

LAND FOR SALE

# FITCHBURG DEVELOPMENT OPPORTUNITY

5345 LACY ROAD, FITCHBURG, WI 53711



## MULTI-FAMILY AND MIXED USE LAND FOR SALE

**OAKBROOK CORPORATION**  
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# PROPERTY SUMMARY

Lacy Rd  
5345 Lacy Road | Fitchburg, WI 53711



## Property Summary

Price:	\$1,375,000
Address:	5345 Lacy Road Fitchburg, WI 53711
Lot Size:	4.42 Acres
Price per SF	\$7.14 P/SF
County:	Dane
Frontage:	Fahey Glen & Lacy Rd
Traffic Count:	4300 VPD - Lacy Rd (WiDOT)
Drainage:	Yes
Roudabout Intersection:	Fahey Glen & Lacy Rd
Utilities:	Yes
Existing Zoning:	Mixed Use & Low Density Residential
APN:	225/0609-151-8210-2

## Property Overview

Discover an exceptional development opportunity at 5345 Lacy Road in Fitchburg, Wisconsin! This prime 4.42-acre site, priced attractively at \$1,375,000, offers versatile potential with Mixed Use and Low-Density Residential zoning and would likely be suited for 50-60 units. Positioned in the heart of Dane County, the property boasts high visibility with 4,300 vehicles passing daily along Fahey Glen and Lacy Road, where a roundabout enhances traffic flow and accessibility. With utilities already in place, this site is ready to bring your vision to life. Whether you're considering residential, mixed-use, or a combination of both, this property provides the ideal foundation for a successful development project.

## Location Overview

Nestled just minutes from downtown Madison, Fitchburg, Wisconsin, offers a unique blend of urban convenience and natural beauty. Known for its thriving business community, highly rated schools, and extensive parks and trails, Fitchburg is a vibrant city that continues to attract new residents and businesses. The area boasts a strong economy supported by technology, healthcare, and green industries, making it a prime location for investment and development.

# PROPERTY PHOTOS

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# PROPERTY PHOTOS

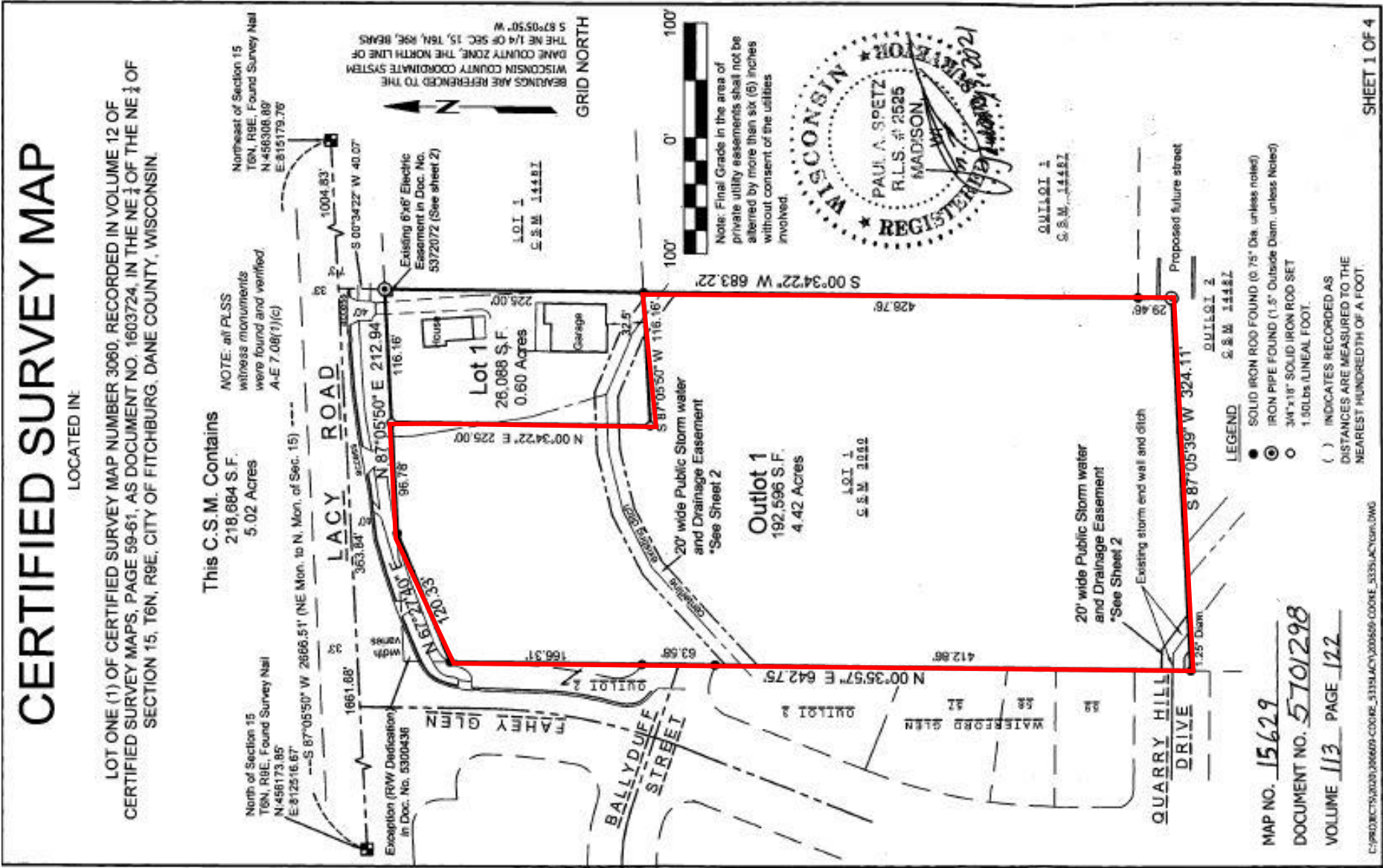
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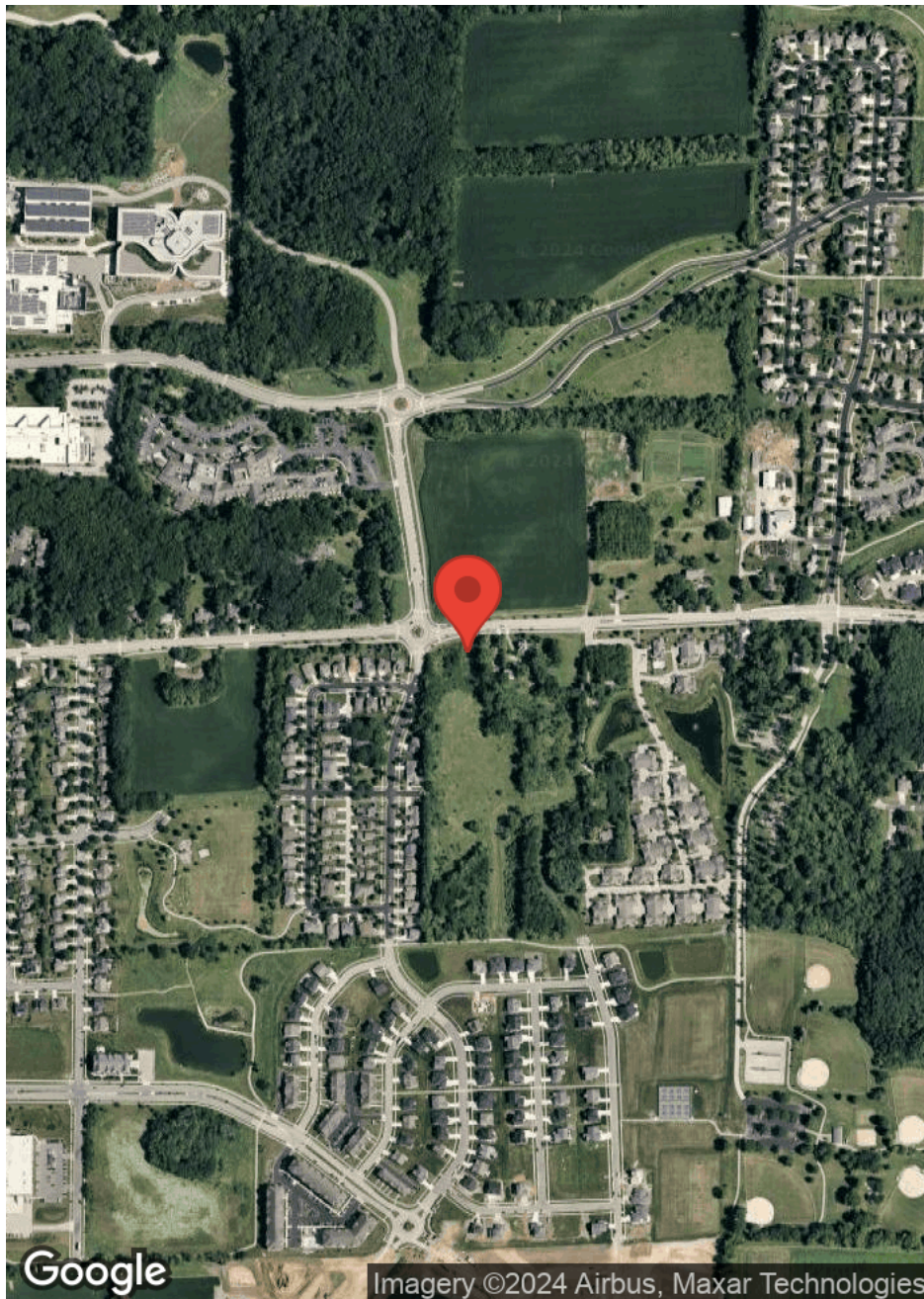
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# LOCATION MAPS

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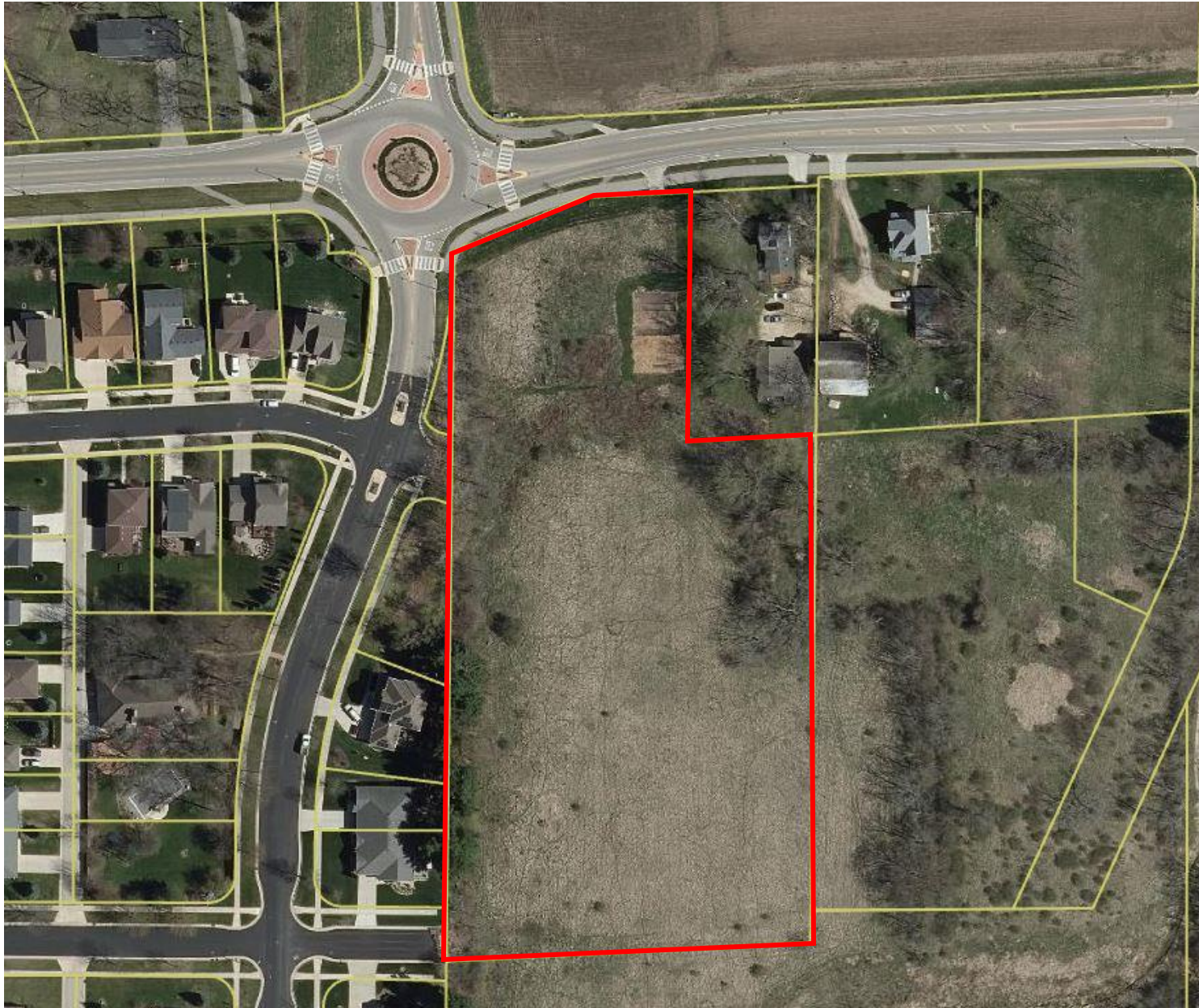
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# AERIAL WITH PROPERTY OUTLINE

Lacy Rd  
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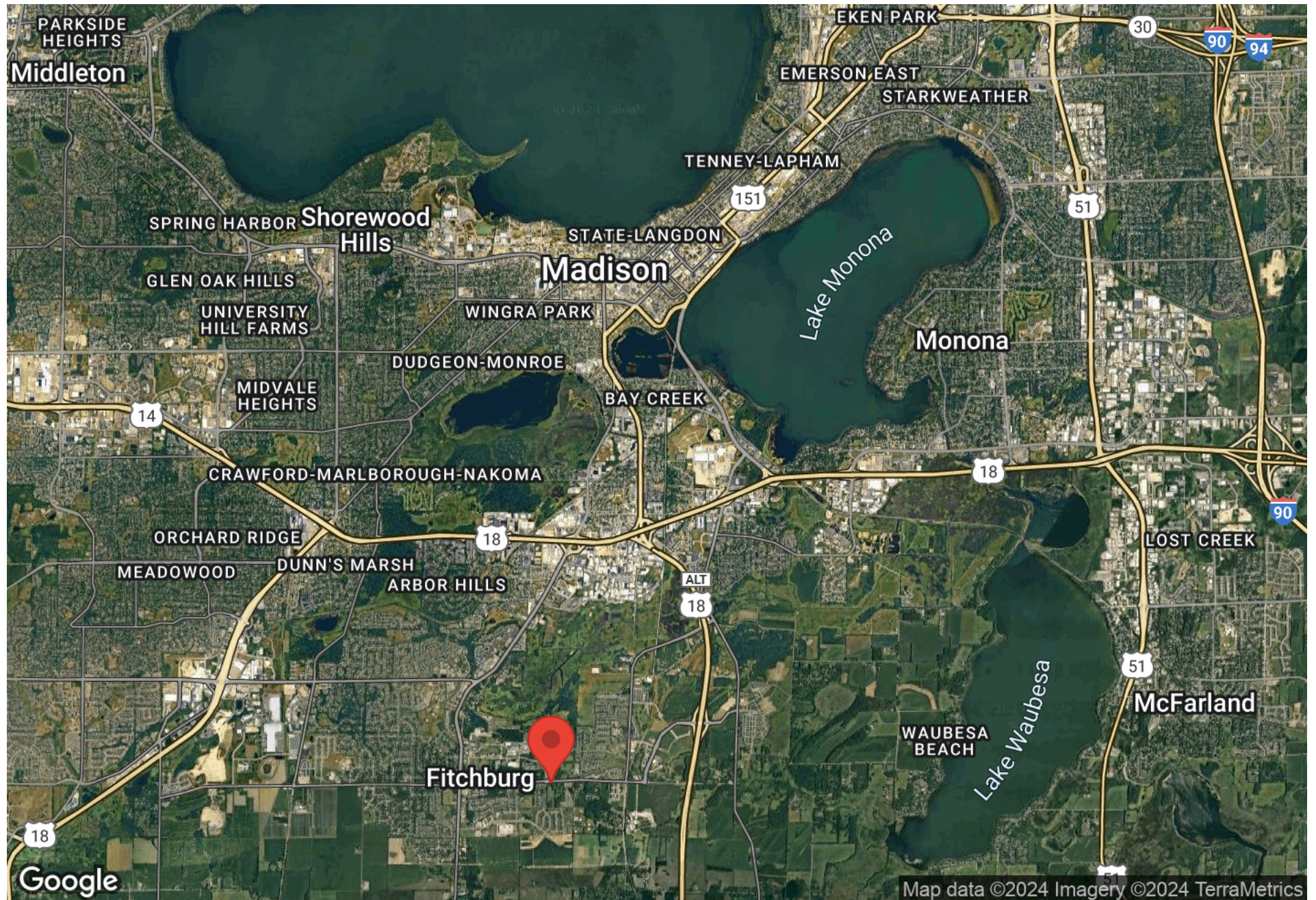
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# AERIAL MAP

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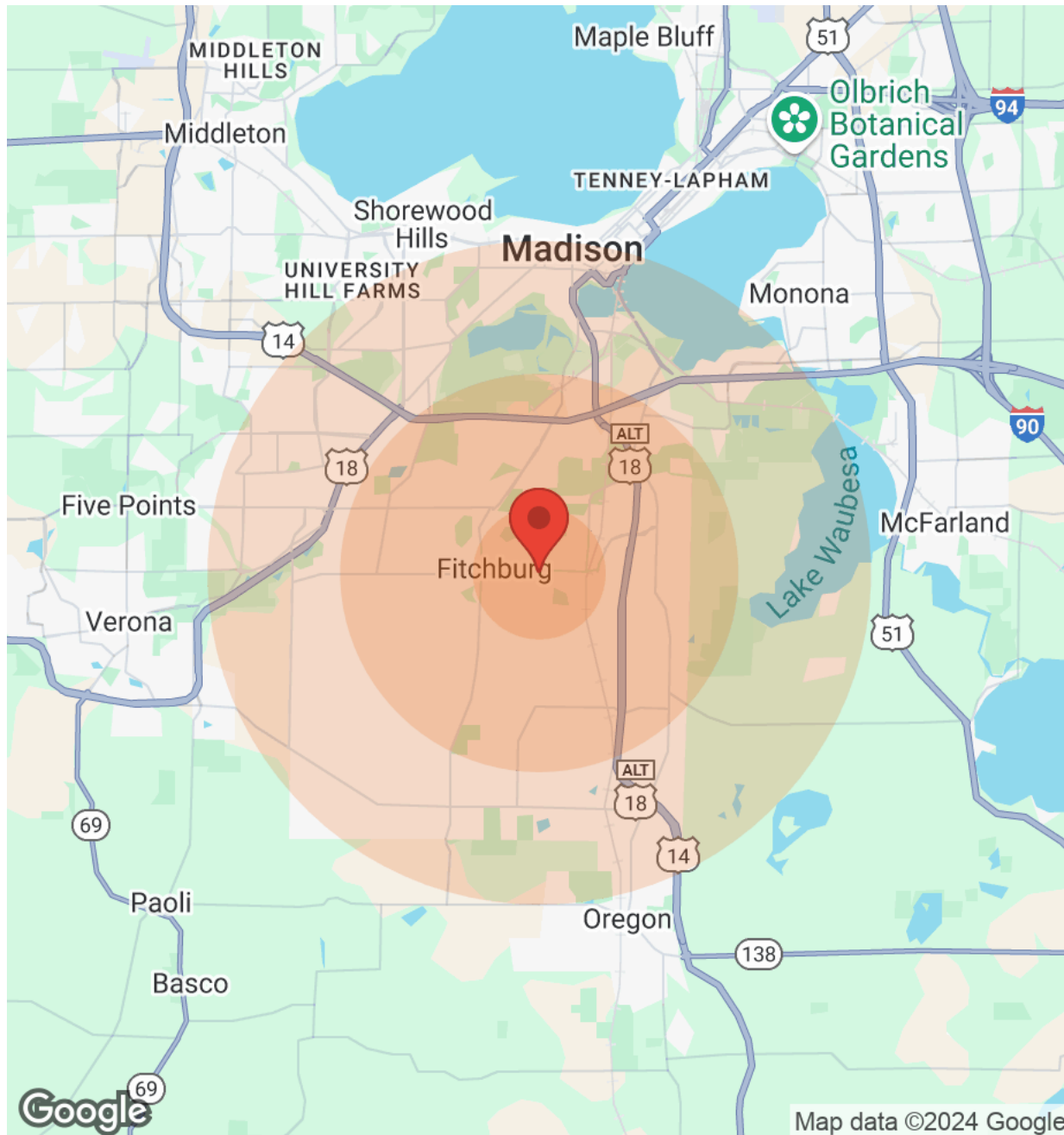
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,112	18,582	61,162
Female	2,026	18,968	61,651
Total Population	4,138	37,550	122,813

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	619	8,165	21,442
Ages 15-24	451	5,078	13,910
Ages 25-54	1,592	16,019	57,886
Ages 55-64	580	4,170	13,775
Ages 65+	896	4,118	15,800

Race	1 Mile	3 Miles	5 Miles
White	3,500	25,203	96,122
Black	144	4,746	9,836
Am In/AK Nat	N/A	78	137
Hawaiian	N/A	2	2
Hispanic	478	8,661	14,477
Multi-Racial	744	11,436	20,402

Income	1 Mile	3 Miles	5 Miles
Median	\$71,791	\$52,408	\$59,914
< \$15,000	112	1,503	7,164
\$15,000-\$24,999	259	1,650	5,344
\$25,000-\$34,999	159	1,539	4,975
\$35,000-\$49,999	153	2,326	5,984
\$50,000-\$74,999	345	3,192	9,225
\$75,000-\$99,999	336	1,713	6,311
\$100,000-\$149,999	389	1,833	6,440
\$150,000-\$199,999	57	596	2,307
> \$200,000	81	890	2,167

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,273	16,586	53,061
Occupied	2,017	15,292	50,036
Owner Occupied	1,276	7,469	25,494
Renter Occupied	741	7,823	24,542
Vacant	256	1,294	3,025

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# DISCLOSURE

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## State of Wisconsin - Disclose to Non-Residential Customers

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

### DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) 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 Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION:

**NON- CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

### 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 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.

**NOTICE ABOUT SEX OFFENDER REGISTRY** 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://www.doc.wi.gov> or by telephone at 608-240-5830.