

Liberty Park- Development Land Verona, WI

[Link to photos here](#)



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Liberty Park - Verona, WI

Price:	\$6 - 7.50 P/SF
Lot Sizes:	1.6 - 10.6 acres
Access:	Hwy M, Liberty Drive, Whalen Road
Cross Streets:	Hwy M, Liberty Dr. & Old PB
Traffic Count:	37,000 VPD - 18/USH 151
Utilities:	Present along Liberty Drive
Zoning:	Suburban Industrial Suburban Commercial

Property Overview

Liberty Park offers premier commercial development opportunities within one of Verona's fastest-growing mixed-use business parks. Situated on approximately 130 acres with direct frontage along US Highway 151, the development features highly visible commercial lots ranging from 1.6 to 10.6 acres. Lots may be combined for larger sites; see plat map. Inspired by Italian and Spanish architecture, Liberty Park is home to upscale office, retail, hospitality, and professional businesses, creating an attractive environment for companies seeking a high-profile location.

Location Overview

Located just 10 minutes southwest of downtown Madison, Liberty Park provides exceptional access to US Highway 18/151, Highway PB, and the greater Dane County region. The development is less than four miles from Epic Systems and is surrounded by established employers, Costco, Hyatt Place, retail amenities, and growing residential neighborhoods. Its strategic location, excellent visibility, and convenient access make Liberty Park an ideal destination for office, retail, medical, hospitality, and commercial development.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



Lot 9
7.1 Acres

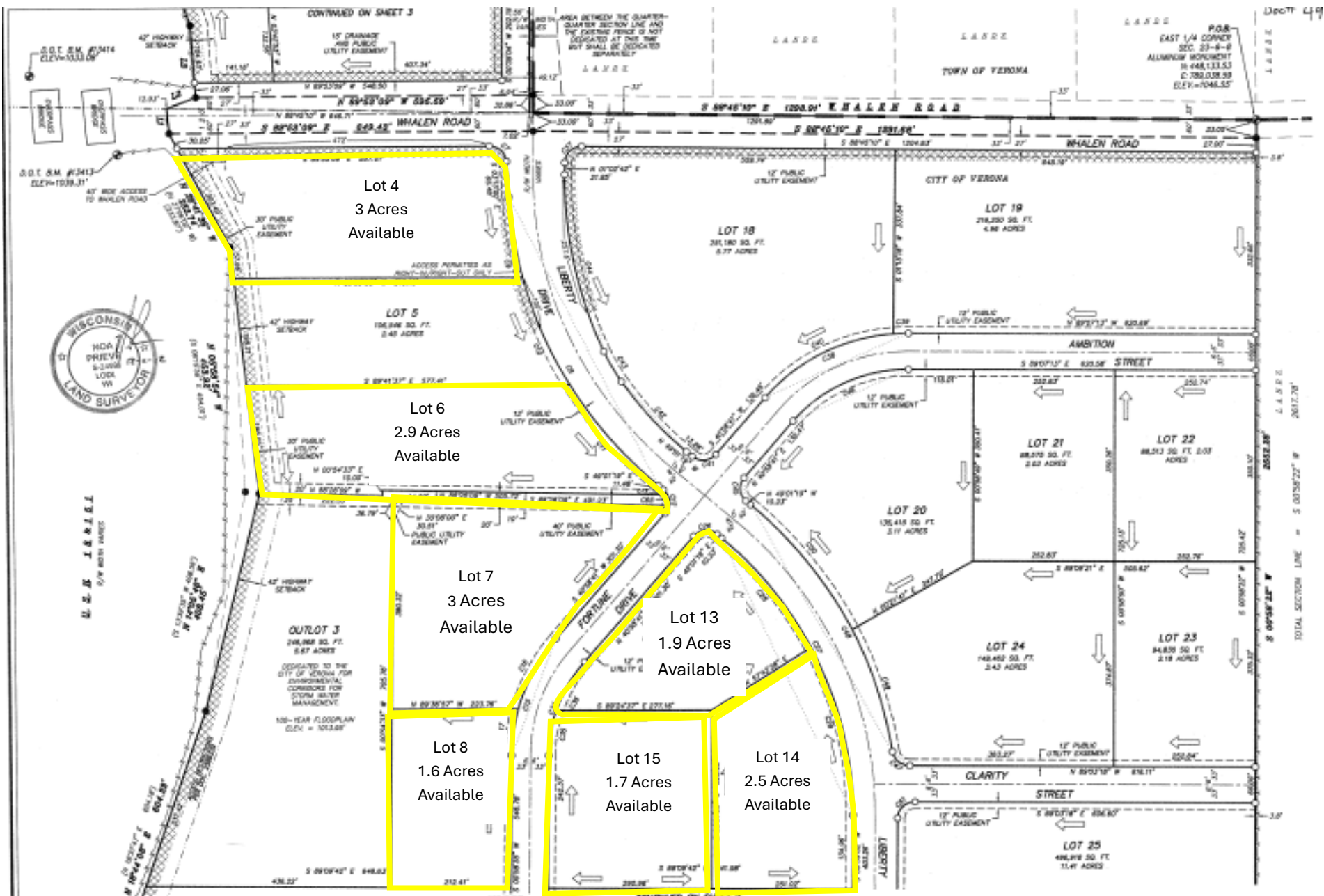
Lot 10
10.6 Acres

***Property Lines Are Approximate**

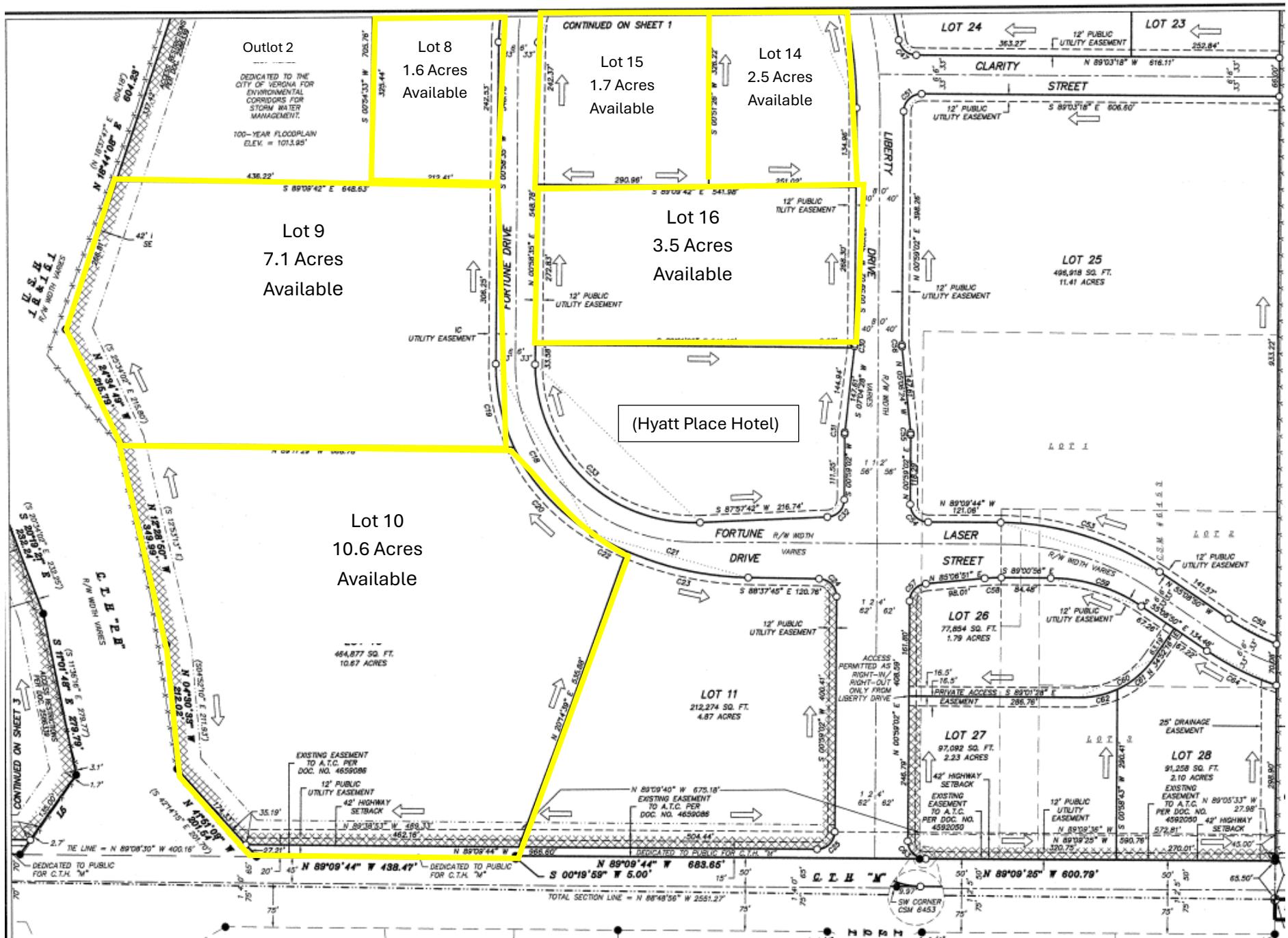
AVAILABILITY GRID

<u>Liberty Park - Land Availability Grid</u>						
Lot Number	Parcel Number	Acreage	Zoning	Price P/SF	Status	Notes
Lot 4	60823420042	3 acres	SI	\$6.00 p/sf	Available	Premier HWY 151 Visibility with Liberty Dr Frontage, on hard corner of Whalen Rd & Liberty Dr.
Lot 6	60823420262	2.9 acres	SI	\$6.00 p/sf	Available	Premier HWY 151 Visibility with Liberty Dr Frontage
Lot 7	60823420372	3 acres	SI	\$6.00 p/sf	Available	HWY 151 Visibility on Fortune Drive, road extensions needed to access
Lot 8	60823420482	1.6 acres	SI	\$6.00 p/sf	Available	HWY 151 Visibility on Fortune Drive, road extensions needed to access
Lot 9	60823440092	7.1 acres	SC	\$7.50 p/sf	Available	HWY 151 Visibility on Fortune Drive, road extensions needed, Seller to contribute to road extension work
Lot 10	60823440202	10.6 acres	SC	\$7.50 p/sf	Available	Premier visibility on the hard corner / stoplight intersection of Hwy PB & M, road extensions needed, Seller to contribute to road extension work
Lot 13	60823400032	1.9 acres	SI	\$6.00 p/sf	Available	Liberty Drive Frontage / North of Hyatt Place Hotel
Lot 14	60823403302	2.5 acres	SC	\$7.00 p/sf	Available	Liberty Drive Frontage / North of Hyatt Place Hotel
Lot 15	60823402202	1.7 acres	SC	\$7.00 p/sf	Available	Fortune Drive; road extension needed to access
Lot 16	60823461102	3.5 acres	SC	\$7.00 p/sf	Available	Liberty Drive Frontage / Site immediately North of/next to Hyatt Place Hotel. Note: Will need new CSM to be split from Hotel Site

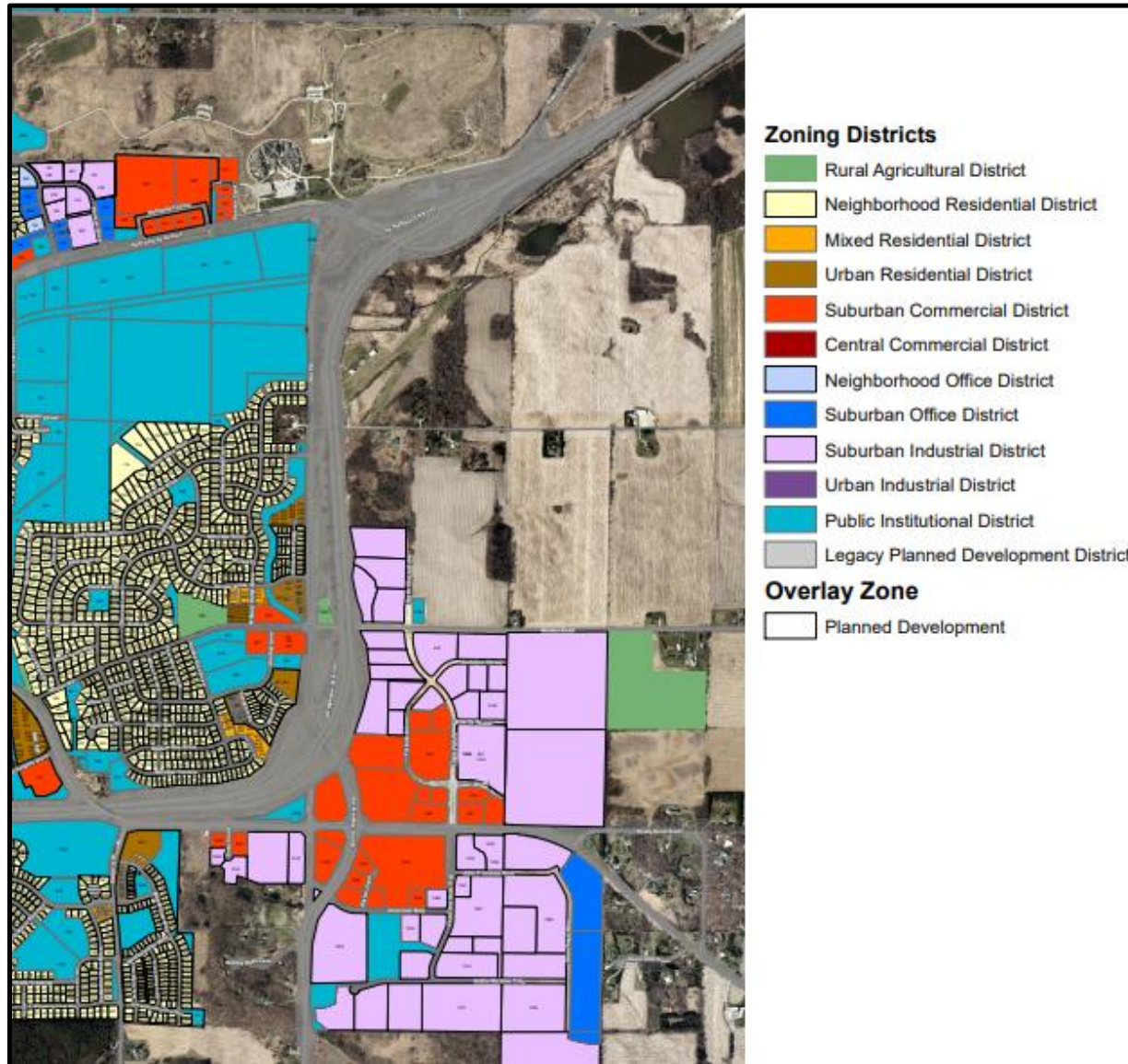
PLAT MAP



PLAT MAP



VERONA - ZONING MAP



BUSINESS MAP

Liberty Park - Lots 1, 2, 3

Whalen Road | Verona, WI 53593

Epic

 Kwik Trip

 Target

 McDonald's

 UW Credit Union

 Goodwill Verona

 Verona Fire Department

 Grace Coffee Co

 Verona City Hall

 Tsunami Express Car Wash

 Starbucks Coffee Company

 Verona Family Dental

 North and South Seafood

 Hyatt Place Madison / Verona

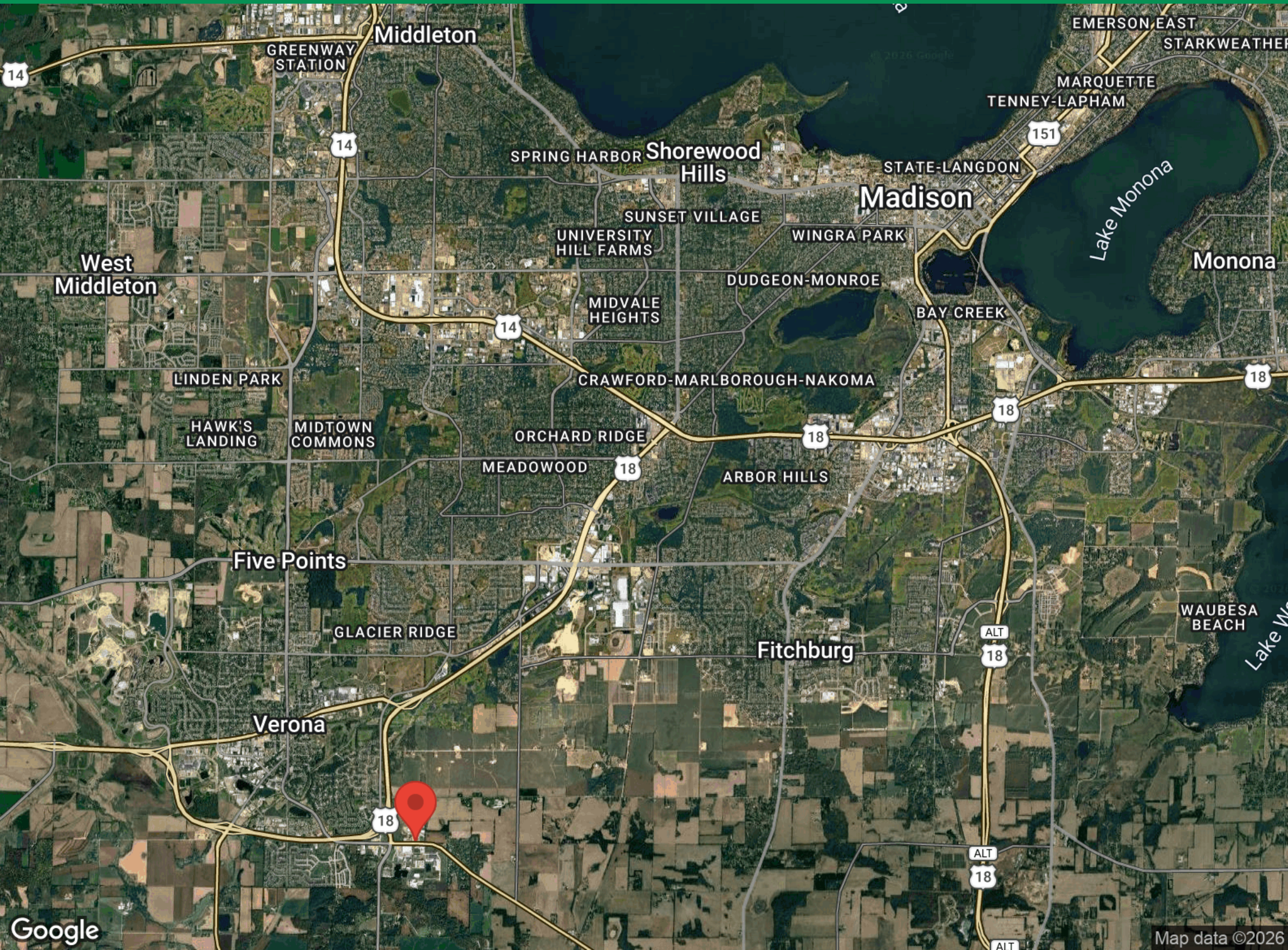
 El Charro Mexican Grill

 Kwik Trip

 Sugar River Pizza Co

 Costco Wholesale

REGIONAL MAP



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.