

FOR SALE

13501 OLD HIGHWAY 11

I-94 & STH 11

VILLAGE OF MOUNT PLEASANT, RACINE COUNTY WI

Prime Vacant Land

5.292 ACRES



Pitts Brothers & Associates, LLC
6309 – 60th Street, Suite 100
Kenosha, WI 53144
Pittsbrothers.com

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Land Size

- ±5.292 Acres, or 230,519 Sq. Ft.

Site Characteristics

- High visibility/exposure to Interstate 94 with frontage along STH 11 (Durand Avenue)
- Access to full four (4) way interchange at STH 11 and I-94.
- High daily traffic along interstate 94.
- Property located in the municipal sewer and water service area.
- Site is located within a tax incremental district (TID 5).
- Future land use for business park including commercial.
- C-4 General Industrial zoning in place.

Economics

- Asking price: \$795,000

Traffic Counts

- 91,600 VPD Interstate 94
- 3,700 VPD Interstate 94 off-ramp
- 13,300 VPD STH 11 (Durand Avenue)
- 1,800 VPD SE Frontage Road

Nearby Developments



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Rob Pitts
262.654.4900
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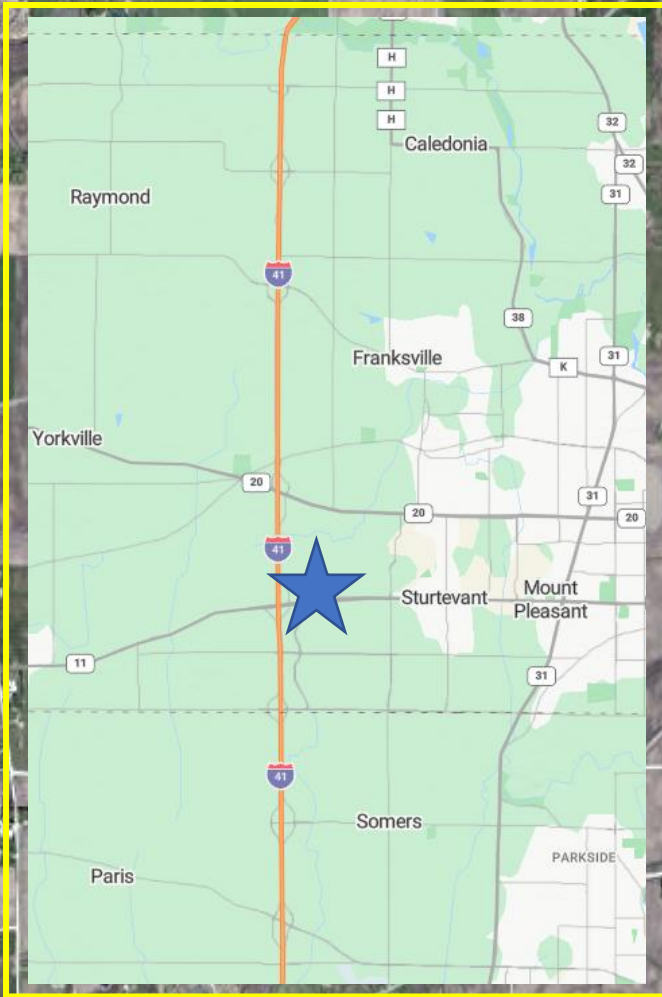
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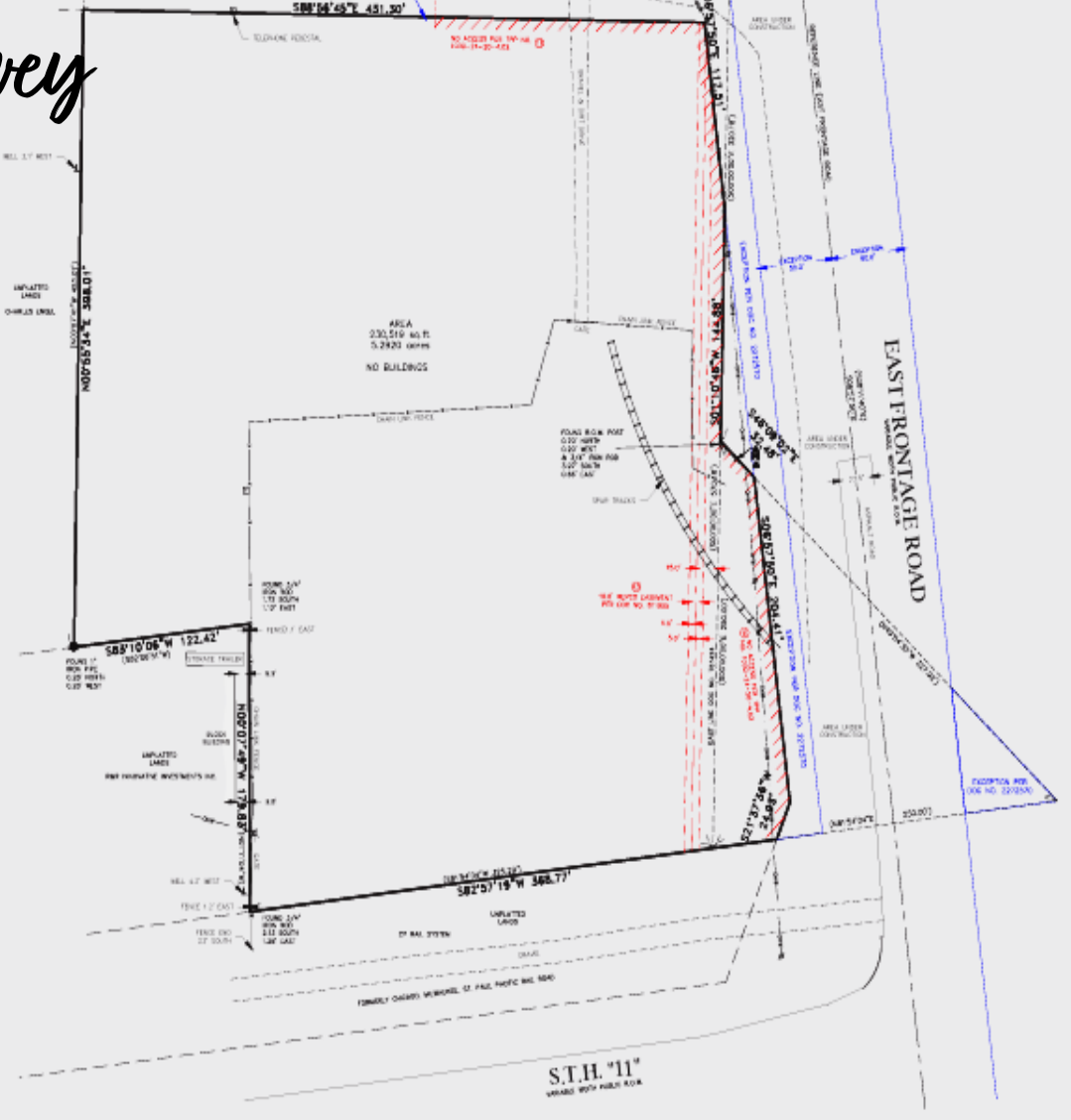
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Alta Survey



LEGEND table listing symbols for various features like poles, wires, and structures.

DISCLAIMER text regarding the accuracy of the survey information.



Part of the Northwest Quarter of Section 30, Township 3 North, Range 22 East, Racine County, Wisconsin, and more particularly described as all lands covered by owner in said Quarter Section lying West of a line and East West of a line of Trees running North and South...

That part of the Northwest Quarter of Section 30, Township 3 North, Range 22 East in the Village of Mount Pleasant, Racine County, Wisconsin, bounded as follows: Begin at the Northwest corner of said Section 30, run thence East along and upon the North line of said Section 30 465 feet...

EXCEPTING THEREFROM the following property conveyed to the State of Wisconsin for highway purposes: That part of the Northwest Quarter of the Northwest Quarter of Section 30, Township 3 North, Range 22 East, lying between two parallel lines which are 52 feet West and 52 feet East of, as measured normal to, the following described reference line of the East Frontage Road of Highway 11...

EXCEPTING THEREFROM lands described in Warranty Deed recorded as Document No. 2272573

Prepared for: DEVO Properties, LLC Survey No. 187492-RM8

A. Basis of Bearings Bearings are based on the North line of the Northwest 1/4 of Section 30-3-22, which is assumed to bear South 89°56'47" East.

B. Title Commitment This survey was prepared based on Fidelity Title Inc. an agent for First American Title Insurance Company title commitment number T688 AMENDED, effective date of April 12, 2018, which lists the following encumbrances as the restrictions from schedule B-1:

1-2, 4 & 10. Not survey related.

3-5, 7. Visible evidence shown, if any.

9. Public or private rights, if any, in each portion of the premises described herein as may be used, laid out or dedicated in any manner for street, highway or road purposes. Affects site by location - shown.

11. Access Rights, restricted or eliminated by Transportation Project 1029-34-30-4-82 and as evidenced Document No. 2272570. Affects site by location - shown.

12. Easement to WISCONSIN TELEPHONE COMPANY dated August 31, 1988 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 28, 1988 in Volume 485 of Records, page 637, Document No. 943438. Does not affect site by location - fully in 20th Road, not shown.

13. Easement to WISCONSIN ELECTRIC POWER COMPANY recorded in the office of the Register of Deeds for Racine County, Wisconsin on July 27, 1968 in Volume 918 of Records, page 279, Document No. 911985. Affects site by location - shown.

14. Notice of Non Access to or across a controlled access highway dated July 26, 2004 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on July 15, 2004 as Document No. 1982562. Does not affect site by location property does not abut State Highway 11, not shown.

C. Flood Zone According to flood insurance rate map of the Village of Mount Pleasant, community panel number 52191C0334D, effective date of May 2, 2012, the site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces There are no regular and no handicapped parking spaces marked on this site.

E. Notes There is evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork. East Frontage Road is under construction.

5th Road & East Frontage Road were established from Transportation Project Plat No. 1830-24-2-4-02. The West & South property lines were established from the reuses & bounds descriptions in the Title Commitment.

In accordance with Chapter AC 7.31 (2) of the Wisconsin Administrative Code, R. A. Smith, Inc. has executed an agreement to waive the setting of monuments on the above described property. Signatures of the field surveyor.

To: MP 1184 Commercial LLC, DEVO Properties, LLC, Fidelity Title Inc. and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minnesota Standard Detail Requirements for ALTA/ACSM Land Title Surveys, duly established and adopted by ALTA and NSPS and includes items 2, 3, 4, 7(a), 7(b)(1), 7(c), 9, 8, 13, 16 and 20 of Table A thereof. The fieldwork was completed on April 16, 2018.

Date of Plat or Map: April 30, 2018
Revision to Map: October 13, 2018

Stephan G. Southwell
Professional Land Surveyor
Registration Number 1028
www.southwellandsurvey.com



roSmith
16743 W. Bluewood Road
Brookfield, WI 53005-9498
(262) 791-1000
southwell.com

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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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