



FOR SALE

5202 HIGH CROSSING BLVD, MADISON, WI 53718

+/- 14.25 Acres of Commercial Land (May Divide)



Contact: David L. Barry, CCIM, SIOR dbarry@barrycre.com 414-803-4988

PROPERTY SUMMARY



Property Highlights

- Abuts I-39/90/94 and US Route 151
- Highly Visible Property
- 115,000 VPD along I-39/90/94
- 71,300 VPD along US Route 151
- Seconds to The American Center Business Park and Dane County Regional Airport
- Flexible Commercial Zoning

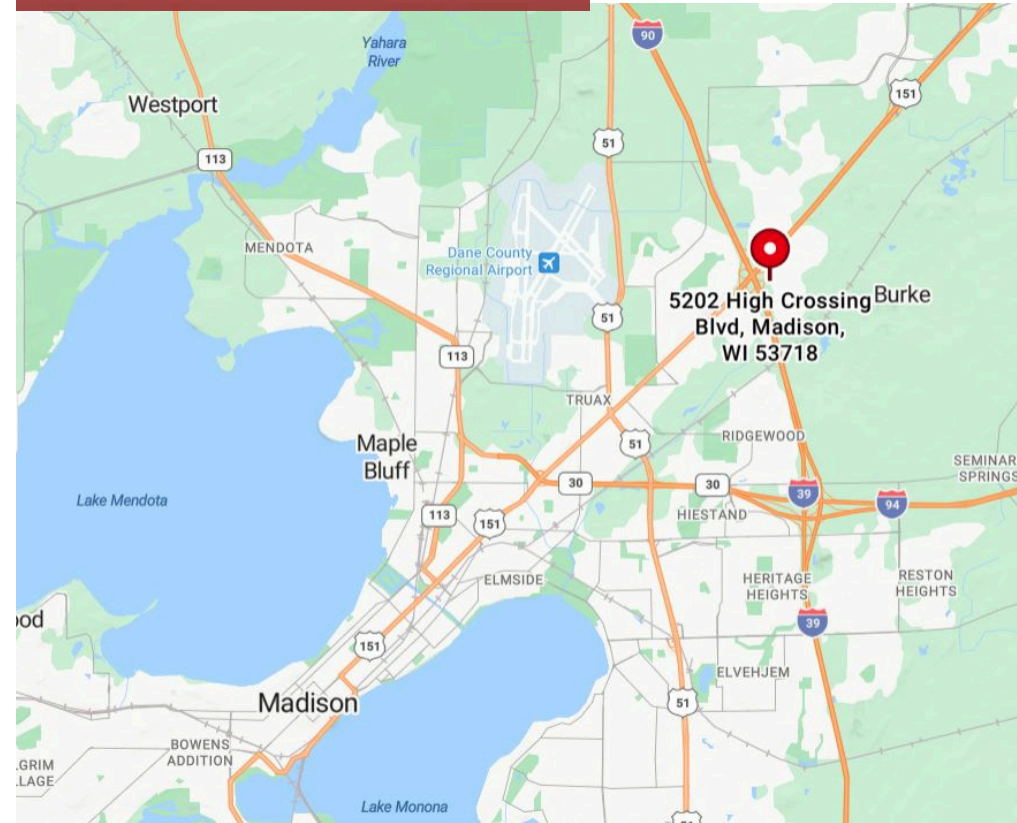
Property Specifications

Zoning Code:	CC – Commercial
Current Use:	Vacant Land
Shape:	Irregular
Minimum Divisible:	TBD – Approx. 1 Acre*
Public Transportation:	Metro Transit Route A to Site
Freeway Access:	Immediate
Deed Restrictions:	None**
Water, Sewer, Gas, & Electric:	On Site
Curb Cuts:	Multiple, onto High Crossing Blvd
Lighted Intersection:	At Crossroads Dr & High Crossing Blvd
Topography:	Flat
Parcel Number:	081022403068
2025 Taxes:	\$84,469.17

*In order to subdivide, there will likely need to be detention added to the site and, perhaps, a development plan for the entire site. The owner may consider developing the lot as well for tenants interested in build-to-suit options.

**Seller intends to sell with a deed restriction for movie theaters and certain types of full service hotels.

Area Location



Asking Sale Price: \$6,500,000

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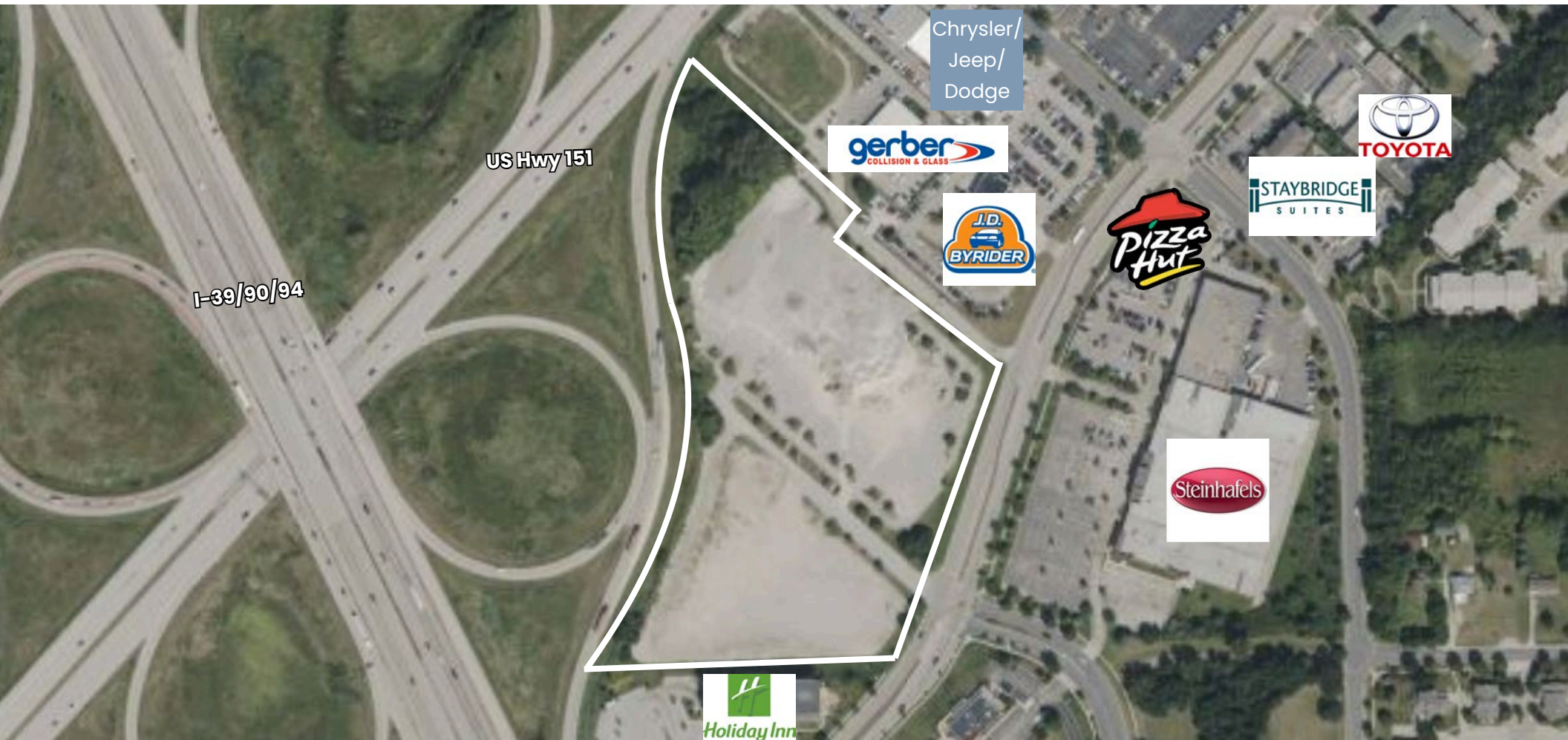
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AERIAL



Note: Outlined boundaries are approximate. See survey for a more accurate depiction of the site's borders.

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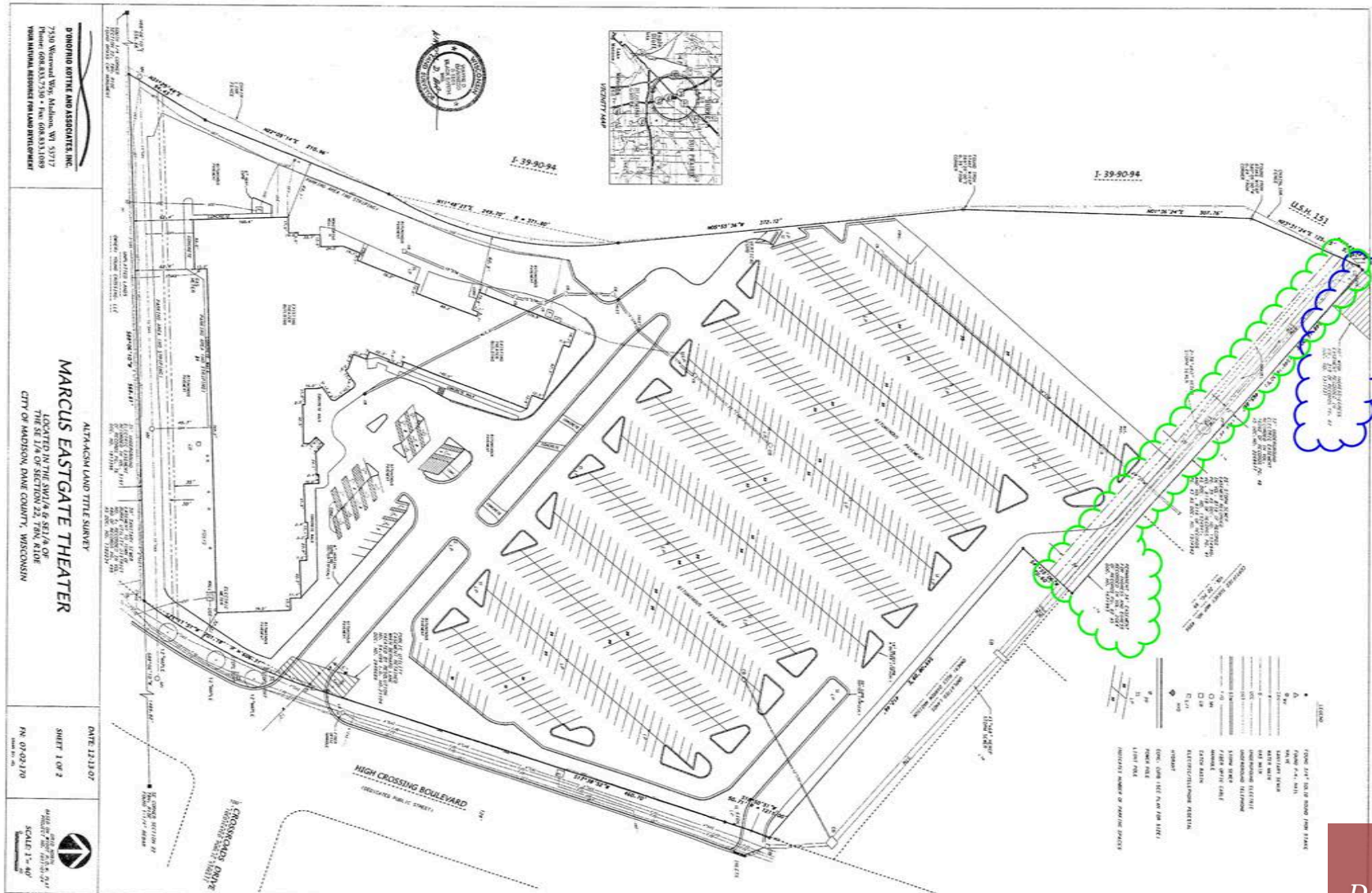
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SURVEY



Note: Building on the survey has been razed and striped parking lot no longer exists.

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AREA INFORMATION



View Looking North

Demographics

	# of Households	Population	Daytime Population	Average HH Income
1 miles	3,142	6,537	9,042	\$85,365
3 miles	14,478	32,487	35,057	\$98,203
5 miles	50,683	113,184	69,270	\$102,696

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AREA INFORMATION



View Looking South

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AREA INFORMATION



View Looking East

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AREA INFORMATION



View Looking West

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