

Vacant Land For Sale

**Lot 12
County Highway M
And Cty Hwy PB**

VERONA, WI 53593

Price: \$2,000,000



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PROPERTY SUMMARY

COUNTY HIGHWAY M | VERONA, WI 53593



Property Summary

Price:	\$2,000,000
Lot Size:	5.01 Acres (useable 3.6 acres)
Price Per SF:	\$9.18
Cross Streets:	Hwy PB & Hwy M
Frontage:	Hwy M & Hwy PB
Signal Intersection:	Hwy PB & Hwy M
Utilities:	At Lot lines
Zoning:	Suburban Commercial

Property Overview

Kitty-corner from the NEW Verona Costco. Highly visible corner just off of Hwy 18/151. High-traffic volume area offering an ideal spot for a fast-food chain or a small strip/retail center. Excellent opportunity for new development. Great accessibility off Highway 18/151 with access from County Rd PB & County Rd M.

A 42' highway setback affects the north, east, and south sides of the property, reducing the usable square footage by 61,630 square feet. The total usable land is 3.6 acres. Nearby businesses include the Hyatt Place Hotel, Sugar River Pizza Company, Wisconsin Brewing Company, Kwik Trip, CrossFit Adept, North and South Seafood Smokehouse, and El Charro Mexican Restaurant.

Location Overview

Conveniently located 15 miles outside of downtown Madison, next to the Liberty Business Park pioneering the "live-work-play" lifestyle. Situated in a nature-friendly yet urban area that covers 253 acres. Just a few miles from Badger State Trail, 8 miles from University Research Park, and 3 miles from Epic Systems Headquarters. 30 minutes to the Dane County Regional Airport.

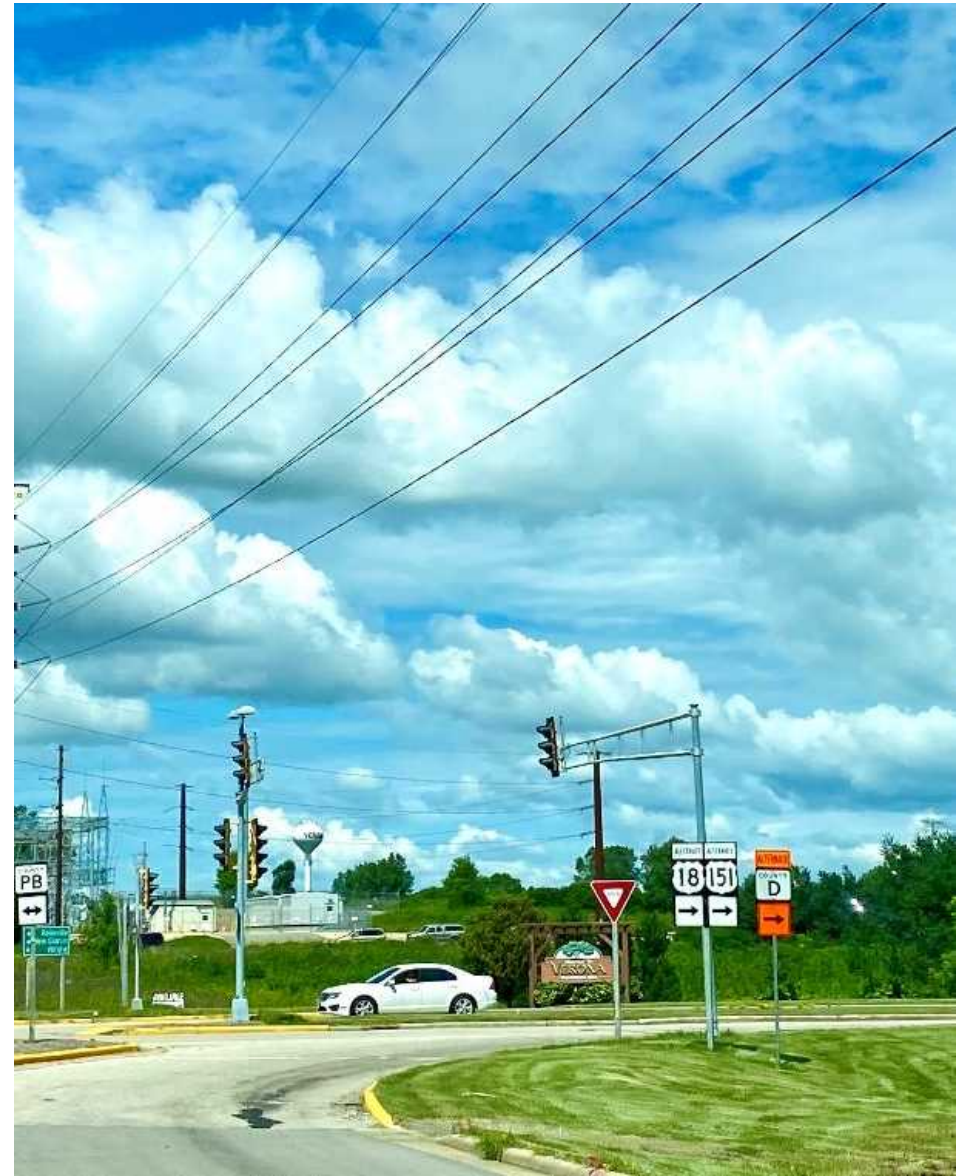
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PROPERTY PHOTOS

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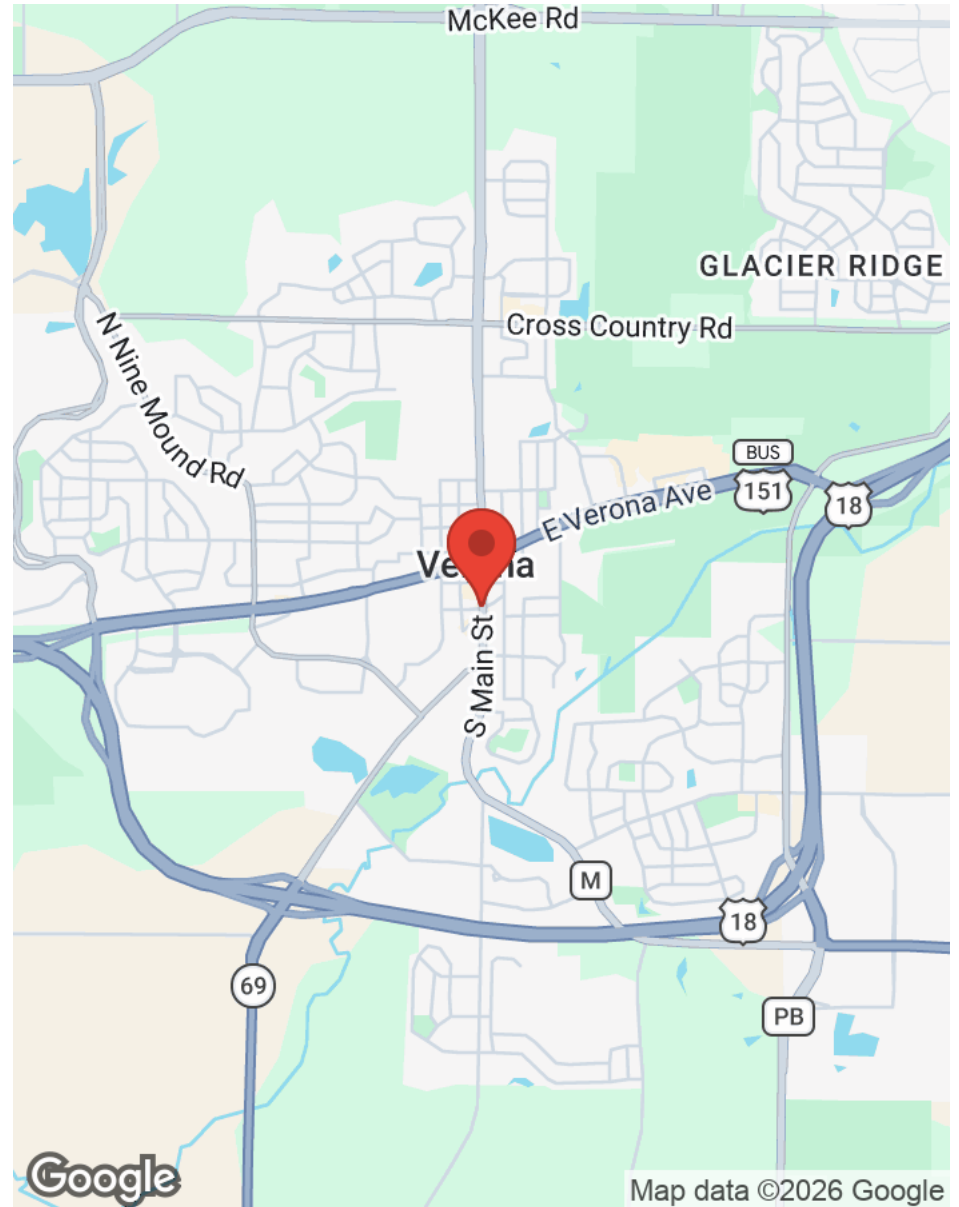
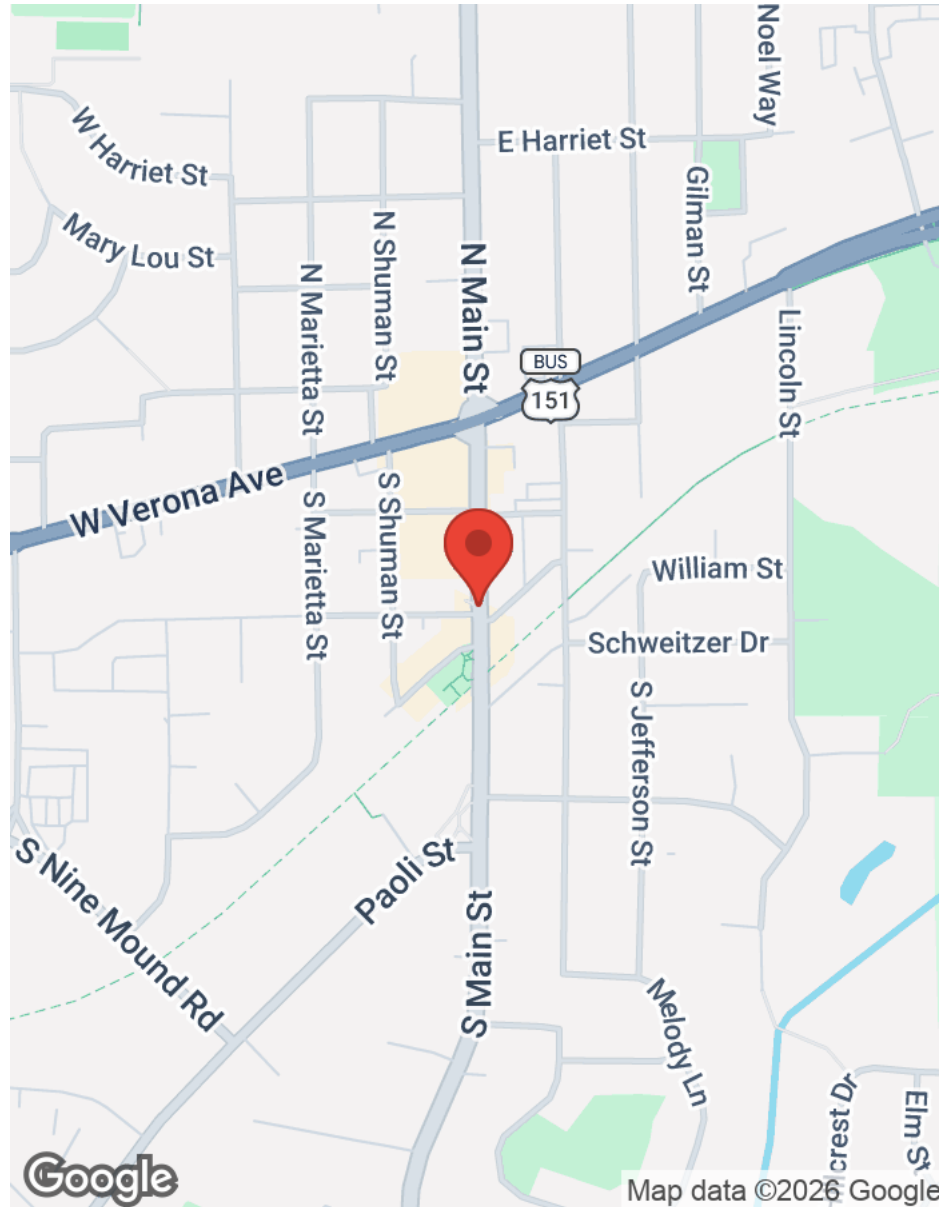
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LOCATION MAPS

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BUSINESS MAP II

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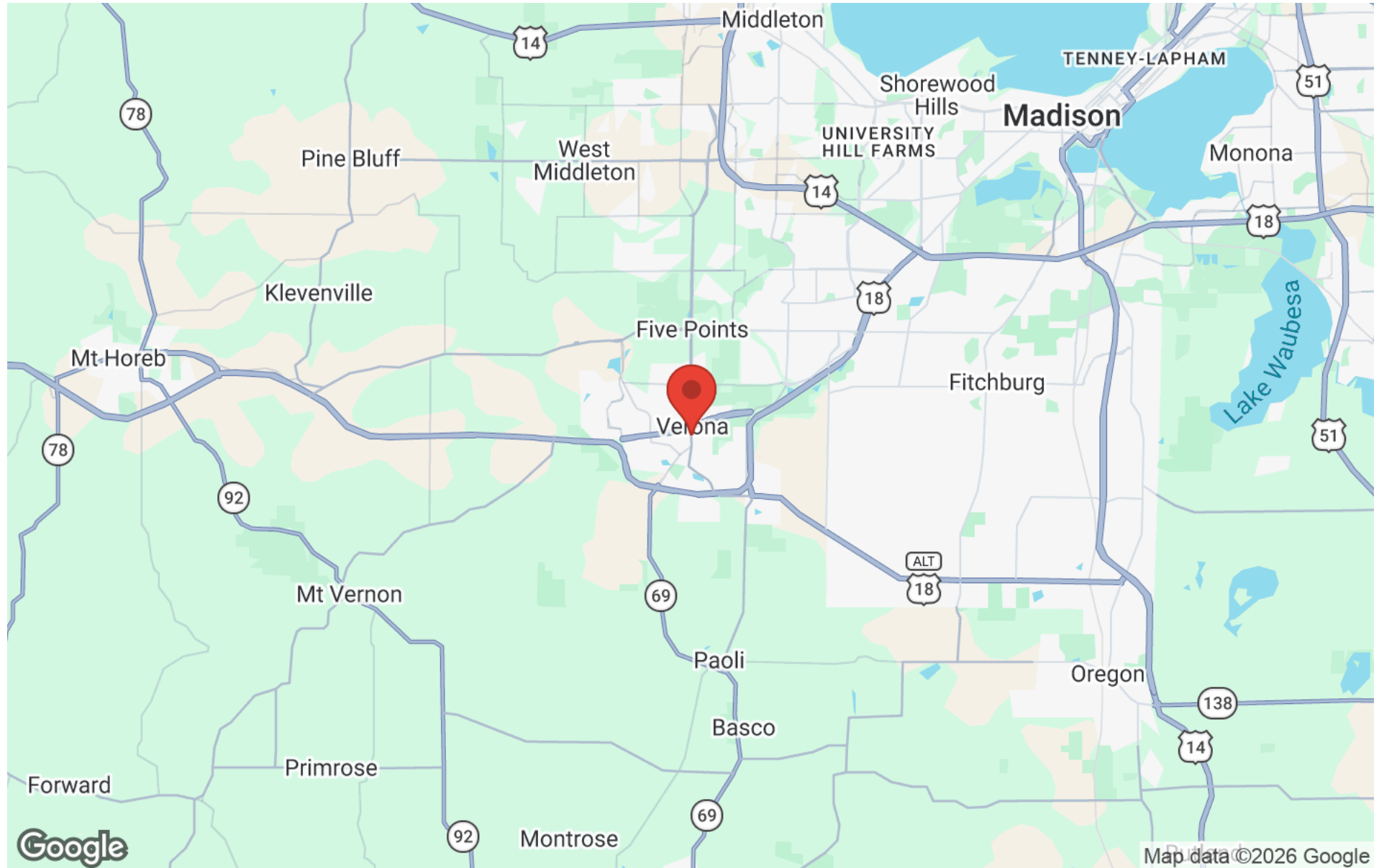
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REGIONAL MAP

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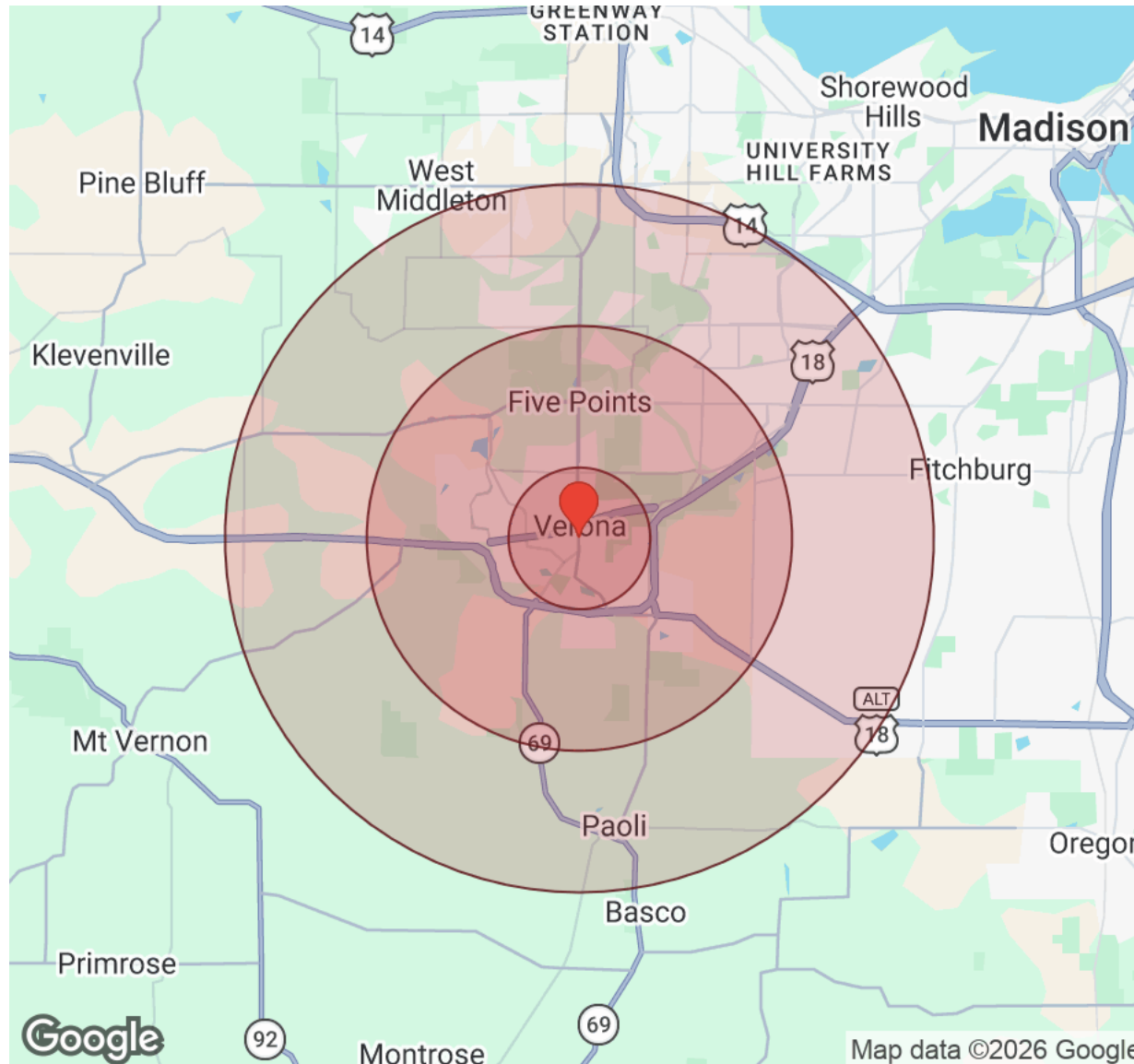
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DEMOGRAPHICS

COUNTY HIGHWAY M | VERONA, WI 53593



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,434	16,469	41,186
Female	4,399	16,302	41,006
Total Population	8,833	32,771	82,193

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,900	14,876	38,715
Occupied	3,620	13,775	35,781
Owner Occupied	2,267	8,801	19,638
Renter Occupied	1,353	4,974	16,143
Vacant	280	1,101	2,933

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,599	5,734	14,067
Ages 15 - 24	1,086	4,166	11,106
Ages 25 - 54	3,662	15,042	37,404
Ages 55 - 64	1,007	3,424	7,909
Ages 65+	1,478	4,407	11,708

Income	1 Mile	3 Miles	5 Miles
Median	\$114,822	\$119,457	\$105,860
Under \$15k	116	507	1,223
\$15k - \$25k	169	548	1,445
\$25k - \$35k	125	600	1,576
\$35k - \$50k	392	930	2,907
\$50k - \$75k	378	1,323	4,991
\$75k - \$100k	411	1,689	4,748
\$100k - \$150k	776	3,119	7,512
\$150k - \$200k	602	2,236	4,707
Over \$200k	652	2,822	6,673

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COUNTY HIGHWAY M

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PRESENTED BY:

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