

51



Ginger Bread House Day Care

Lot B
For Sale or BTS

Lot A
For Lease



Windsor Road

North Towne Road

For Sale, Lease or
Build-To-Suit

Windsor Crossing

6715 Firehouse Drive, Windsor, WI 53593

Prime Development Opportunity

Lot Sizes	Lot A: 0.7 Acres Lot B: 1.1 Acres
Zoning	G2 / Commercial
Pricing Info	Contact Broker

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Property Highlights

- Minutes from Interstate 94/39 and 11 miles from downtown Madison.
- Windsor is showing household growth and a notably higher than state average household income.
- Located within the Windsor Crossing development, which includes single-family homes, multi-family apartments, and Terrace Senior Living.

Accelerating success.

Property Overview

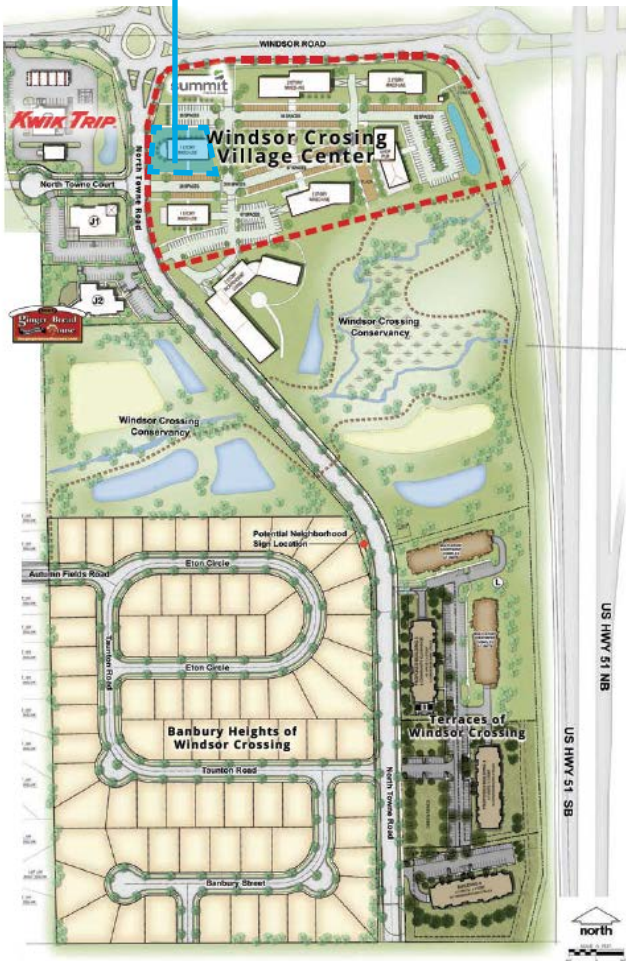


Windsor Crossing is an 83-acre development located at the junction of US Hwy 51 and Windsor Road in Windsor, WI. The development is comprised of: 74 single family home sites (Banbury Heights), 228 apartment units housed in six buildings (The Terraces), approximately 20 acres of conservancy, and a Village Center with several mixed use buildings, a senior living complex, destination restaurant, as well as a village green and public plaza.

Nearby site amenities include, but are not limited to: Cherokee Marsh, Lake Windsor & Lake Windsor Country Club, Fireman's Park, Upper Yahara River Environmental Corridor, Token Creek Conservancy, Linde Fields Soccer Complex, Northern Corridor Park, extensive multi-modal trail system, and multiple retail and restaurant options.



Lot A Renderings



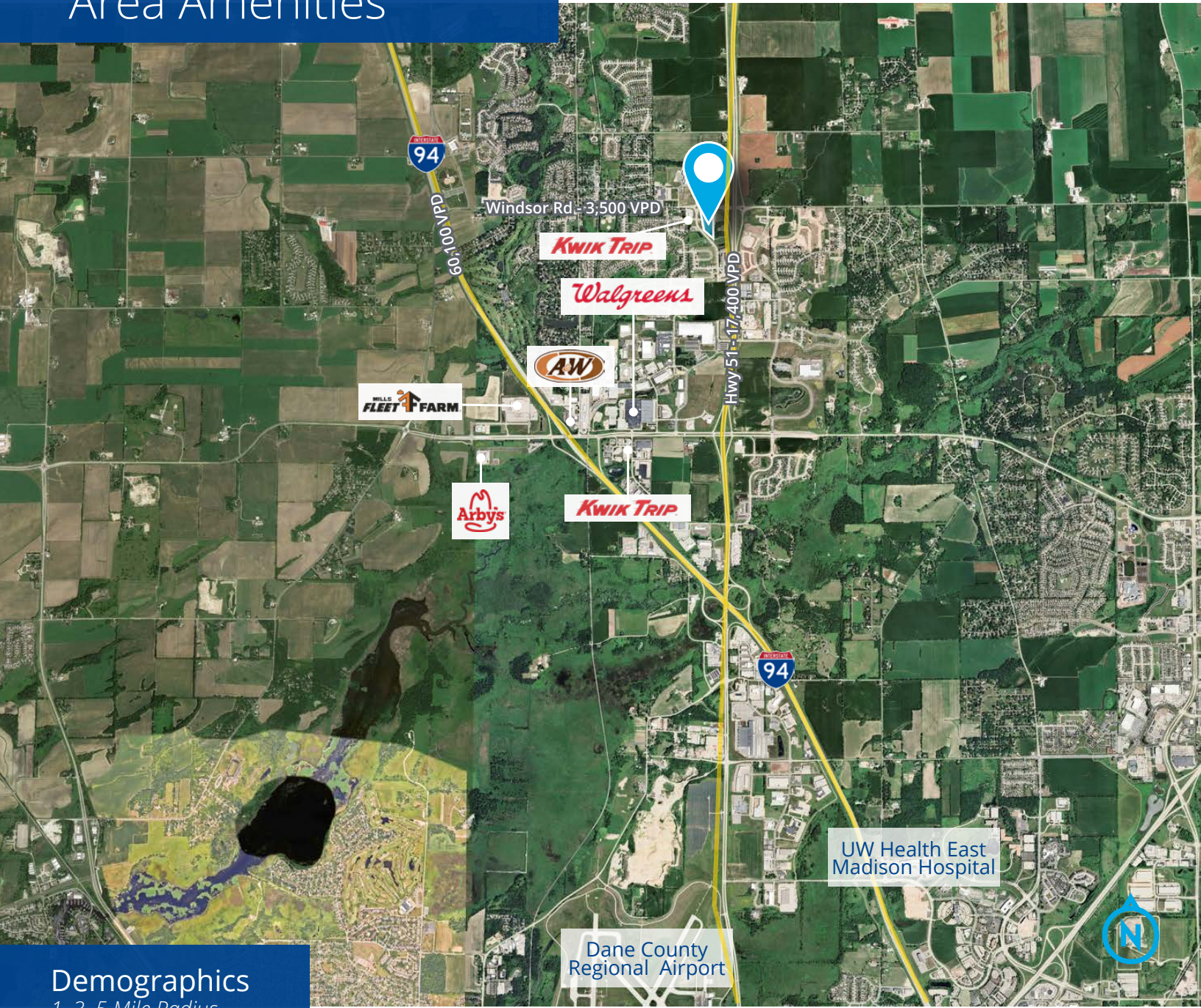
WEST ELEVATION
SCALE 1/4" = 1'-0"



Lot A Information:

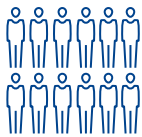
- Available Space 5,607 SF
- In line suite and South endcap available
- South endcap features drive-thru

Area Amenities



Demographics

1, 3, 5 Mile Radius



Total Population
4,646
20,561
45,516



Daytime Population
3,105
16,288
43,752

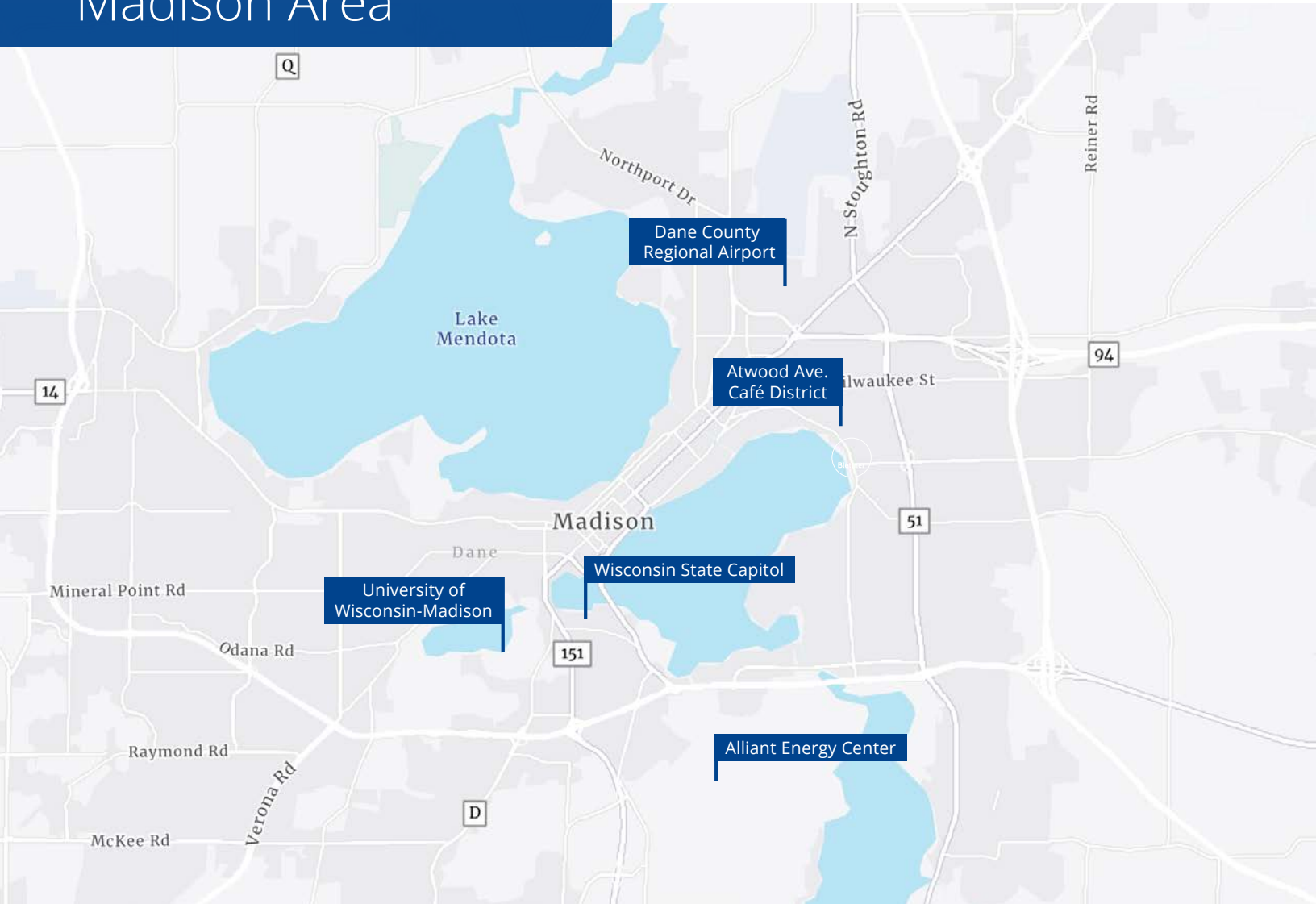


Total Households
1,815
7,794
17,846



Median Household Income
\$108,024
\$102,410
\$100,923

Madison Area



Madison Workforce

The University of Wisconsin - Madison & Four Strong Technical Schools Help Fuel a Strong Workforce

The well educated workforce, fuelled by nationally ranked UW-Madison, tends to pursue economic stability through careers in business, technology and professional services. The Madison metro area has seen continued steady growth in these sectors thanks to notable names like Epic Systems, SSM Healthcare and American Family Insurance. The combination of the strong education system and stable nationally recognized corporations encourages the young workforce to stay in the Madison area, a trend that will likely draw additional employers and lead to further growth.

Notable Area Employers



51

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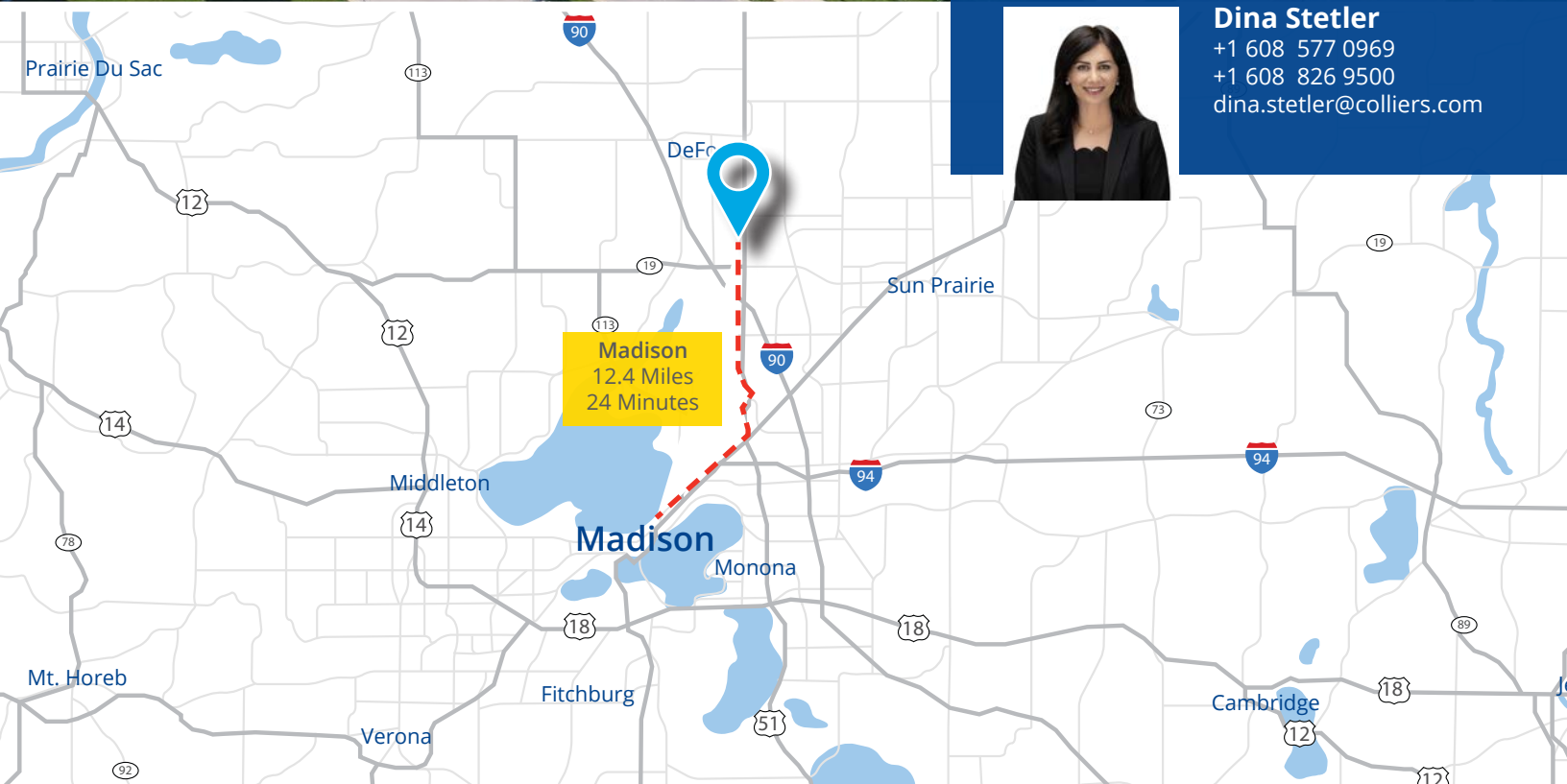


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Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

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, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
-The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. 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

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.

The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

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

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/>

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 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.

