

Land for Sale



1909 W Court St, Janesville WI 53548



Property Highlights

- Drive-thru option
- Excellent visibility and access from W Court St and S Arch St.
- Traffic Counts: 9,600 AADT
- Nearby businesses: Walgreens, CVS Pharmacy, Anytime Fitness, Chase Bank, O'Reilly Auto, Little Caesar's, Pizza Hut, Domino's Pizza, Jimmy John's Dollar General, AutoZone.

Property Summary

Sale Price	\$350,000 (\$5.00/sf)
Lot Size	1.6 acres (69,696 sf)
Utilities	To Lot
Zoning	B-3
Parcel #	WPN-14-15-99-HB-040-00

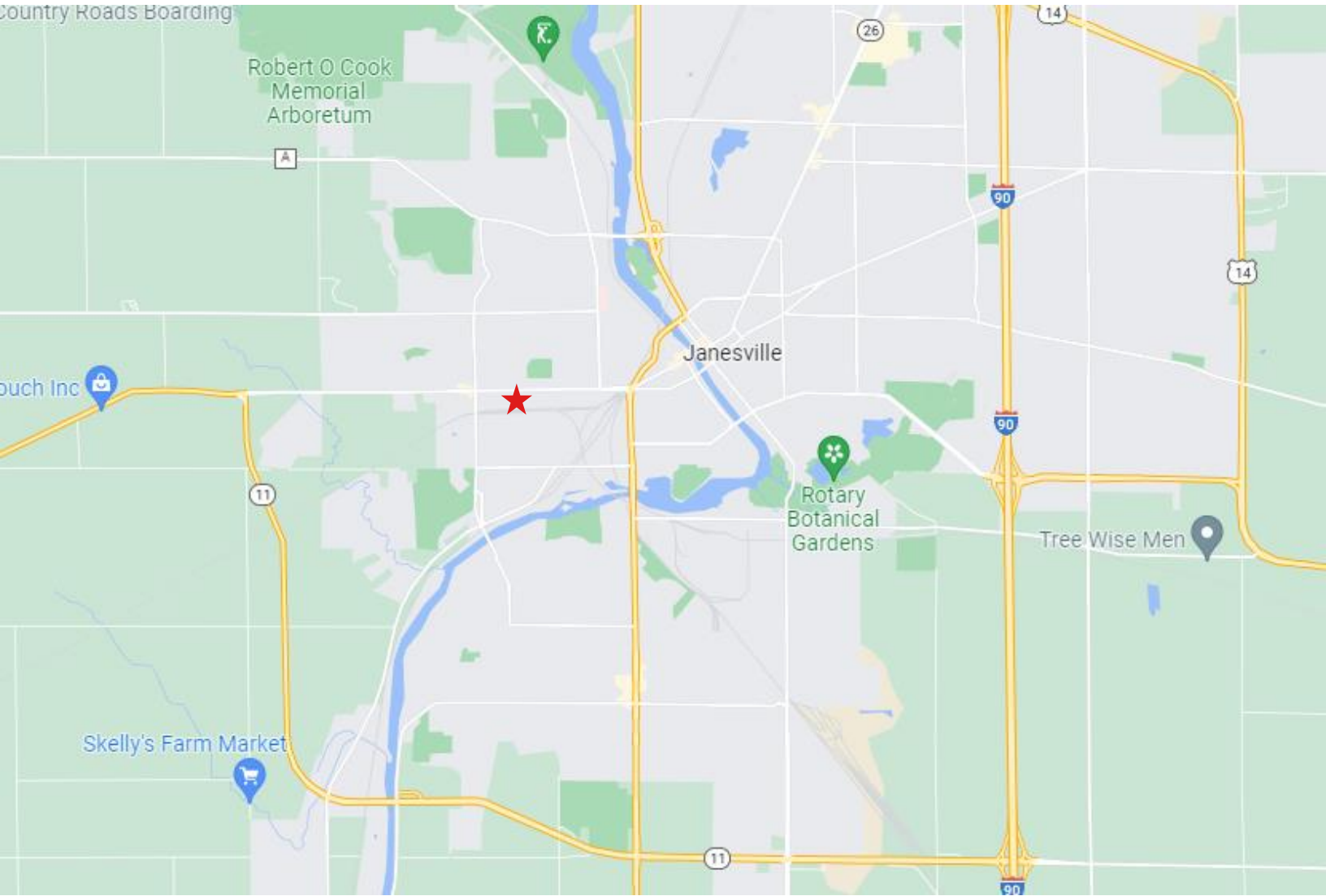
Ben Filkouski, CCIM
608-333-7734

Ben.filkouski@madisoncommercialre.com

Land for Sale

1909 W Court St

Janesville WI 53548



Demographics & Traffic Counts

	1 Mile	3 Mile	5 Mile
Population (2023)	9,190	42,931	67,643
Number of Households	3,689	17,576	27,629
Average HH Income	\$56,274	\$66,067	\$70,461

Traffic Counts (2023) 9,600 AADT W Court St
AADT-Annual Average Daily Traffic

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NORTH

BEARINGS ARE BASED UPON THE NORTH LINE OF THE SW6 OF SEC. 35-03-12, ASSUMED TO BEAR S 89°29'10" E

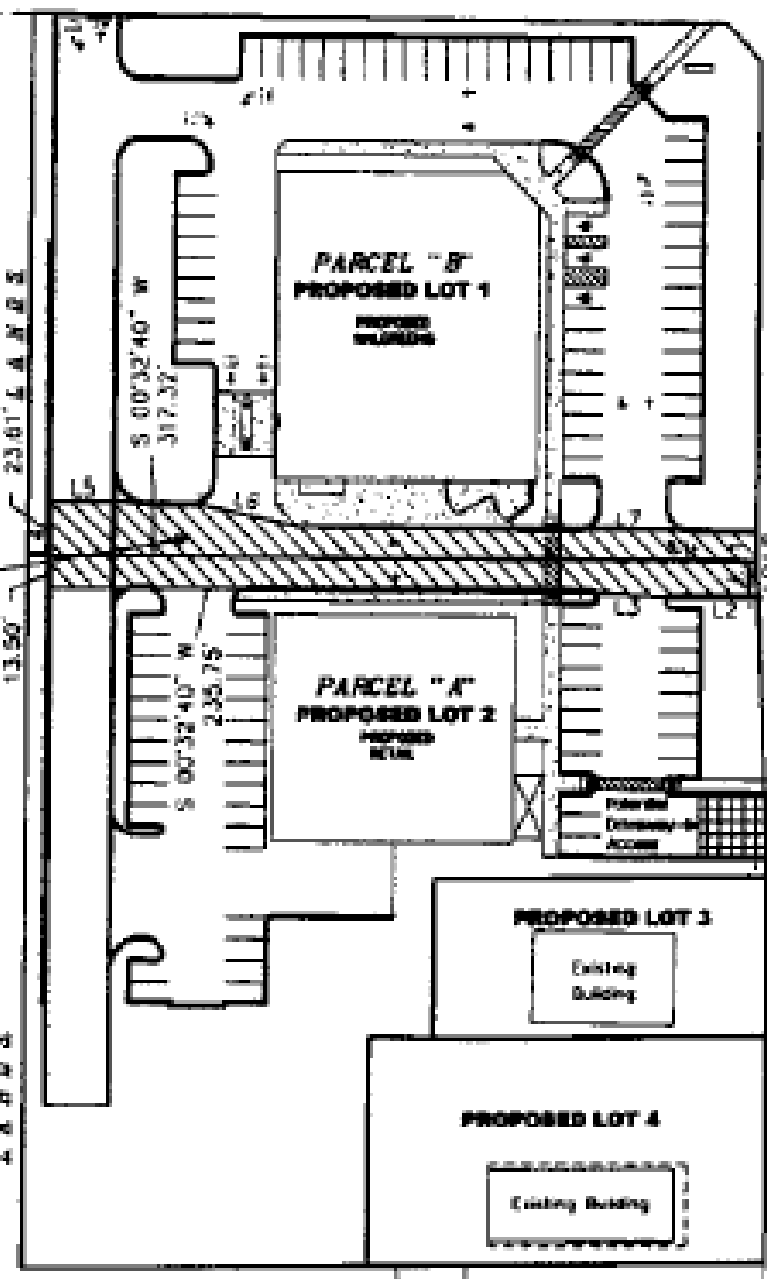


P A L M E R R A D D E R J A N E S E I L L E
B L O C K I
S E R V I C E S

West, N. Corner
Sec. 35-03-12
Mag Nail Found per
the sheet by Scott
Kollmanus, dated
08-12-2008

SURVEYED FOR:
Flood Development &
Investment, Corp.
7941 Tree Lane, Ste. #105
Madison, WI 53717

SURVEYED BY:
Collins Engineering, LLC
5010 Vogelz Road
Madison, WI 53718
(608) 838-0444



DRIVEWAY

LEGEND



L A N D S
L A N D S
A L L E Y
L I N E T A B L E

NUMBER	DIRECTION	DISTANCE
L1	S 00°30'50" W	45.30'
L2	S 00°32'40" W	37.33'
L3	S 03°42'09" W	36.31'
L4	N 89°27'20" W	37.11'
L5	N 00°32'40" E	61.50'
L6	N 12°48'54" E	47.59'
L7	N 00°32'40" E	200.63'
L8	S 89°29'10" E	13.50'
L9	N 87°56'32" E	15.52'



Computed Center of Sec. 35-03-12, per C.S.M. v.23, p.240-242 & per 'A' Survey by Scott Kollmanus, dated 08-12-2008. Corner not monumented, signs within statutory survey margins cover.



Stock No. 26273

CERTIFIED SURVEY MAP

LOTS 1 & 2, OF CERTIFIED SURVEY MAP AS RECORDED IN VOL. 4 OF CERTIFIED SURVEY MAPS, ON PAGES 125-126, AS DOCUMENT NUMBER 819980, ALSO PART OF VACATED MCKINLEY STREET, ALSO PART OF THE VACATED PUBLIC ALLEY AS RECORDED IN DOCUMENT NO. 1851626, ALSO PART OF THE NE¼ OF THE SW¼ OF SECTION 35, TOWNSHIP 03 NORTH, RANGE 12 EAST, CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN

NORTH



SCALE: ONE INCH = EIGHTY FEET

BEARINGS ARE BASED UPON THE NORTH LINE OF THE SW¼ OF SEC. 35-03-12, ASSUMED TO BEAR S 89°29'10" E

PALMER'S ADD TO JAMESVILLE
BLOCK 1
6 5 4 3 1

SOUTH ARCH STREET

LANDS
N
ARCH
ST.

SURVEYED FOR:

Flad Development & Investment Corp.
7941 Tree Lane, Ste. #105
Madison, WI 53717

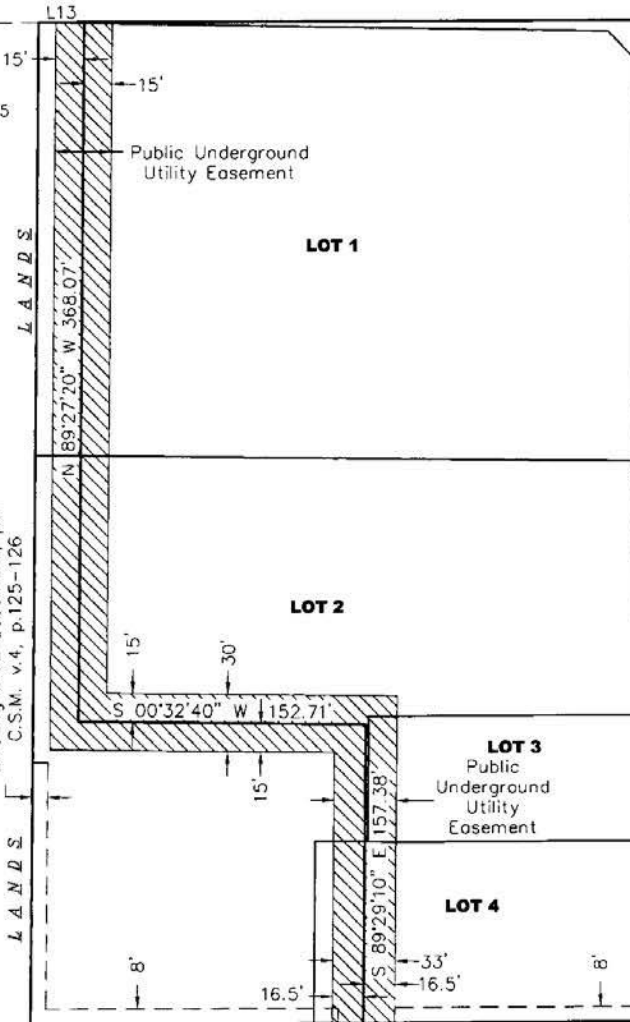
SURVEYED BY:

Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L13	S 00°52'39" W	24.26'
L14	S 00°15'23" E	130.06'
L15	S 00°16'59" E	16.50'

Existing 8'UE Easement, per C.S.M. v.4, p.125-126



LANDS

LOT 1
C.S.M. V. 9
P. 311

LOT 2
C.S.M. V. 23
P. 240-242

LOT 2
C.S.M. V. 25
P. 424-427

WEST COURT STREET

NOTE: Public utility easement rights, if any, within that portion of the vacated alley lying in this Certified Survey Map shall be released via a separate instrument following the recording of this Certified Survey Map.

LANDS
VACATED
ALLEY

EASEMENTS

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

FLA33
Sheet 4 of 7

Date: 03-26-2009

\\F\FLA33\CSM\csm.dwg



03/14/2009
Rev: 03/26/2009

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.