

MULTI-FAMILY DEVELOPMENT LAND FOR SALE

1201 HUXLEY ST & 1910 ROTH ST

MADISON, WI 53704



1.7 - 4.1 ACRES (2 PARCELS) - FOR SALE

OAKBROOK CORPORATION
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PROPERTY SUMMARY

1201 Huxley St & 1910 Roth St
Madison, WI 53704



Property Summary

Price:	\$3,000,000
Address:	1201 Huxley St & 1910 Roth St Madison, WI 53704
Lot Size:	4.10 Acres
Access:	Aberg Ave / Sherman Ave
Future Land Use:	Medium - High Density MF
Drainage:	Fully Improved Bus Terminal Site (1201 Huxley)
Signal Intersection:	Aberg Ave & Sherman Ave
Sub-market:	North - East
Utilities:	Present at Street
Existing Zoning:	IL - Industrial Limited
Parcel(s)	251/0810-313-0403-3 251/0810-313-0404-1

Property Overview

This property presents an excellent opportunity for multifamily redevelopment, leveraging its prime location and surrounding growth. Currently zoned Industrial Limited (IL), rezoning could enable a 4-5 story apartment building with 180-205 units. The City of Madison Generalized Future Land Use Map has these sites slated for Medium to High-Density Multi-Family. With strong market demand and nearby comparables, this site is ideally suited for multifamily development.

The site can be sold separately - 2 Parcels
1210 Huxley St - 2.45 Acres
1910 Roth St - 1.65 Acres

Location Overview

1201 Huxley St offers excellent connectivity to downtown Madison, the University of Wisconsin, and vibrant East Side neighborhoods. Surrounded by thriving businesses, parks, and public transit, this site is perfectly positioned for future development.

PROPERTY PHOTOS

1201 Huxley St & 1910 Roth St
Madison, WI 53704



PROPERTY PHOTOS

1910 Roth St
Madison, WI 53704



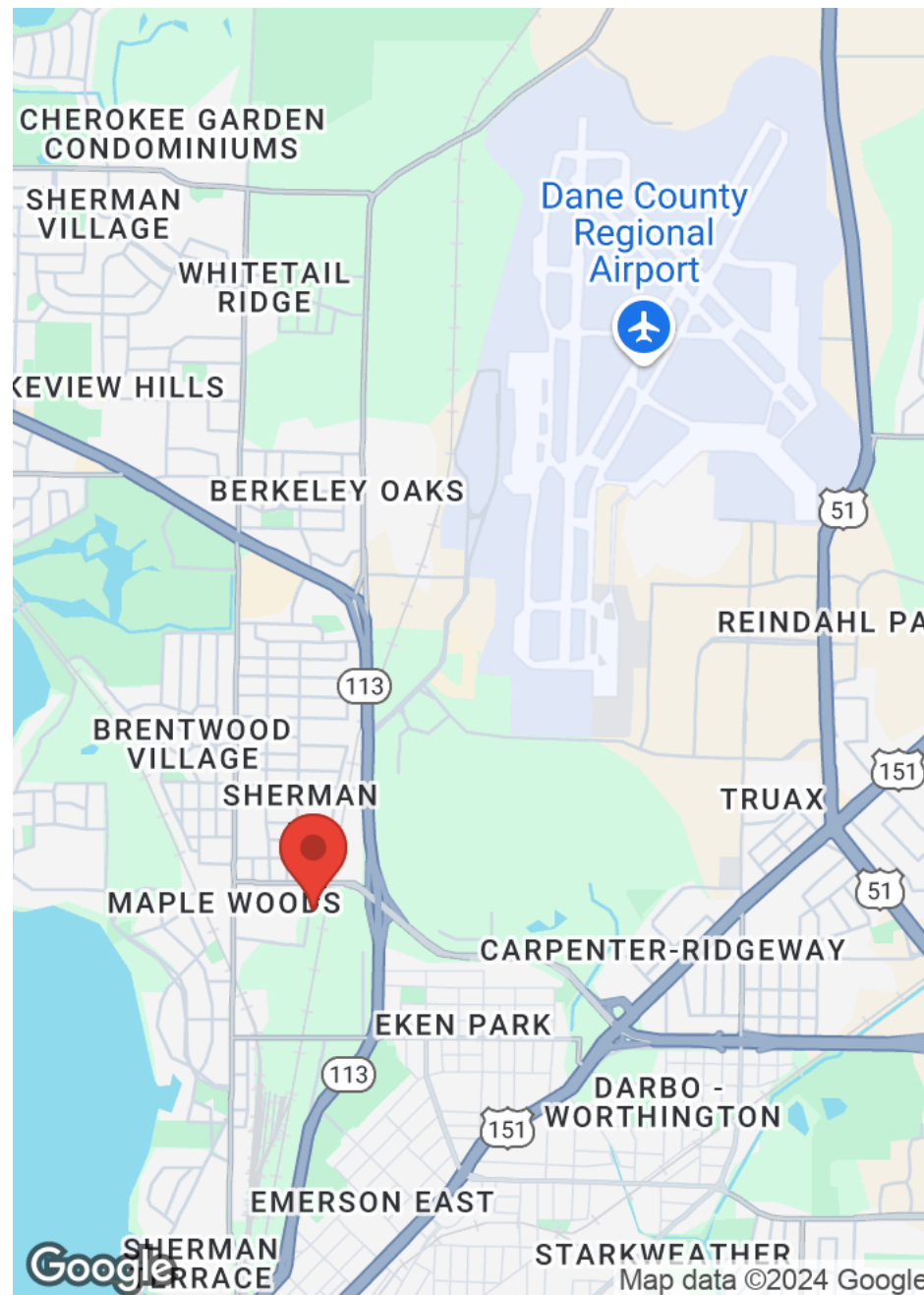
PROPERTY PHOTOS

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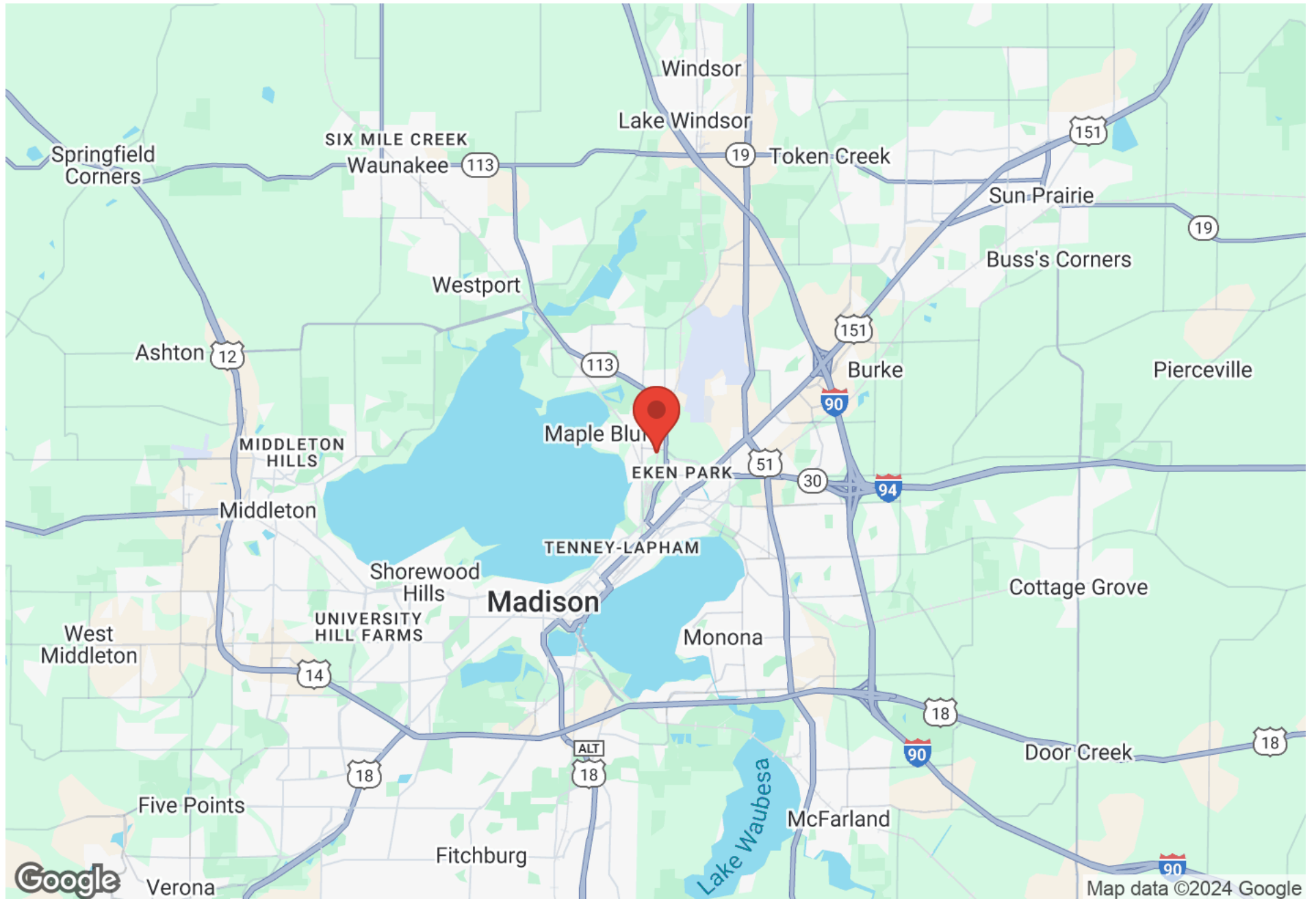
LOCATION MAPS

1201 Huxley St & 1910 Roth St
Madison, WI 53704



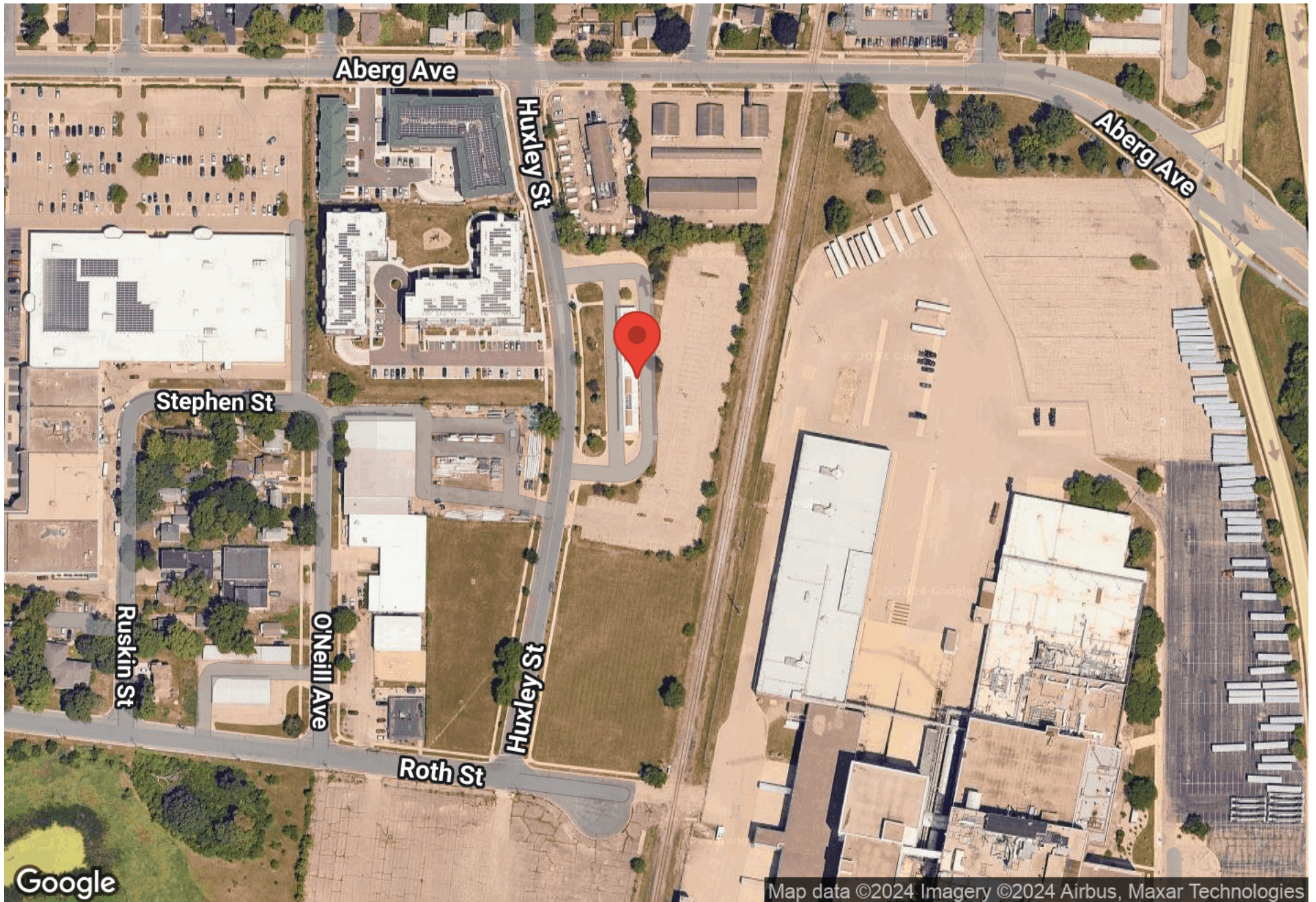
REGIONAL MAP

1201 Huxley St & 1910 Roth St
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AERIAL MAP

1201 Huxley St & 1910 Roth St
Madison, WI 53704



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

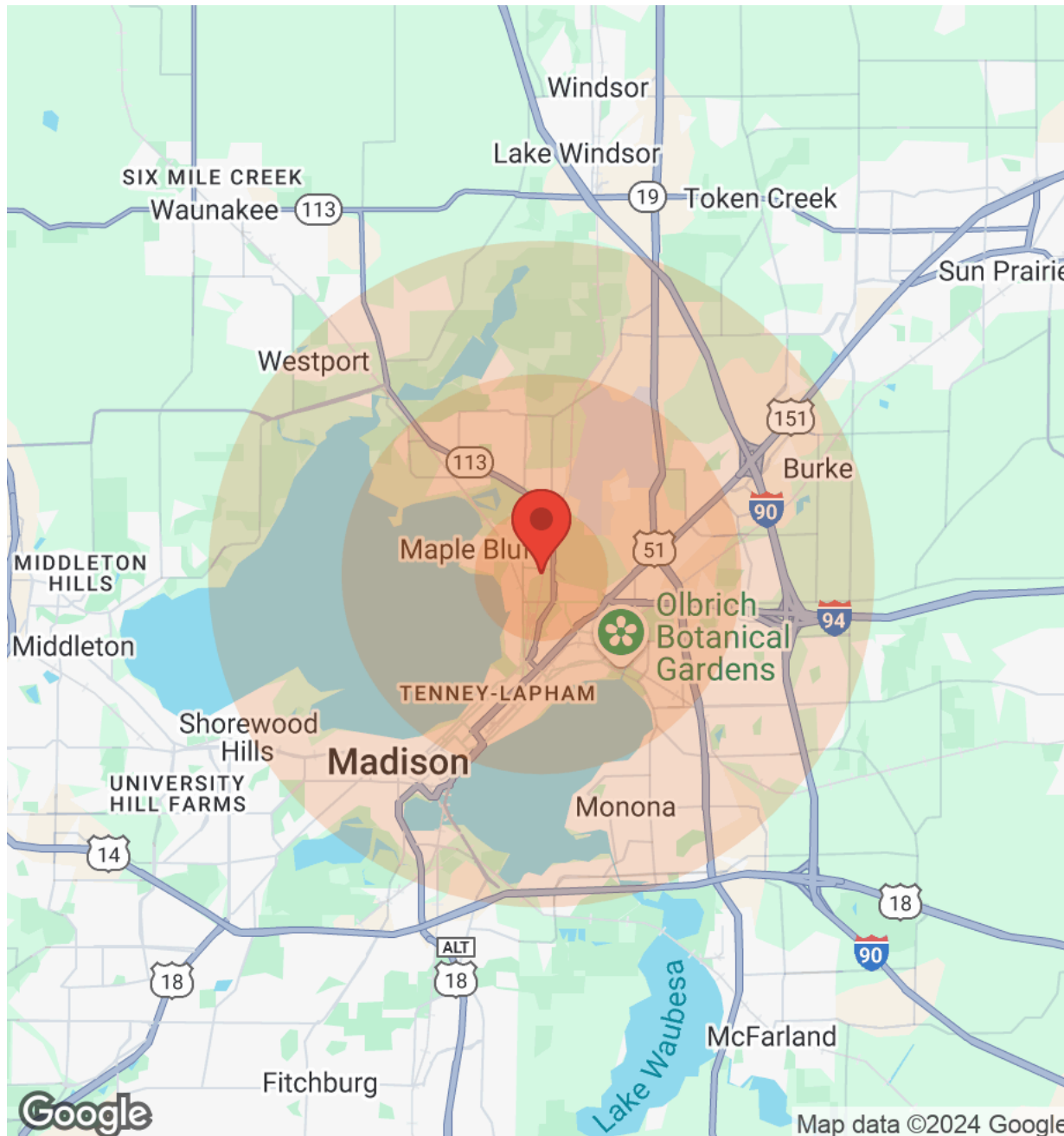


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DEMOGRAPHICS

1201 Huxley St & 1910 Roth St
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Population	1 Mile	3 Miles	5 Miles
Male	5,453	31,841	78,771
Female	5,766	32,419	77,436
Total Population	11,219	64,260	156,207

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,674	9,849	22,220
Ages 15-24	1,048	6,021	14,687
Ages 25-54	4,720	31,259	80,423
Ages 55-64	1,726	8,199	17,782
Ages 65+	2,051	8,932	21,095

Race	1 Mile	3 Miles	5 Miles
White	9,488	53,161	129,115
Black	996	5,401	10,000
Am In/AK Nat	N/A	36	91
Hawaiian	N/A	4	4
Hispanic	692	4,583	10,382
Multi-Racial	1,174	7,776	16,460

Income	1 Mile	3 Miles	5 Miles
Median	\$38,041	\$42,279	\$47,363
< \$15,000	657	4,713	13,425
\$15,000-\$24,999	861	3,933	8,266
\$25,000-\$34,999	608	3,945	7,617
\$35,000-\$49,999	849	4,361	8,607
\$50,000-\$74,999	1,086	6,064	11,916
\$75,000-\$99,999	655	3,576	8,451
\$100,000-\$149,999	444	2,687	6,560
\$150,000-\$199,999	119	764	2,124
> \$200,000	229	603	1,483

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,003	33,081	72,736
Occupied	5,636	31,282	68,504
Owner Occupied	3,152	14,568	30,358
Renter Occupied	2,484	16,714	38,146
Vacant	367	1,799	4,232

DISCLOSURE

1201 Huxley St
1201 Huxley Street | Madison, WI 53704

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.