



6690 GRANDVIEW ROAD
VERONA, WI 53593



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PROPERTY SUMMARY

Offering Price	\$1,650,000.00
Building SqFt	6,800 SqFt
Year Built	1995
Lot Size (SF)	581,787.00 SqFt
Parcel ID	0608-144-9000-1
Zoning Type	GC and RR2
County	Dane
Frontage	2,420.00 Ft
Coordinates	42.989314,-89.511039
Lot Size (acres)	41.00
Traffic Count	35,000.00

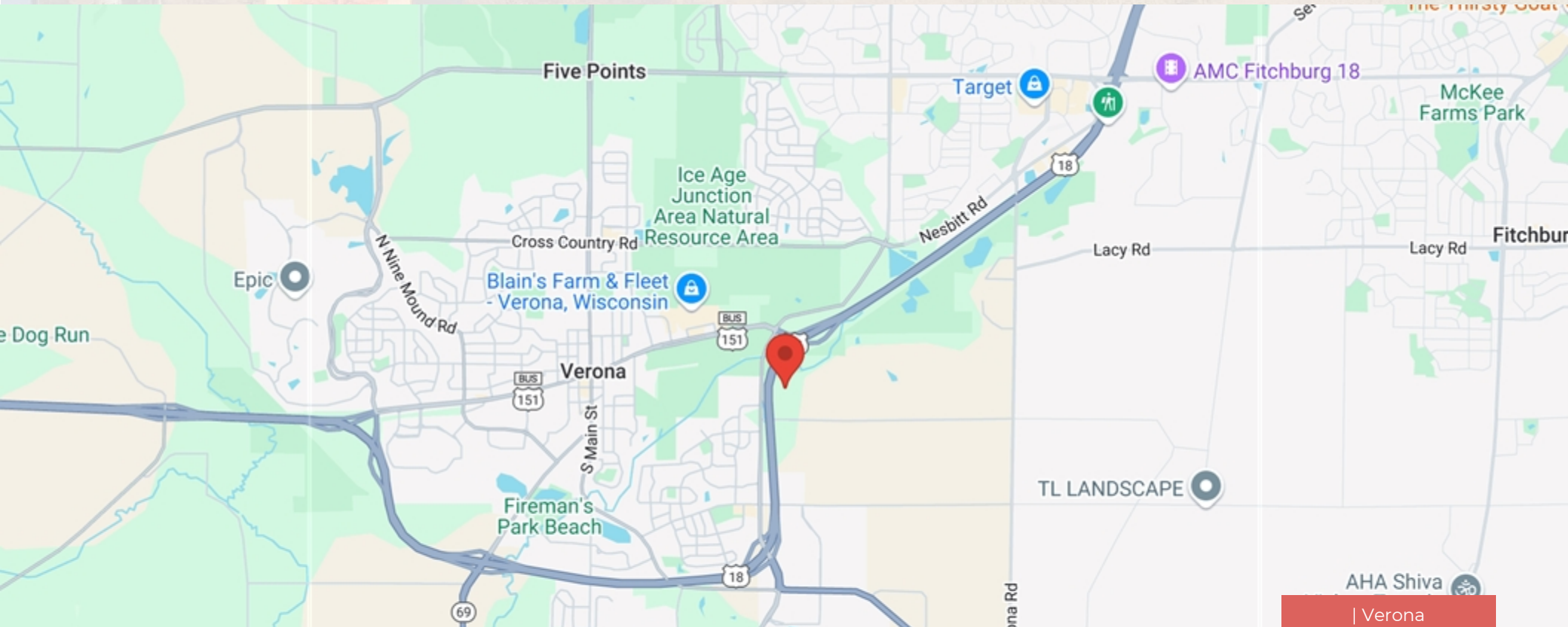
INVESTMENT SUMMARY

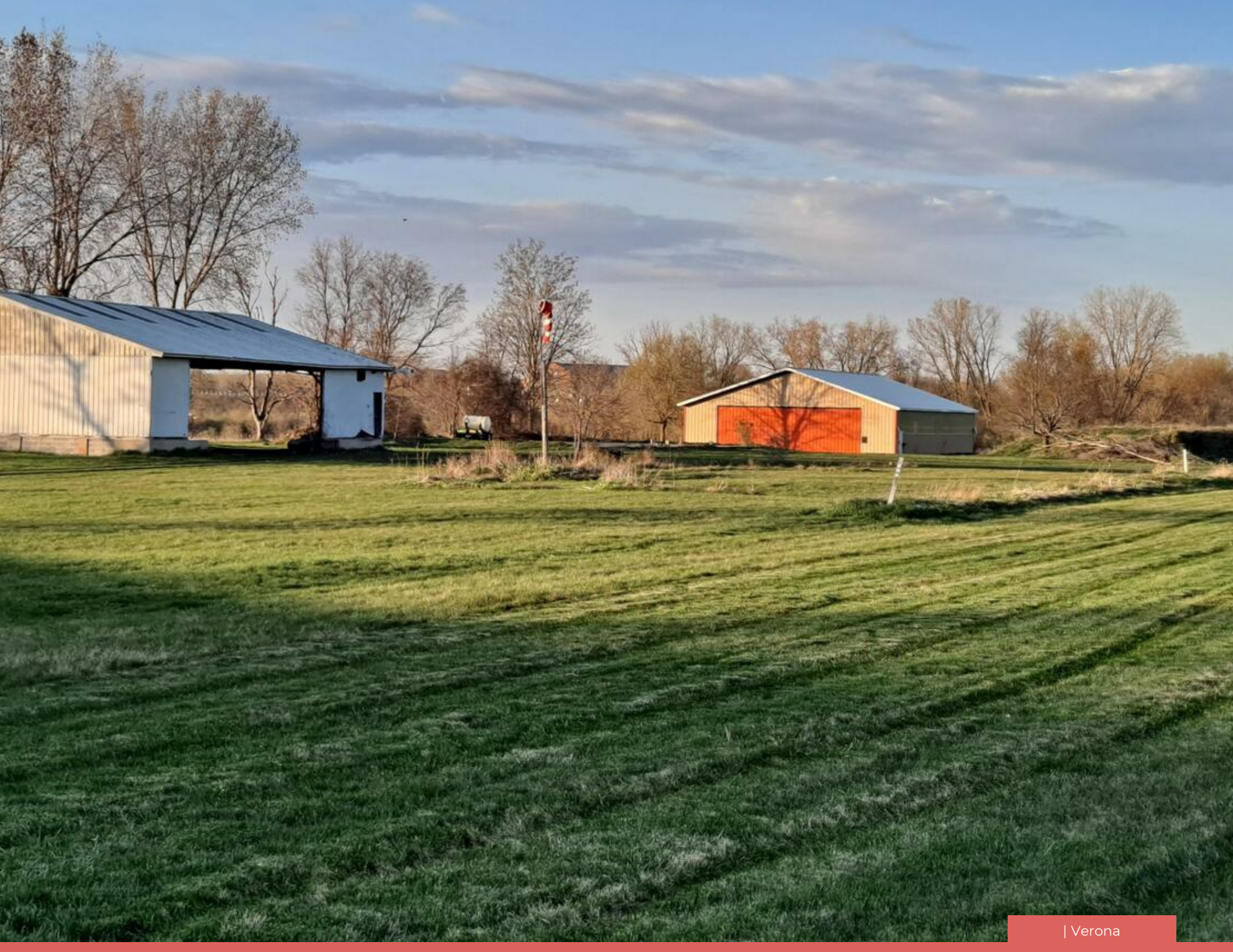
Prime development opportunity on 41 acres across five parcels in Verona, WI, with high visibility from HWY 18/151 (35,000 daily vehicles). Formerly an airport, zoned General Commercial (GC) for versatile uses, with one parcel zoned RR-2. Parcels: 0608-144-8190-4 (GC), 8740-8 (GC), 9610-3 (GC), 9000-1 (GC), 9281-2 (RR-2). Features supreme visibility, easy access, and two structures (one with concrete floor). Ideal for commercial or residential projects in a high-traffic area. Verona, a growing city of 11,000, offers a small-town vibe near Madison and I-39/90. Close to economic hubs like Epic Systems, Carnes Company, and the University of Wisconsin-Madison, it attracts professionals seeking housing. Perfect for development in a thriving region!



INVESTMENT HIGHLIGHTS

- This land comes with a 60x80 Morton Building and a 40x50 Cleary building.
- Close to economic hubs like Epic Systems, Carnes Company, and the University of Madison
- Five parcels, Four are zoned GC and One is zoned RR2





OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

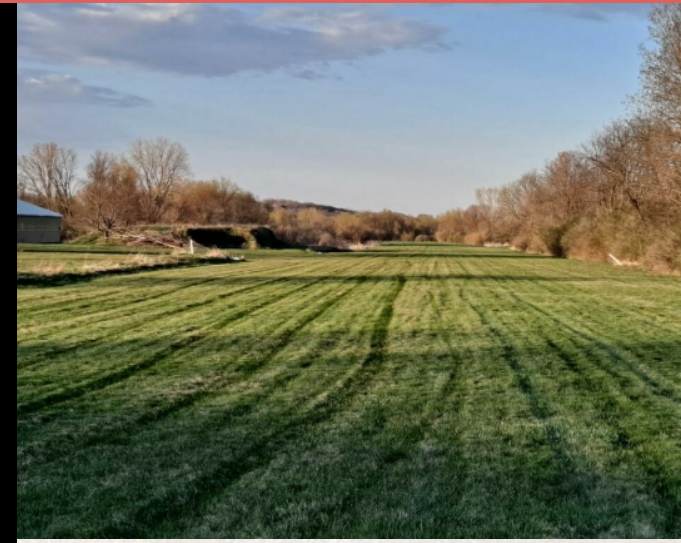
PRICING	\$1,650,000.00
IN PLACE NOI	\$(2,093.00)
IN PLACE CAP RATE	-0.13%
YEAR 1 NOI	\$(2,093.00)
YEAR 1 CAP RATE	-0.13%
YEAR 1 LEVERAGED CASH / CASH RETURN	0.00%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	06/16/2025
MARKET RENT/SF	\$0.00

EXPENSE BREAKDOWN

PROPERTY TAX	\$2,093.00
TOTAL EXPENSES	\$2,093.00



DEMOGRAPHICS

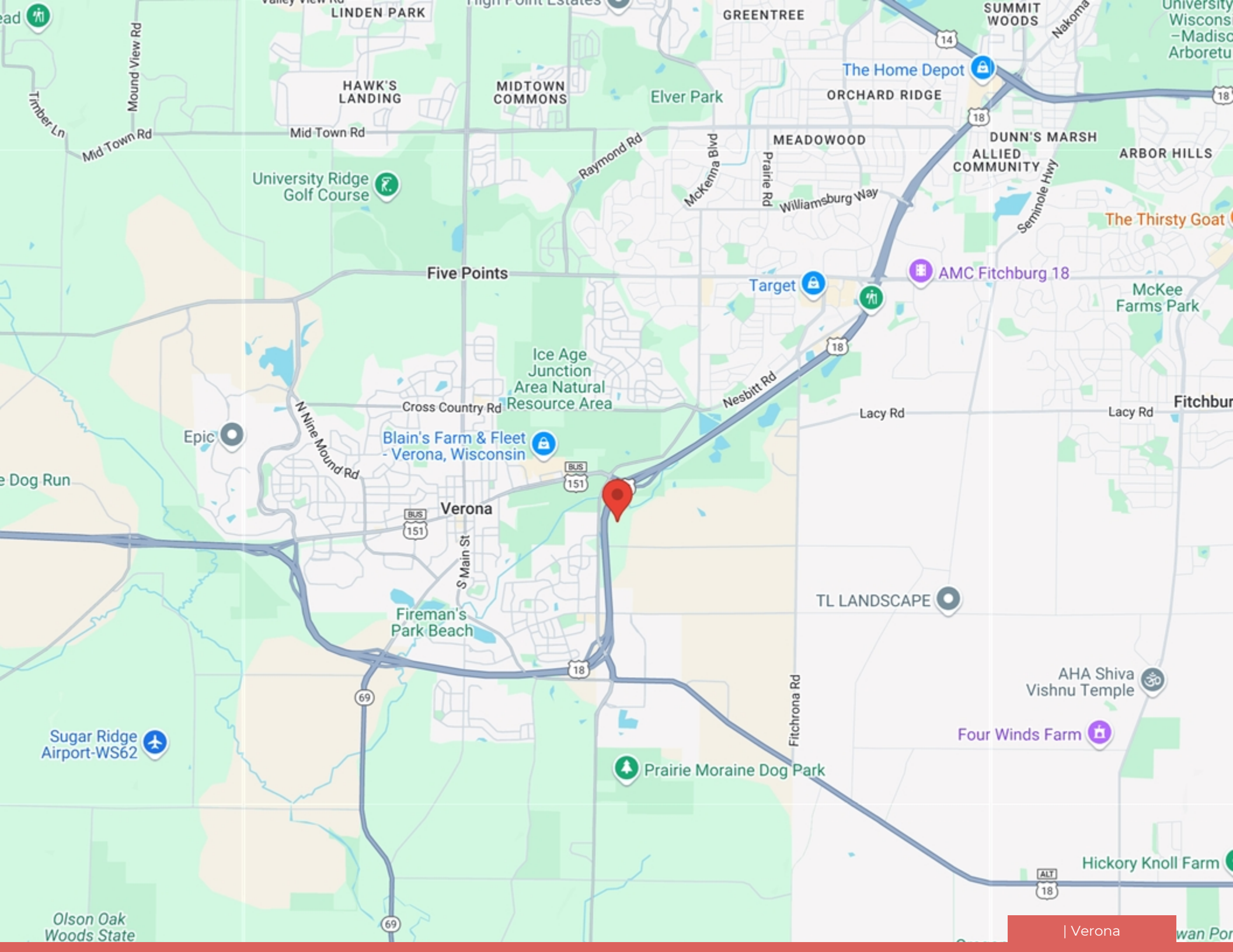
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,954	22,600	61,449
2010 Population	2,686	32,374	78,980
2025 Population	3,154	39,980	97,775
2030 Population	3,373	43,250	102,756
2025-2030 Growth Rate	1.35 %	1.58 %	1 %
2025 Daytime Population	4,068	38,041	95,573

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	22	419	1,207
\$15000-24999	31	643	1,770
\$25000-34999	40	767	2,075
\$35000-49999	144	1,162	3,565
\$50000-74999	82	2,130	6,402
\$75000-99999	124	2,067	5,438
\$100000-149999	271	3,871	8,714
\$150000-199999	205	2,687	5,697
\$200000 or greater	178	2,861	7,465
Median HH Income	\$ 118,117	\$ 111,802	\$ 102,986
Average HH Income	\$ 139,550	\$ 136,385	\$ 134,269



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	663	8,807	25,105
2010 Total Households	961	13,052	33,199
2025 Total Households	1,097	16,607	42,334
2030 Total Households	1,181	18,079	44,912
2025 Average Household Size	2.82	2.38	2.28
2025 Owner Occupied Housing	786	10,422	23,603
2030 Owner Occupied Housing	852	11,033	24,921
2025 Renter Occupied Housing	311	6,185	18,731
2030 Renter Occupied Housing	329	7,046	19,991
2025 Vacant Housing	24	577	1,513
2025 Total Housing	1,121	17,184	43,847





ABOUT VERONA

Verona is a city in Dane County, Wisconsin, United States. The population was 14,030 at the 2020 census. The city is located 10 mi (16 km) southwest of downtown Madison within the Town of Verona.



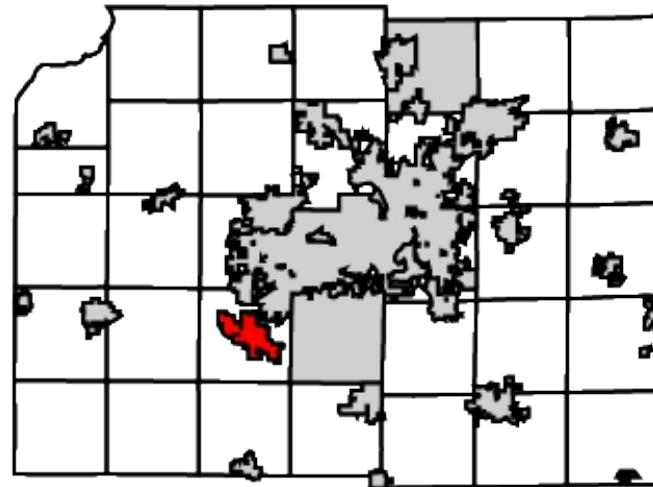
CITY OF VERONA

AREA

CITY	7.6 SQ MI
LAND	7.5 SQ MI
WATER	0.1 SQ MI

POPULATION

POPULATION	14,030
ESTIMATE (NULL)	13,233
DENSITY	1,768.41 SQ MI



CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BAEHR INC. ADVISOR FOR MORE DETAILS.**

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