

FOR SALE

DEVELOPMENT LAND

**105TH AVENUE/SOUTH OF WILMOT ROAD (CTH "C")
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WI**



**RESIDENTIAL
DEVELOPMENT SITE**



Pitts Brothers & Associates, LLC

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Location

- 105th Avenue, just south of Wilmot Road (CTH "C")
Village of Pleasant Prairie, Kenosha County WI

Land Size

- ±24.459 Acres, or 1,065,436 Sq. Ft.

Site Characteristics

- Site once platted for a forty-five (45) lot single-family residential (to be called/proposed River Run at Heritage Valley) subdivision.
- Average lot size of the once platted subdivision was 13,471 square feet, 0.309 acres.
- Adaptable site with future land use of single-family residential.
- Municipal sewer and water available to the site.
- Well located site near Interstate "94" with a full interchange at Wilmot Road (CTH "C") and Interstate "94."
- Site was once engineered for a two (2) phase development with phase I containing thirteen (13) lots and phase II containing thirty-two (32) lots.
- Site is currently zoned for single-family (R-4) but can be adapted/changed to R-4.5.
- Twelve (12) of the (once proposed) lots had river prairie or open space views with walk-out or lookout basements possible.
- (Prior) Development plans/engineering work, soil reports, wetland delineation reports available (upon written contract offer or letter of intent).

Economics

- **Asking Price** **\$1,195,000**



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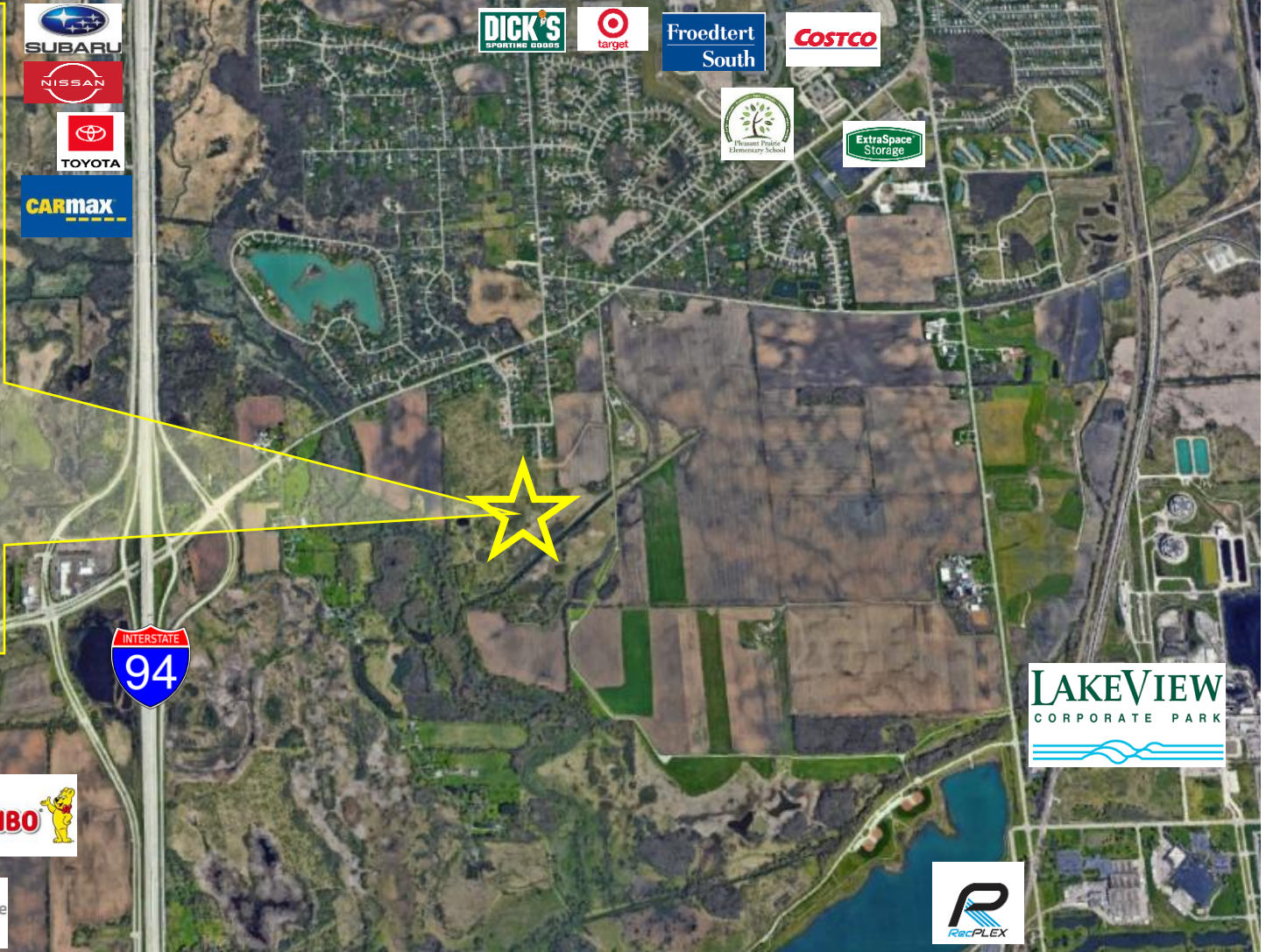
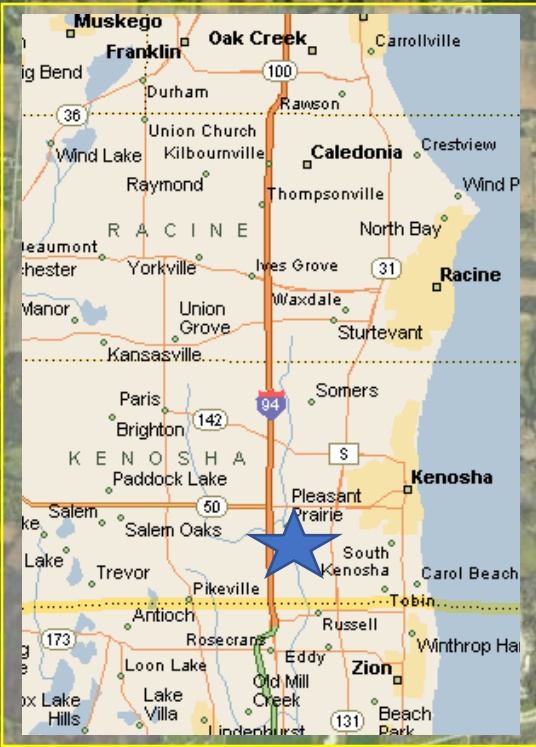
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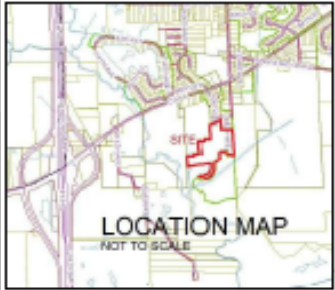
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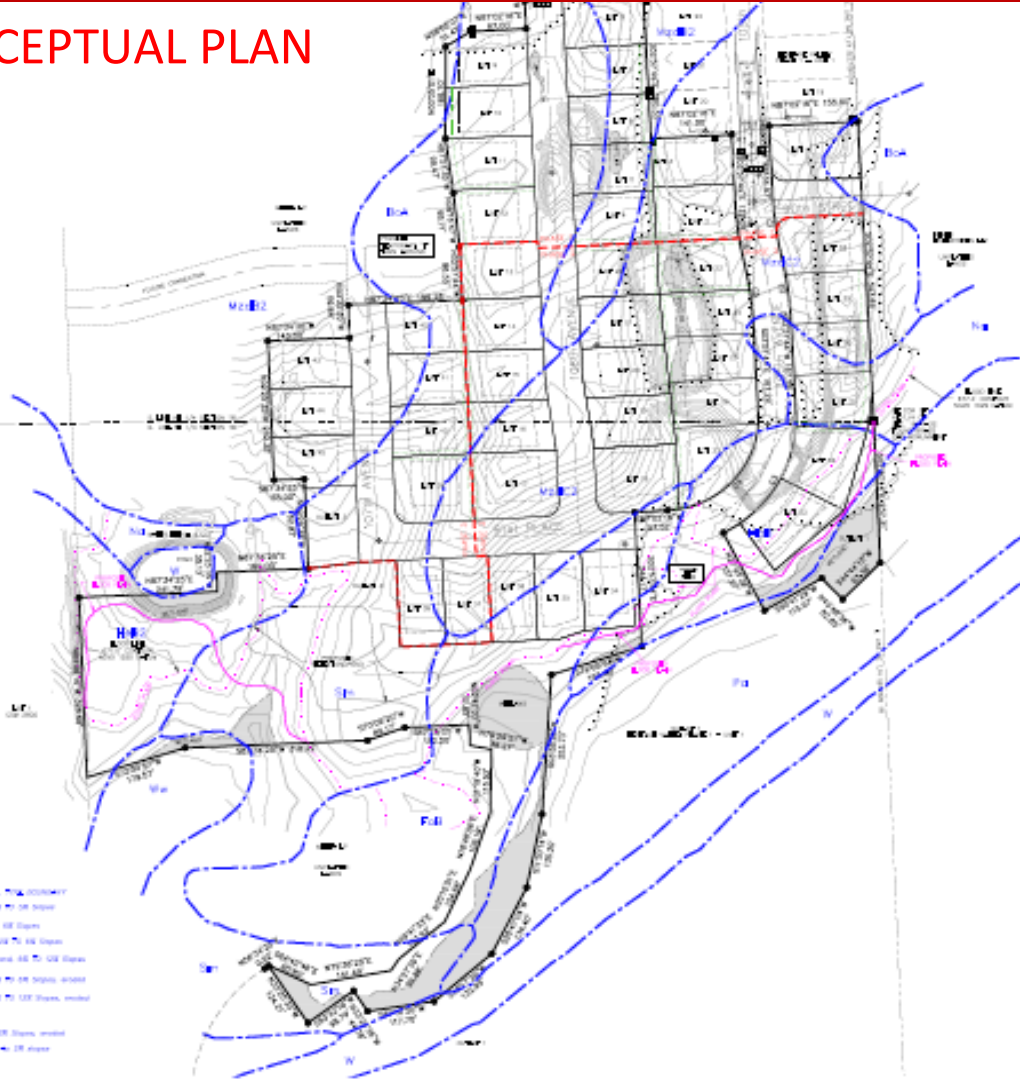
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(PRIOR) CONCEPTUAL PLAN



LEGEND

8cA	Residential 8cA	100' x 150' 100' 100'
FoB	Office 100' x 150' 100' 100'	
HbB	Medium density 100' x 150' 100' 100'	
HbB2	Medium density 100' x 150' 100' 100'	
MzC1	Medium density 100' x 150' 100' 100'	
MzC2	Medium density 100' x 150' 100' 100'	
Nd	Neighborhood 100' x 150' 100' 100'	
Pu	Public Use 100' x 150' 100' 100'	
Sm	Single Medium Density 100' x 150' 100' 100'	
W	Water 100' x 150' 100' 100'	



General Notes:

1. This plan is a conceptual plan and is not intended to be used for any other purpose.

2. The plan is based on the information provided by the applicant and is not intended to be used for any other purpose.

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DATE: JUNE 9, 2017
R.A. Smith National, Inc.

Regional Surveying and Engineering



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Information shown on this sheet was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made to the accuracy thereof and is subject to correction.

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DEMOGRAPHICS

2-, 5- & 10-MILE RADIUS



POPULATION

2 Miles:	9,858
5 Miles:	57,482
10 Miles:	218,965



HOUSEHOLDS

2 Miles:	3,655
5 Miles:	21,436
10 Miles:	80,280



AVERAGE HH INCOME

2 Miles:	\$97,331
5 Miles:	\$91,177
10 Miles:	\$86,360



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STATE OF WISCONSIN BROKER DISCLOSURE To Non-Residential Customers Wisconsin

Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

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

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

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

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.



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The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

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

List Home/Cell Numbers: _____

SEX OFFENDER REGISTRY

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

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “adverse fact” is defined in Wis. Stat. 452.01(Ie) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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.



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