

BUSINESS PARK SPACES AVAILABLE I-43 & HWY 67



ELKHORN BUSINESS & INDUSTRY PARK

ELKHORN, WI 53121



RAY GOODDEN

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Elkhorn, WI 53121

Anderson 
Commercial Group

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STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Sold	59	E Koopman Lane	YA 311900002	Industrial	2.25 Acres	\$199,000	Commercial
Available	67	E Koopman Lane	YV SE 00024	Industrial	3 Acres	\$299,000	Commercial
Available	69	E Commerce Ct	YA 478400002	Industrial	0.92 Acres	\$99,000	Commercial
Available	70	E Commerce Ct	YA 387800001	Industrial	1.58 Acres	\$149,000	Commercial
Sold	71	S Seymour Ct	YA 478400003	Industrial	1.38 Acres	\$149,000	Commercial
Available	72	S Seymour Ct	YA 396900001	Industrial	1.54 Acres	\$149,000	Commercial
Available	73	E Morrissy Dr	YA 443300002	Industrial	3.9 Acres	\$249,000	Commercial
Pending	74	E Morrissy Dr	YA 386200001	Industrial	2.83 Acres	\$199,000	Commercial
Pending	90	Hwy H	YA 414900001	Industrial	3.44 Acres	\$299,000	Commercial
Available	91	Seymour Ct	YA 372000002	Industrial	1.36 Acres	\$149,000	Commercial

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LOT 59 & 67

Elkhorn, WI 53121

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FOR SALE | KOOPMAN LANE PARCELS AVAILABLE



OFFERING SUMMARY

Lot 67

Lot Size:	+/- 3 Acres
Tax / APN #:	YV SE 00024
Current Taxes:	\$0.00
Price / Acre:	\$76,333.33
Sale Price:	\$299,000

Lot 59 (SOLD)

Lot Size:	+/- 2.25 Acres
Tax / APN #:	YA 311900002
Current Taxes:	\$0.00
Price / Acre:	\$88,444.44
Sale Price:	-----

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PROPERTY HIGHLIGHTS

- Great land with municipal utilities within the Elkhorn Industrial Park
- Bring your ideas, Elkhorn is looking for a strong business to fill the vacant space in their growing business park
- Highly visible lot, centrally located on main pathway through industrial park

DEMOGRAPHICS

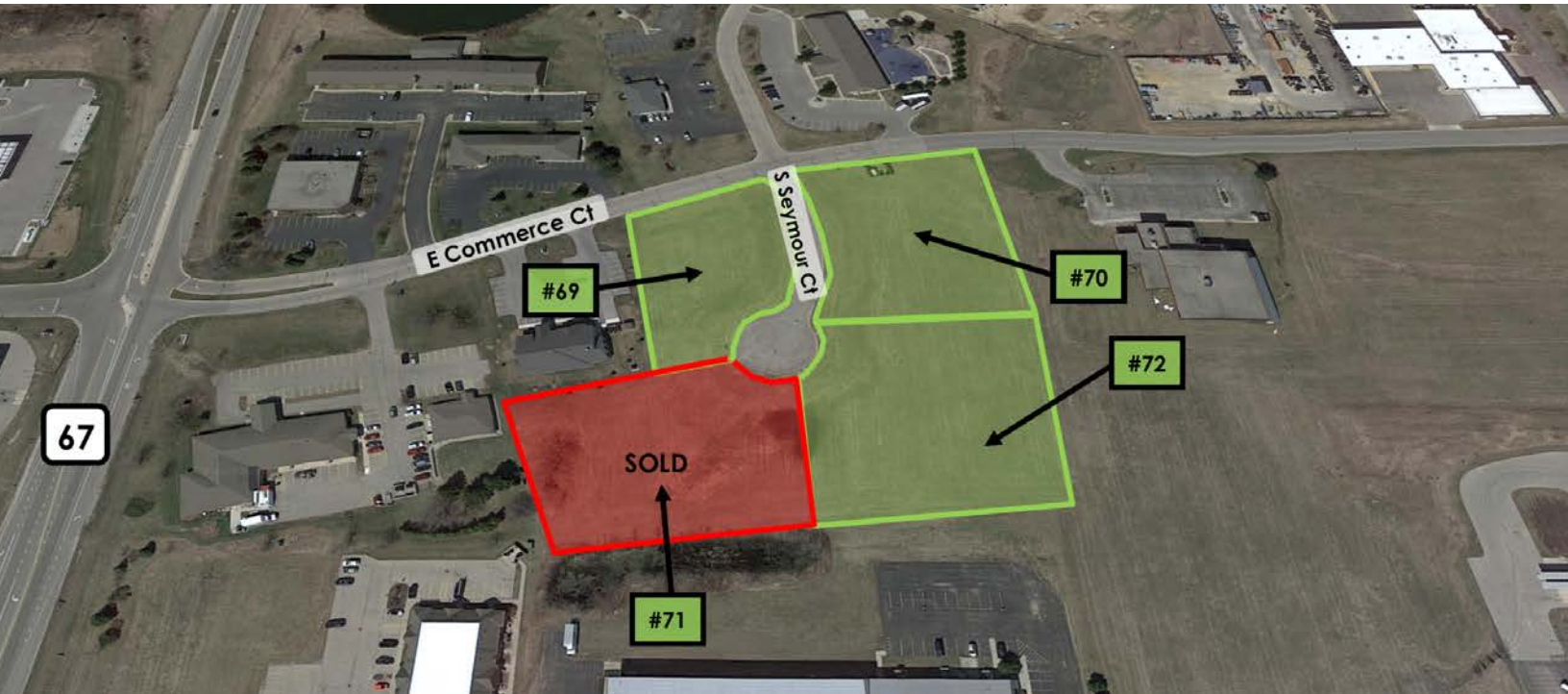
	1 MILE	5 MILES	10 MILES
Total Households	355	9,112	27,149
Total Population	894	21,874	65,524
Average HH Income	\$87,160	\$96,512	\$101,423

LOTS 69, 70, 71 & 72

Elkhorn, WI 53121

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FOR SALE | S SEYMOUR CT PARCELS AVAILABLE



OFFERING SUMMARY

Lot 69:	+/- 0.92 Acres
Tax / APN #:	YA 478400002
Current Taxes:	\$0.00
Sale Price:	\$99,000
Lot 70:	+/- 1.58 Acres
Tax / APN #:	YA 387800001
Current Taxes:	\$0.00
Sale Price:	\$149,000
Lot 71 (SOLD):	+/- 1.58 Acres
Tax / APN #:	YA 478400003
Current Taxes:	\$0.00
Sale Price:	-----
Lot 72:	+/- 1.38 Acres
Tax / APN #:	YA 396900001
Current Taxes:	\$0.00
Sale Price:	\$149,000

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PROPERTY HIGHLIGHTS

- Build your business at this parcel with highway visibility.
- Lots can be purchased as an assemblage
- Neighboring other professional office on E Commerce Court
- Elkhorn is pro-growth looking to complete their new Industrial Park

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	355	9,112	27,149
Total Population	894	21,874	65,524
Average HH Income	\$87,160	\$96,512	\$101,423

LOT 73 & 74

Elkhorn, WI 53121

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FOR SALE | E. MORRISSY DR LARGE INDUSTRIAL LOTS AVAILABLE



OFFERING SUMMARY

Lot 73

Lot Size:	3.9 Acres
Tax / APN #:	YA 443300002
Current Taxes:	\$0.00
Price / Acre:	\$63,846.15
Sale Price:	\$249,000

Lot 74 (PENDING):

Lot Size:	2.83 Acres
Tax / APN #:	YA 386200001
Current Taxes:	\$0.00
Price / Acre:	\$70,318.02
Sale Price:	\$199,000

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PROPERTY HIGHLIGHTS

- Large lots neighboring Aurora Hospital
- Next to other high-end professional businesses
- Utilities at lot line
- Easy access onto Hwy 67
- Minutes from freeway entrance
- Elkhorn is pro-growth, looking for new businesses to complete their Industrial Park.
- Please see the other lots available for sale.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
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LOT 90

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FOR SALE | HWY H INDUSTRIAL PARCEL AVAILABLE



OFFERING SUMMARY

Lot 90 (PENDING):

Lot Size:	+/- 3.44 Acres
Tax / APN #:	YA 414900001
Current Taxes:	\$0.00
Price / Acre:	\$86,918.60
Sale Price:	\$299,000

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PROPERTY HIGHLIGHTS

- Conveniently located on busy corner of Industrial park entrance
- Utilities at lot line
- Elkhorn is pro-growth looking for new businesses to build in industrial park.
- Centrally located off of I-43

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	355	9,112	27,149
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LOT 91

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FOR SALE | SEYMOUR CT PARCELS AVAILABLE



OFFERING SUMMARY

Lot 91

Lot Size:	+/- 1.36 Acres
Tax / APN:	YA 372000002
Current Taxes:	\$0.00
Price / Acre:	\$109,558.82
Sale Price:	\$149,000

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PROPERTY HIGHLIGHTS

- Build your business at this parcel with highway visibility
- Lots can be purchased as an assemblage
- Neighboring other professional office on Seymour Court
- Elkhorn is pro-growth looking to complete their new Industrial Park

DEMOGRAPHICS

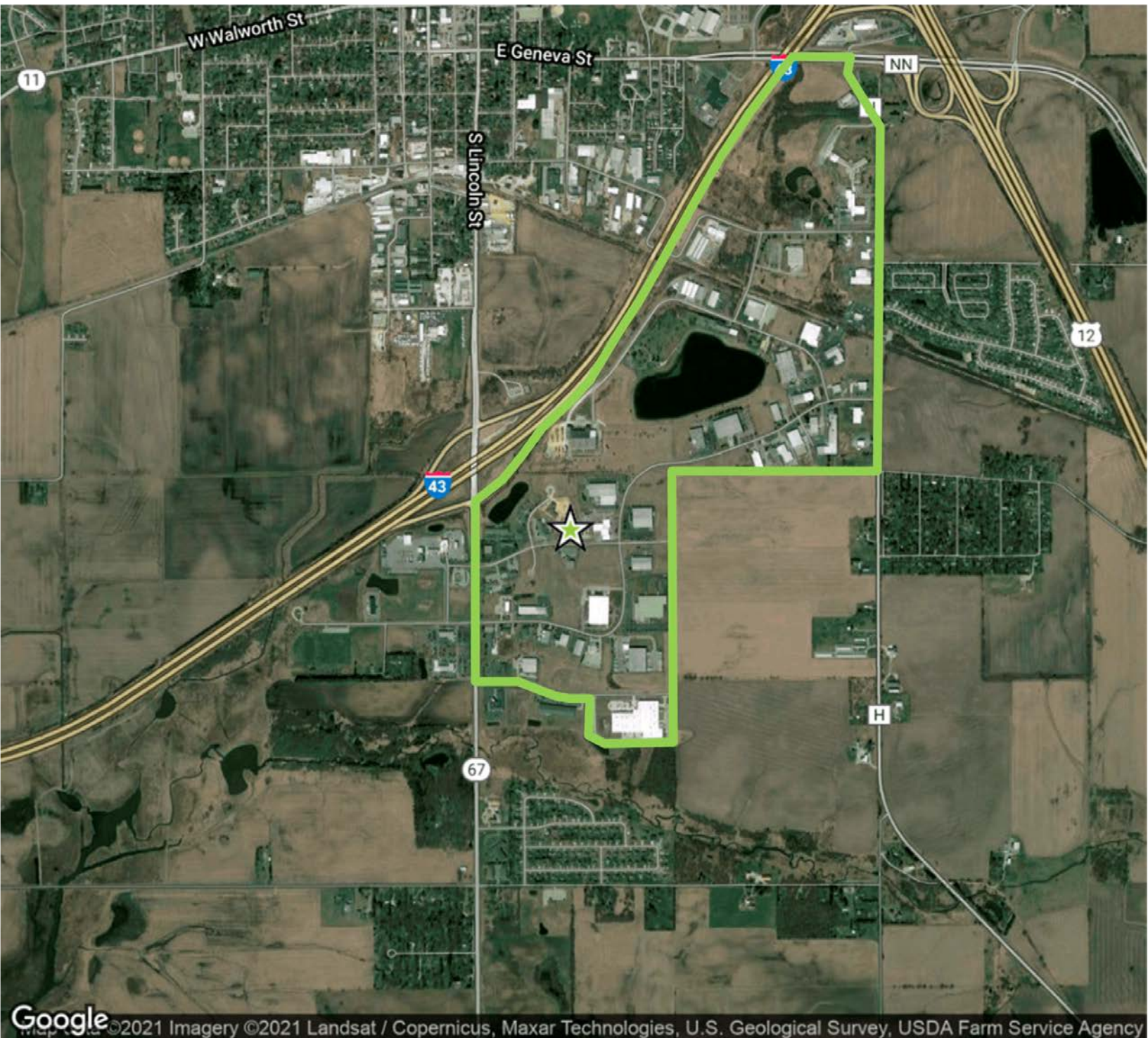
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LOCATION MAP | +/- 0.92 - 3.9 ACRES IN BUSINESS PARK AVAILABLE



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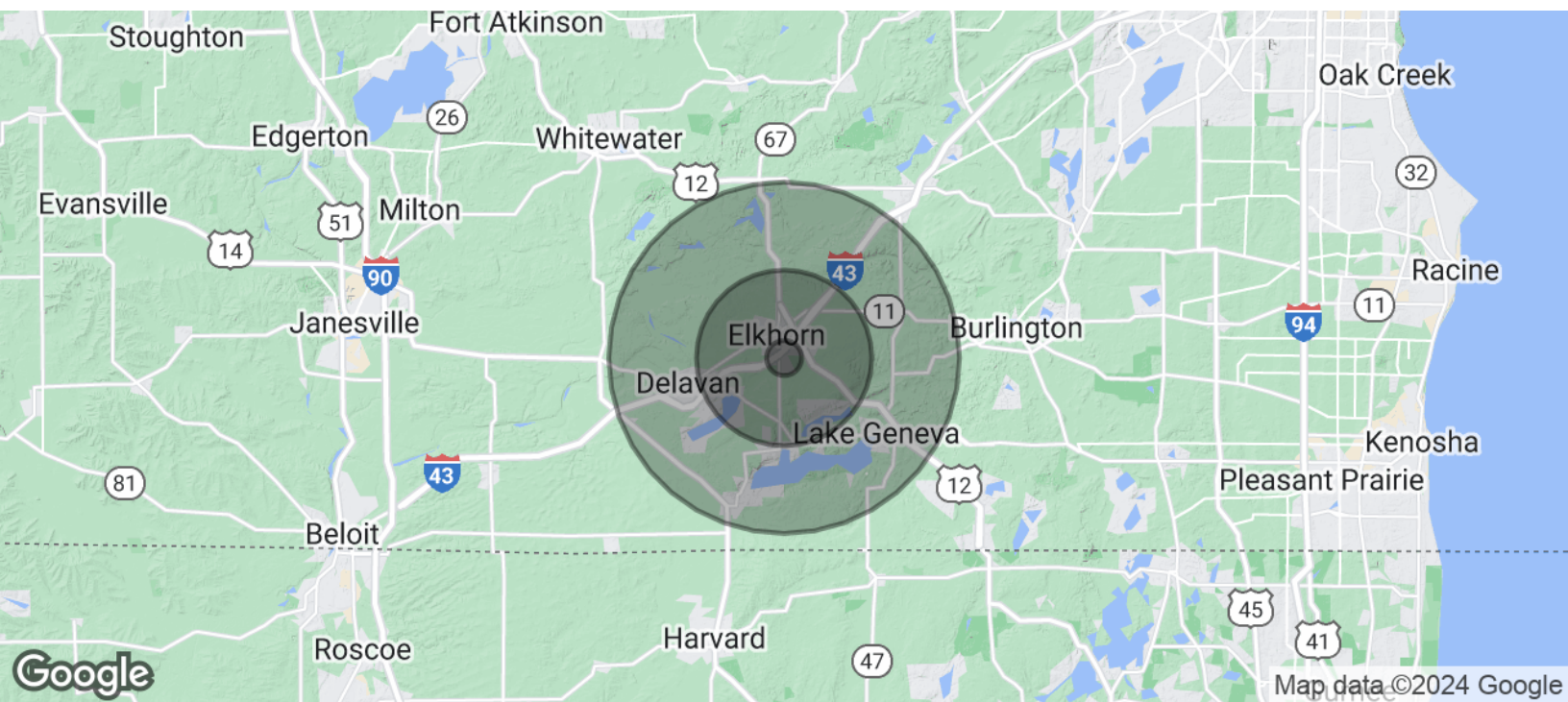
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DEMOGRAPHICS MAP & REPORT | +/- 0.92 - 3.9 ACRES IN BUSINESS PARK AVAILABLE



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	894	21,874	65,524
Average age	38	43	43
Average age (Male)	38	42	42
Average age (Female)	38	44	44

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	355	9,112	27,149
# of persons per HH	2.5	2.4	2.4
Average HH income	\$87,160	\$96,512	\$101,423
Average house value	\$354,753	\$333,756	\$368,030

* Demographic data derived from 2020 ACS - US Census

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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 **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.
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