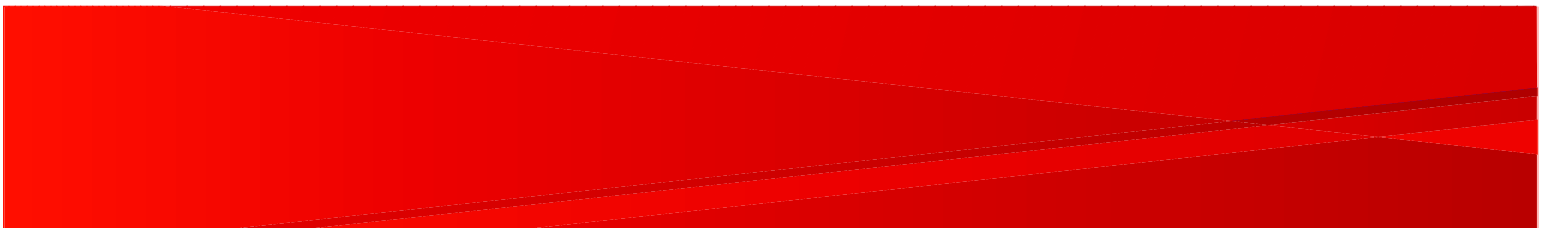
The storage building consists of a 4,000 SF metal pole building. The exterior of the building is covered with insulated pre-engineered steel panels and has a pitched roof that is also covered with pre-engineered steel panels. The interior of the subject is unfinished. The building has two, overhead doors and is neither heated nor cooled.

Single-Family Residence:

The single-family residence consists of a 1,424 SF, masonry, two bedroom, 1.5 bathroom house. The exterior of the house is constructed from masonry bricks. The house has a pitched roof that is constructed from wood rafters and covered with felt and asphalt shingles. The house has a full, unfinished basement and a 441 SF attached garage.

Miscellaneous:

There is an older masonry silo located near the storage building as well as a 18-hole miniature golf course located near the pro-shop.

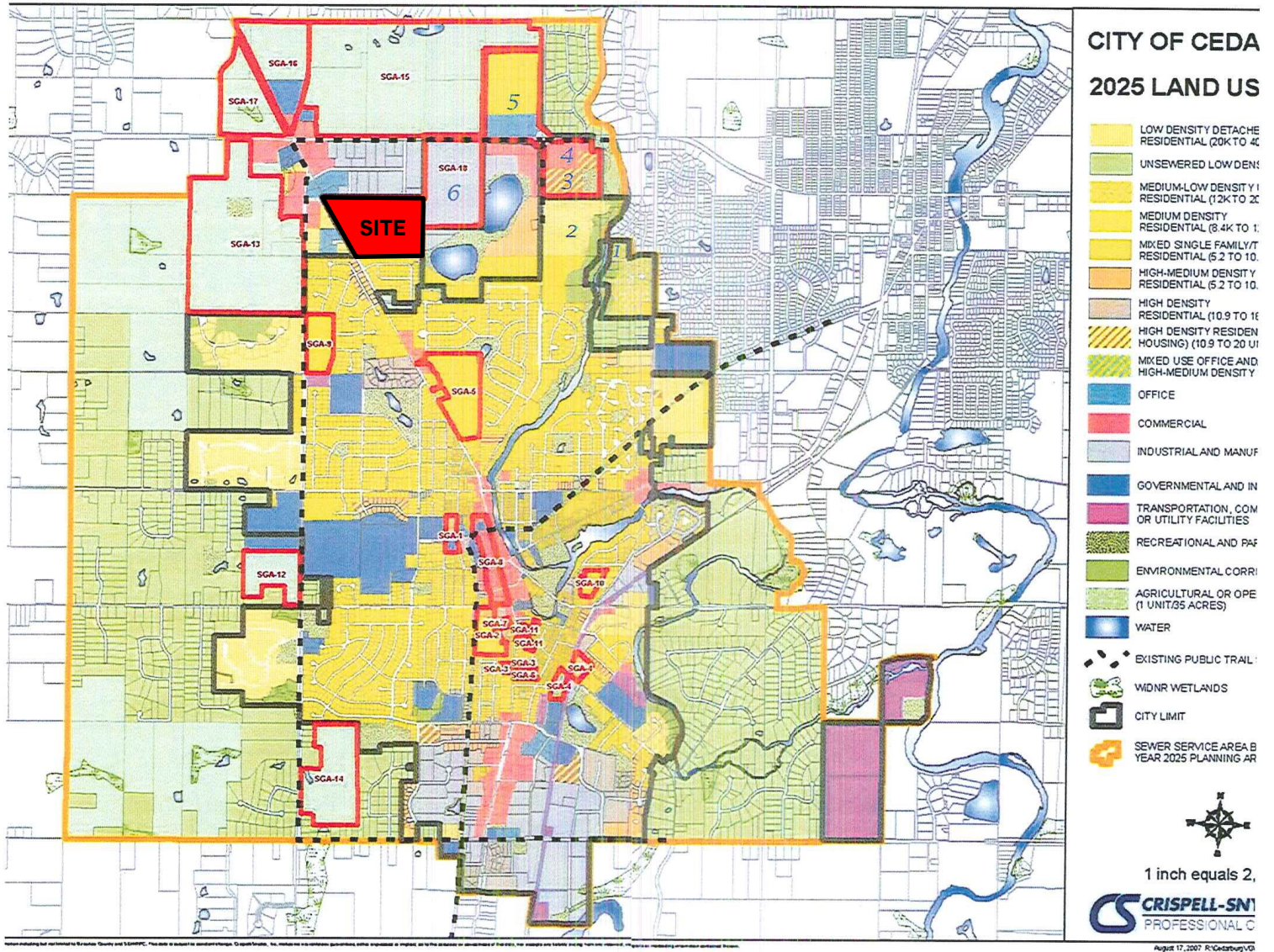


FOR SALE > SUBDIVISION/MULTI-FAMILY DEVELOPMENT OPPORTUNITY

W73 N1122/W74 N1204 Washington Avenue

City of Cedarburg, WI (Current 'Baehmann Golf Center' Land)

Land Use Plan



FOR SALE > SUBDIVISION/MULTI-FAMILY DEVELOPMENT OPPORTUNITY

W73 N1122/W74 N1204 Washington Avenue

City of Cedarburg, WI (Current 'Baehmann Golf Center' Land)



Contact Us

MARK A. SCHNOLL

414 278 6833 (direct)

414 531 2332 (mobile)

MILWAUKEE, WI

mark.schnoll@colliers.com

COLLIERS INTERNATIONAL
833 East Michigan Street, Suite 500
Milwaukee, WI 53202

www.colliers.com

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):

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

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

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

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.

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.