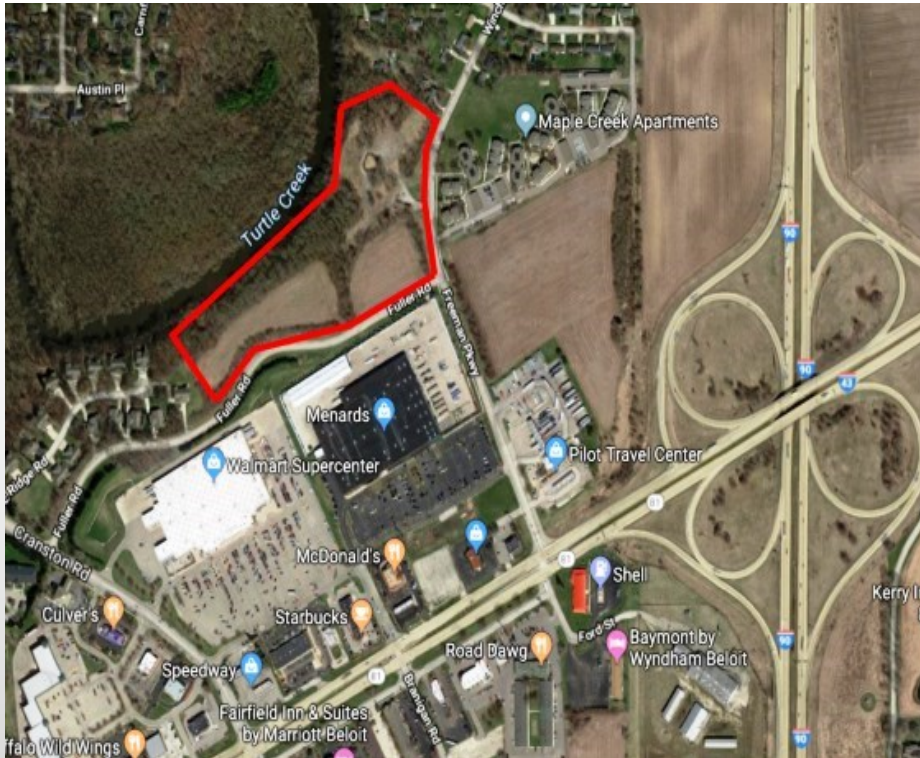


Vacant Land Beloit, WI

2000 Freeman — 2102 Freeman — 2651 Fuller

For Sale



Property Details

Size : 18.75 Acres

Price : \$1,500,000.00

Features : High Profile Location

Located within a TIF District

Overlooks Turtle Creek

Near I-90 and I-43 Interchange

Area Description: 73 miles to Milwaukee and 97 miles to Chicago. Area users include Menards, Walmart, Buffalo Wild Wings, Dollar Tree, Starbucks, Noodles & Company, Frito Lay, Hormel, Kerry Americas, UW Cancer Center, Kettle Chips, and numerous national chain restaurants and hotels.

Property Overview

Ideal for multifamily or condo development. One parcel zoned R-3 Residential, the other two zoned C-3 Commercial. Traffic counts are 42,000 VPD on Interstate 90 and 23,900 on Interstate 43 / Milwaukee Road. Developer incentives are available through the City of Beloit's TIF program. Property is owned by the salesperson's relative.

Contact:

Joel Patch
joelpatch@charter.net
Phone : (608) 554-2720
Cell: 608-751-5973

Visit our Website:
www.cpgwi.com

COMMERCIAL

PROPERTY GROUP, LLC

111 N. Main St., Suite 270
Janesville, WI 53545
Office: 608.554.2720
Fax: 608.756.4014



22060500
31.07

22031650
7.12

22036015
22036000 2
220360
10.14

22031500
2.53

22050600
9.1

22050510

ER'S WOODS

22050050

Turtle Creek

Turtle Creek

FULLER DR

FREEMAN

Legend

TOTAL AREA OF DEVELOPMENT: 18.74 ACRES
(21) LOTS
TYPICAL LOT: 0.8 ACRES

PROPOSED ROADWAY



WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

Commercial Property Group

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 within 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 _____

45 **SEX OFFENDER REGISTRY**

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

48 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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