

Commercial Land for Sale



Westgate Development Lot 1, State Highway 12/18, Cambridge WI 53525



Property Highlights

- Zoned Business Highway
- Excellent visibility and access
- Newer residential development across Highway 12/18
- Lighted intersection completed
- Great use for a C-Store

Property Summary

Sale Price	\$900,000 (\$3.55/sf)
Unit Size	5.82 acres (253,410 sf)

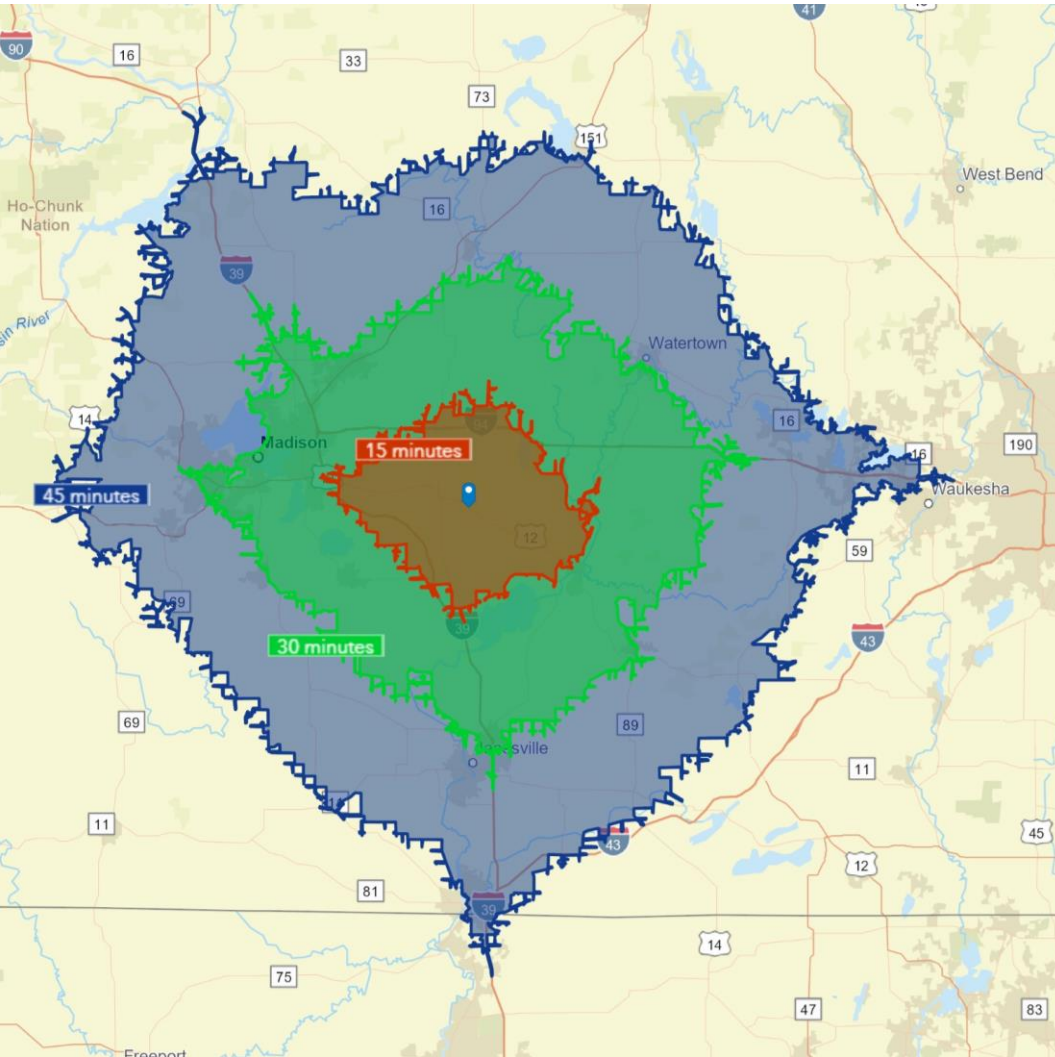
Mike Herl, SIOR
608-212-4623

Mike.herl@madisoncommercialre.com

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Westgate Development Lot 1

State Highway 12/18, Cambridge WI 53525



Drive Time Map

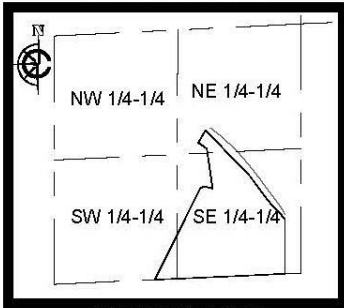
Distance To:	Minutes:
Interstate 94	15
Interstate 39/90	10
Dane County Airport	26
Downtown Madison	27
Downtown Milwaukee	62
Mitchell Int'l Airport	67
O'Hare Airport	108

Demographics & Traffic Counts

	1 Mile	3 Mile	5 Mile
Population (2023)	1,751	4,932	8,709
Number of Households	708	2,015	3,460
Average HH Income	\$98,489	\$113,818	\$111,334
Median Age	40.4	46.2	43.8
Median HH Income	\$81,125	\$91,666	\$91,524

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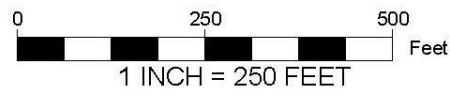
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SW 1/4 SEC. 1-6-12
SCALE: 1" = 2,000'



GRAPHIC SCALE



BASIS OF BEARING: ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY

LEGEND

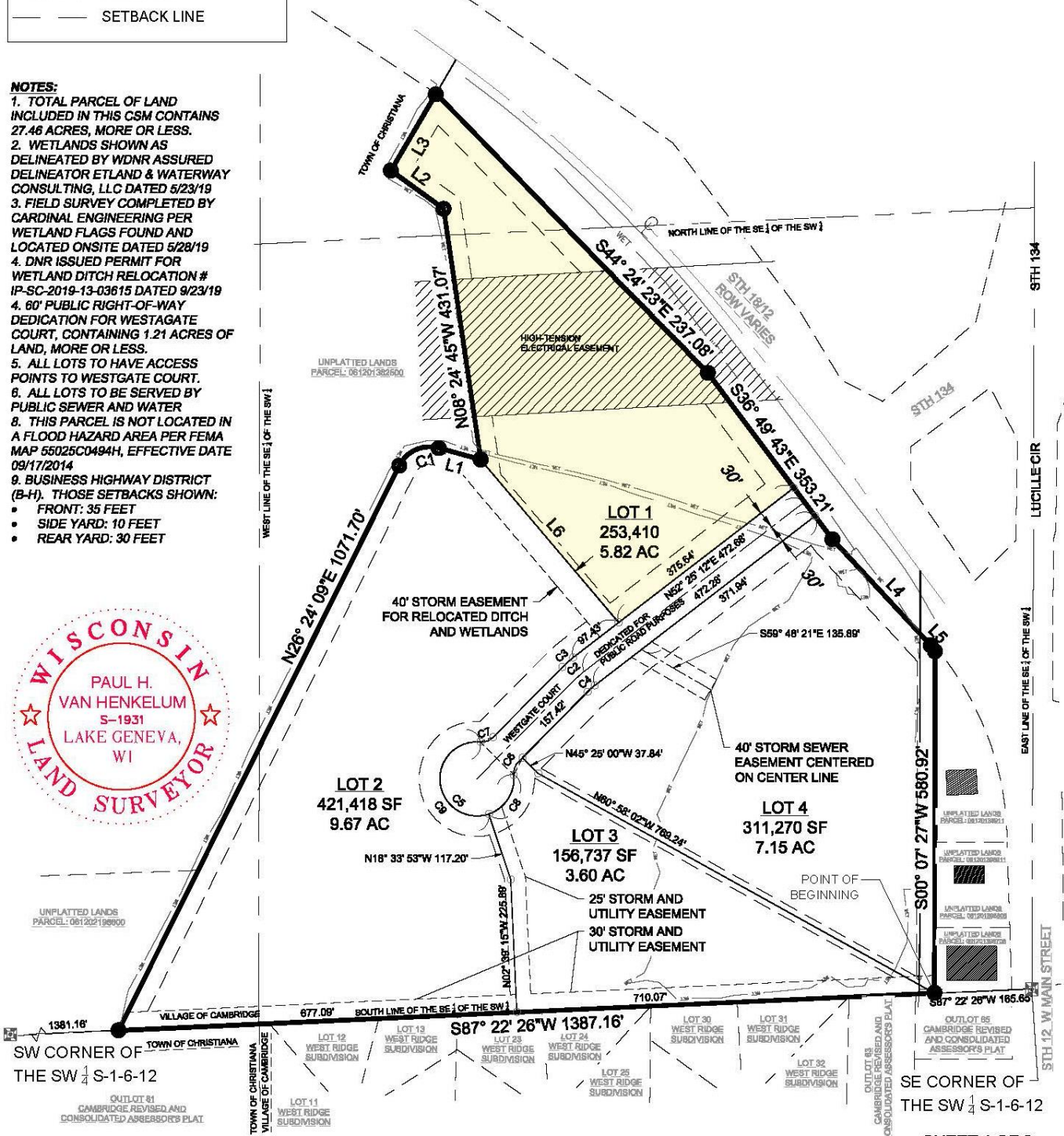
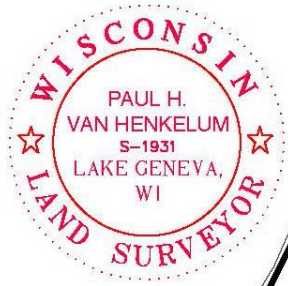
- 1" IRON PIPE- FOUND
- SET 1" O.D. IRON PIPE 18" LONG, 1.13# L.F.
- FOUND SECTION CORNER
- WETLANDS
- SETBACK LINE

OWNERS/SUBDIVIDERS:
CAMBRIDGE REAL ESTATE VENTURES
1509 N PROSPECT AVE
MILWAUKEE, WI 53202

SURVEYOR:
PAUL H. VAN HENKELUM PLS
CARDINAL ENGINEERING LLC
PO BOX 281
LAKE GENEVA, WI 53147
262-757-8778

NOTES:

1. TOTAL PARCEL OF LAND INCLUDED IN THIS CSM CONTAINS 27.46 ACRES, MORE OR LESS.
2. WETLANDS SHOWN AS DELINEATED BY WDNR ASSURED DELINEATOR ETLAND & WATERWAY CONSULTING, LLC DATED 5/23/19
3. FIELD SURVEY COMPLETED BY CARDINAL ENGINEERING PER WETLAND FLAGS FOUND AND LOCATED ONSITE DATED 5/28/19
4. DNR ISSUED PERMIT FOR WETLAND DITCH RELOCATION # IP-SC-2019-13-03615 DATED 9/23/19
5. ALL LOTS TO HAVE ACCESS POINTS TO WESTGATE COURT.
6. ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER
7. THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA MAP 55025C0494H, EFFECTIVE DATE 09/17/2014
8. BUSINESS HIGHWAY DISTRICT (B-H). THOSE SETBACKS SHOWN:
 - FRONT: 35 FEET
 - SIDE YARD: 10 FEET
 - REAR YARD: 30 FEET



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

40 **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
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **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
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.