

# NEC HWY 164 & BROADWAY WAUKESHA, WI 53186

LAND DEVELOPMENT SITE  
16.82 ACRES FOR SALE



## CORNER DEVELOPMENT SITE



### SITE FEATURES

TOTAL LAND SIZE	16.82 Acres
PARCELS	3 Total
CURRENT ZONING	T-1 (Temporary District)
UTILITIES	Available
TAX PARCEL ID #	WAKT1299985001 WAKT1299974001 WAKC1299974
PROPERTY TAXES	\$55,077 (2013)
ASKING PRICE	\$3,750,000

### PROPERTY FEATURES

- Highly visible corner with new developments in the area.
- Great Traffic Counts and Access Potential
- Currently zoned as a Temporary District, awaiting specified use, then approval by the City of Waukesha to be rezoned for new user(s).

### DEMOGRAPHICS – 1, 3, & 5 MILES

AVG. HH INCOME	\$57,035	\$55,542	\$66,095
POPULATION	3,723	53,775	109,948

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**WISCONSIN REALTORS® ASSOCIATION**  
 4801 Forest Run Road  
 Madison, Wisconsin 53704

The Boerke Company Inc

**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 within 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 877-234-0085.

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.

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 Richard J. Staff