

# PRIME REDEVELOPMENT

94th Street & W. Layton Ave  
Greenfield, WI 53228



Prepared By:

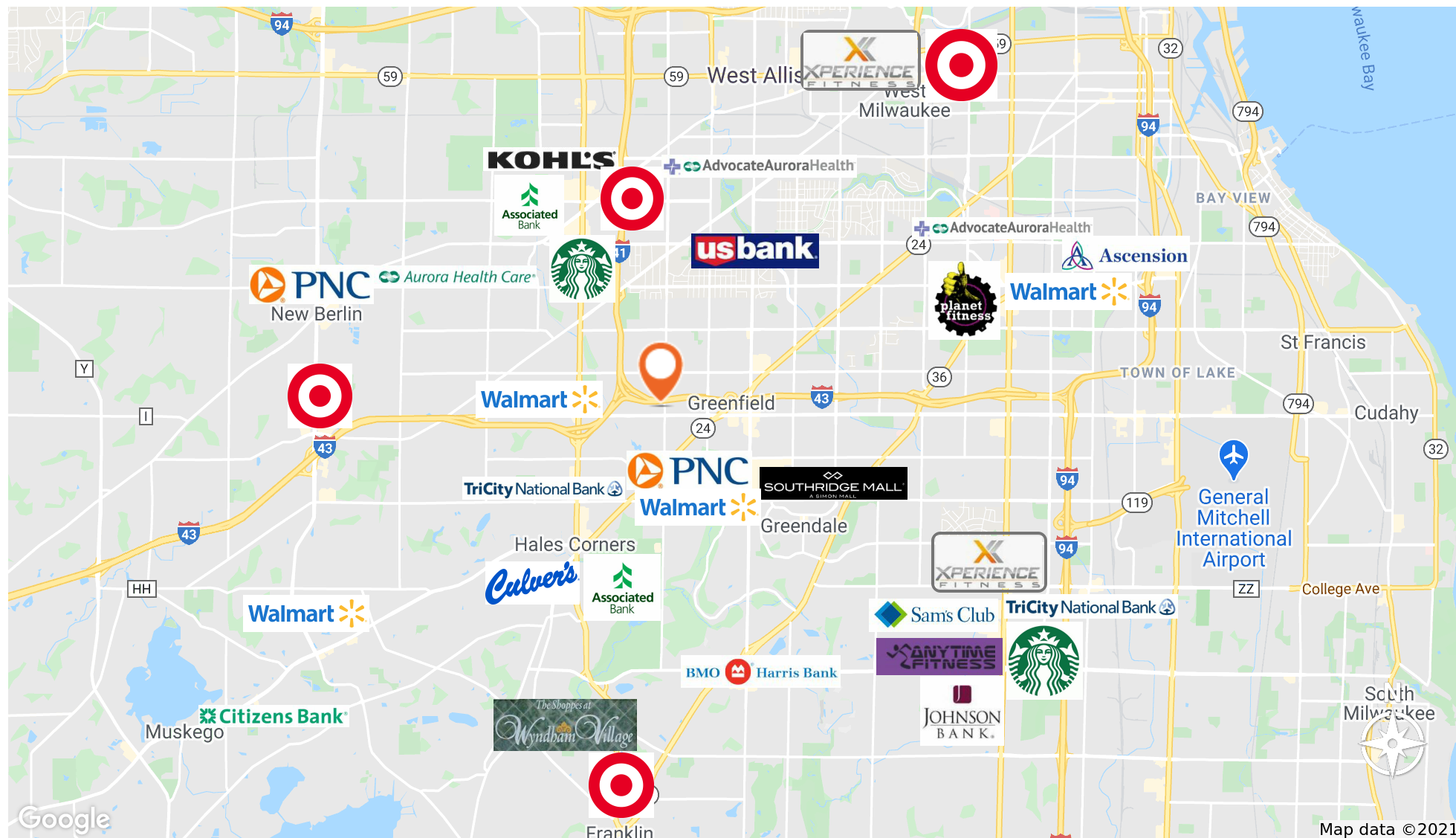
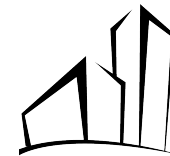
**PAULANNE PHILLIPS**

Broker  
414.425.3112  
paulanne@eccommercial.net

LAND FOR SALE

# PRIME REDEVELOPMENT

94th Street & W. Layton Ave



**PAULANNE PHILLIPS**

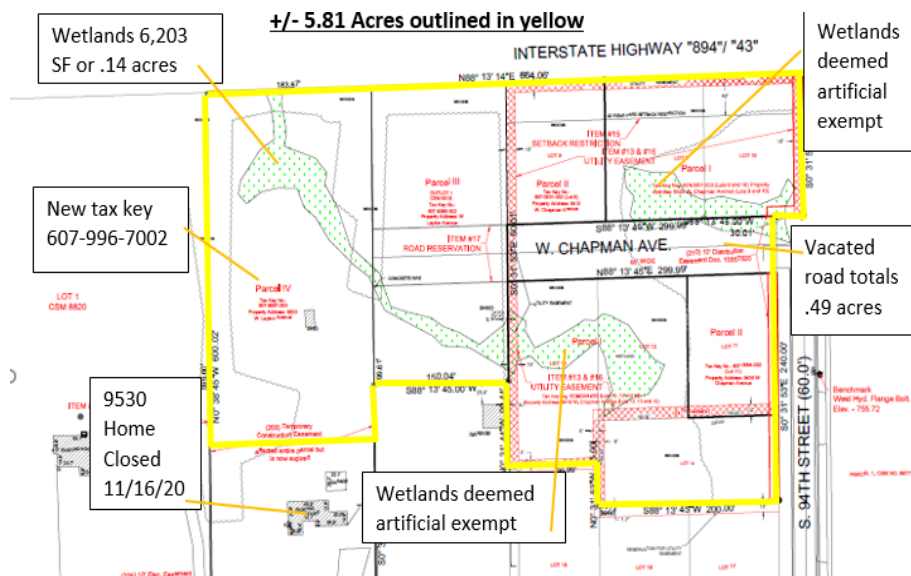
414.425.3112

paulanne@eccommercial.net



# PRIME REDEVELOPMENT

94th Street & W. Layton Ave



## PROPERTY HIGHLIGHTS

6 Parcel Package +/- 5.81 acres  
 Easy Access & Visibility to I43/894  
 Wetland Delineation Report 2020 (minimal wetlands)  
 Close Proximity:  
 84 South Mixed Use Development  
 Many Businesses including National Brand Retailers/Restaurants  
 Medical Clinics  
 Whitnall and Kulwicks Parks  
 Downtown 8 miles  
 General Mitchell Airport 7 miles  
 Madison 75 miles  
 Chicago 90 miles

## OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	5.81 Acres
Number of Lots:	6
Current Zoning:	R2

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	40,193	107,568	183,326
Total Population	89,258	244,813	434,277
Average HH Income	\$65,652	\$64,691	\$66,189

**PAULANNE PHILLIPS**

414.425.3112  
 paulanne@eccommercial.net



LAND FOR SALE

# PRIME REDEVELOPMENT



## 94th Street & W. Layton Ave

**# OF LOTS** | 6  
**TOTAL LOT SIZE** | 0.34 - 5.81 Acres  
**TOTAL LOT PRICE** | \$499,000  
**ZONING** | Currently R2



LOT #	ADDRESS	APN	SIZE	DESCRIPTION
1	New out lot from parcel split	6079967002	1.77 Acres	
2	W Layton Ave	6079965002	0.63 Acres	
3	9410 W Chapman Ave	6070001002	0.46 Acres	
4	9400 W Chapman Ave	6070001003	0.92 Acres	
5	9415 W Chapman Ave	6070004003	1.2 Acres	
6	9405 W Chapman Ave	6070004002	0.34 Acres	
Note			0.495 Acres	Vacated road W. Chapman Ave
Total			5.81 Acres	

**PAULANNE PHILLIPS**  
414.425.3112  
paulanne@eccommercial.net



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm 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 Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)  
42 \_\_\_\_\_

### 42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad