

MIXED USE SITE FOR SALE - LOT 2

PAD READY FOR APPROVED ANCHOR USER

W171S7452 Lannon Dr,
Muskego, WI 53150

Prepared By:

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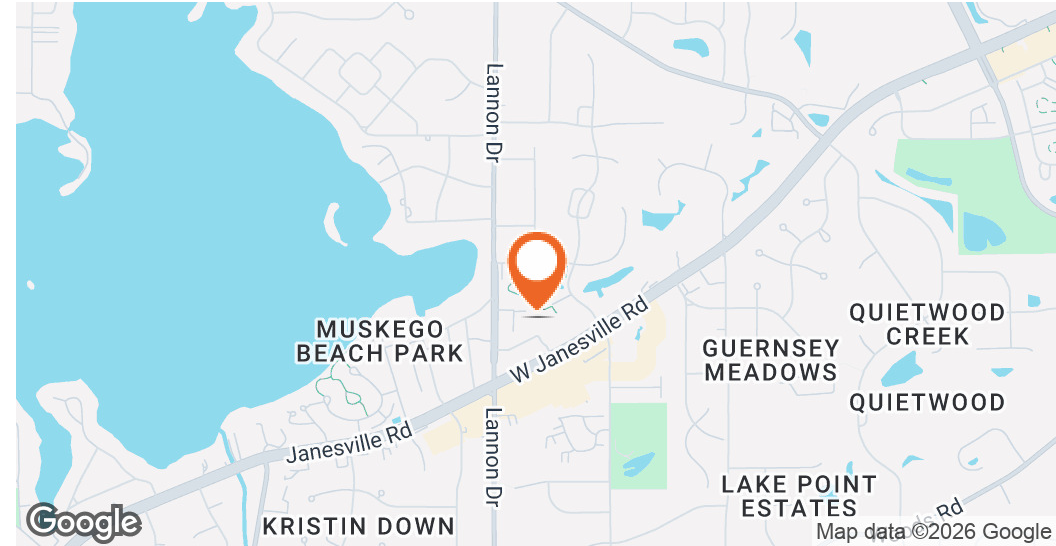
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PROPERTY HIGHLIGHTS

- Mixed use development in the heart of downtown Muskego, WI
- Signalized intersection at main entrance, with a convenient 2nd entrance at Lannon Dr.
- 2 Monument signage locations
- Highly visible along Janesville Road an arterial corridor for suburban community routes
- Strong long term residential base with upper middle class incomes
- Walkability to The View Apartments, 90 uptrend condo style units
- Join other businesses: The Lodge Muskego - Food & Spirits, Luxe Nail Spa, Lakeview Family Chiropractic & Local Credit Union
- Near several lakes increasing visitors and seasonal activities
- Close proximity to I43, several business parks, numerous large national and international companies of retail and commercial services
- To inquiry about City of Muskego Business Incentives: <https://www.cityofmuskego.org/318/Business-Incentives>



OFFERING SUMMARY

Sale Price:	\$895,000.00
Lot Size:	2.93 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,968	22,694	131,394
Total Population	25,392	59,204	319,108
Average HH Income	\$91,502	\$94,941	\$79,666

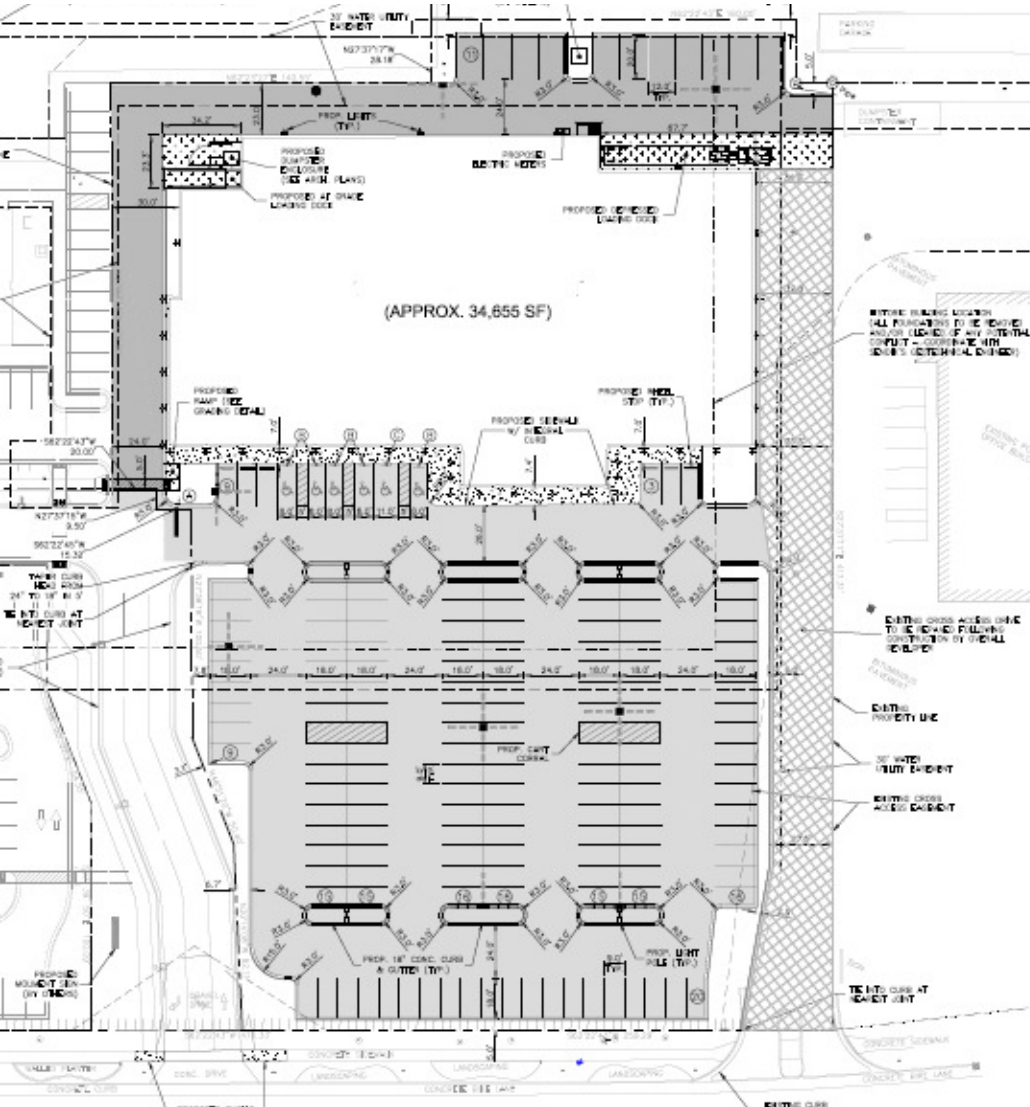
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FOR SALE (GRADE READY)

Parcel B +/- 2.93 Acres

Part of Planned Development-50 with COM2 land use: 30,000 square foot, grocery store. The following Alternative Uses are acceptable Alternative Uses provided the specific proposed use is compliant with the City's applicable zoning and land development ordinances and the City's normal permitting approvals ("Approved Uses"); large scale specialty grocer/meat market/drug/pharmacy chain; hardware or home store; a specialty dinner theater. The Alternative Use should have a reasonable projected equalized value upon completion, based on a then current appraisal, of approximately \$6,560,000.00, which is the projected incremental value of the Grocery Parcel in the current increment projections (including land) far the District. If the Alternative Use is not an approved use, the Alternative Use shall be subject to the approval of the City.

Mixed Use Development includes:

3 Completed luxury condo style apartment buildings "The View at Towne Center" featuring outdoor heated pool, clubhouse and fitness center

Retail Center: Credit Union, Luxe Nail Spa, The Lodge Muskego - Food & Spirits & Lakeview Family Chiropractic.

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Main Monument Sign



Existing Parcel C - Fully Leased



Lot from South East

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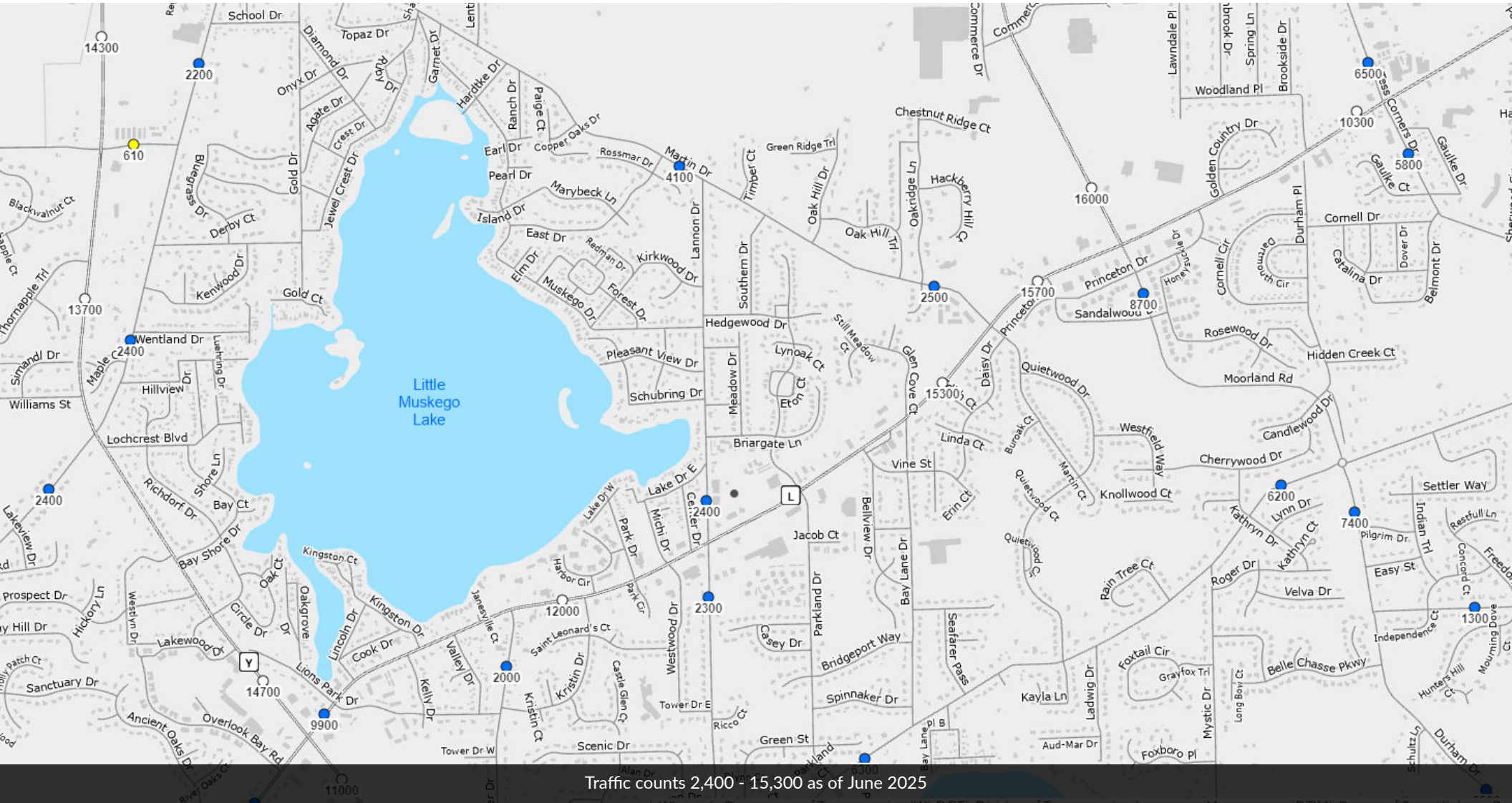


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Traffic counts 2,400 - 15,300 as of June 2025

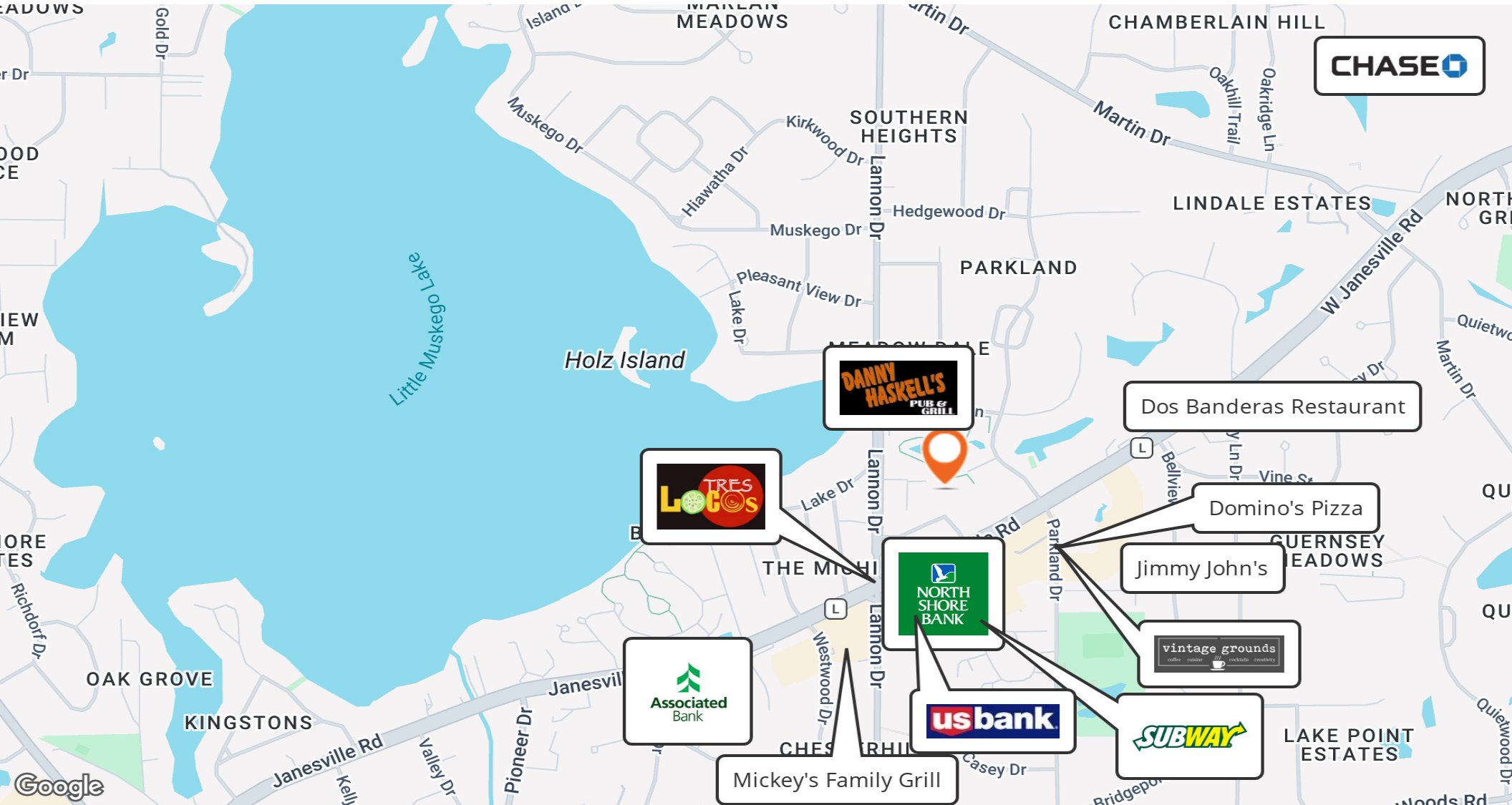
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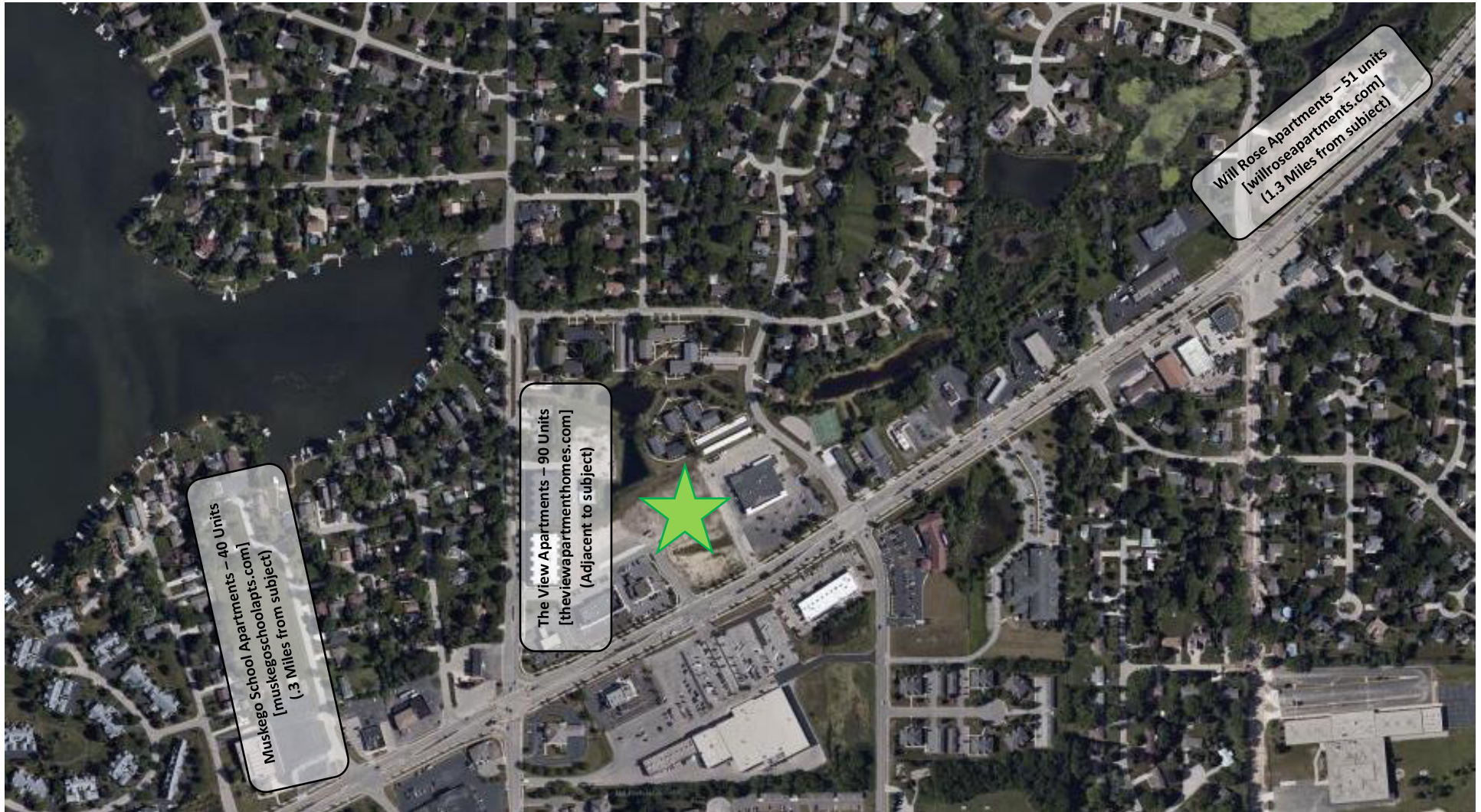


 **Parkland Towne Center** - Parcel B +/- 2.93 Acres Tax Key MSKC 2198 984015



In the last 2 years Muskego has seen a significant influx of residential developments.

Communities shown below include 1- bed and 2-bed luxury rental options; townhome style, independent and assisted senior living options. 181 additional units within walking distance of subject property.



Additional new recent developments +/- 365 units

The Glen at Pellmann Farm – 34 Units – W166S8016 Woods Ro, Muskego, WI

[cornerstonedevelopment.com/our-communities/the-glen-at-pellmann-farm/] (1.7 Miles from Subject)

Edgewater Heights– 37 Single Family Lots – Racine Ave at Woods Rd, Muskego, WI

[neumanndevelopments.com/edgewater.html] (2 Miles from Subject)

Presbyterian Senior Campus – 120 Units - W147S6800 Durham Dr, Muskego, WI

[presbyterianseniorliving.org] (2.1 Miles from Subject)

Heritage Senior Living – 120 Units - S64 W13780, Janesville Rd, Muskego, WI

[heritagesenior.com/muskego] (3.1 Miles from Subject)

Denoon Country Estates – 10 Single Family Lots – Crowbar Dr at Kelsey Dr, Muskego, WI

[denooncountryestates.com/] (5.5 Miles from Subject)

The Waters of Lake Denoon – 16 Single Family Lots – 10921 Crowbar Dr, Muskego, WI

[thewatersoflakedenoon.com/] (6 Miles from Subject)

Muskego Lake Estates – 28 Single Family Lots – Ryan Dr at Boxhorn Dr, Muskego, WI

[burbackbuilders.com/muskego-lakes-estates] (6.5 Miles from Subject)

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.