

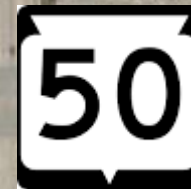
FOR SALE

125TH AVENUE

INTERSTATE 94 & STH 50

CITY OF KENOSHA, KENOSHA COUNTY WI

Prime Vacant Land
3.040 ACRES



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

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.

FOR SALE

125TH AVENUE

INTERSTATE 94 & STH 50

CITY OF KENOSHA, KENOSHA COUNTY WI

Land Size

- ±3.040 Acres, or 132,422 Sq. Ft.

Site Characteristics

- Located in the northwest quadrant of Interstate 94 and STH 50.
- Access to full four (4) way interchange at STH 50 and I-94.
- High daily traffic along Interstate 94 and STH 50.
- Municipal sewer and water service the site.
- Future land use for commercial.
- Located south of the proposed Hard Rock Casino and proposed St. John Properties Kenosha Midpoint development.
- Located in an area of intense commercial and multi-family development.

Economics

- Asking price: \$1,500,000

Traffic Counts

- 101,000 VPD Interstate 94
- 5,900 VPD Interstate 94 off-ramp
- 21,500 VPD STH 50 (75TH STREET)
- 530 VPD 125th Avenue

Nearby Developments



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262.654.4900
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Andy Pitts
262.654.4900
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Mike Pitts, Jr.
262.654.4900
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mpitts@pittsbrothers.com

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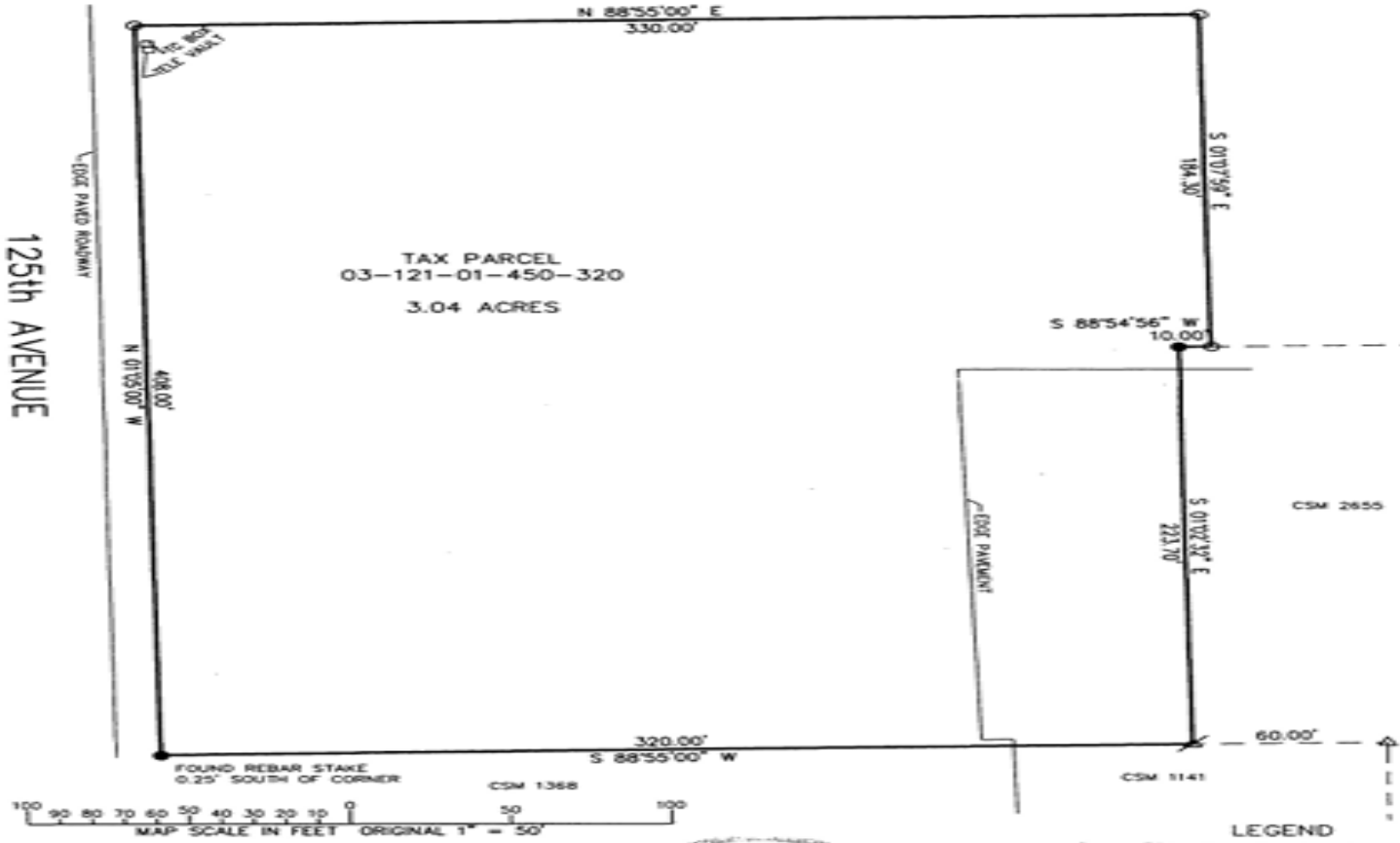
Survey

PLAT OF SURVEY

LEGAL DESCRIPTION
PARCEL 03-121-01-450-320

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 21 EAST, CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2655; THENCE S 88DEG 55MIN W, ALONG THE NORTH LINE OF CERTIFIED SURVEYS 1141 AND 1368, 320.00 FEET TO THE EAST LINE OF 125TH AVENUE; THENCE N 01DEG 05MIN 00SEC W, ALONG SAID 125TH AVENUE; THENCE N 88DEG 55MIN 00SEC E, 330.00 FEET; THENCE S 01DEG 05MIN 00SEC E, 184.30 FEET TO THE NORTH LINE OF SAID CSM 2655; THENCE S 88DEG 54MIN 56SEC W, 10.00 FEET TO THE NORTHWEST CORNER OF SAID CSM 2655; THENCE S 01DEG 02MIN 32SEC E, 223.70 FEET TO THE POINT OF BEGINNING, CONTAINING 3.04 ACRES OF LAND MORE OR LESS.

GERALD WASSERSEN
12304 75th STREET
KENOSHA, WI 53142



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.



- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - △ = FOUND NAIL IN PAVEMENT
 - ▲ = SET NAIL IN PAVEMENT
 - (XXX) = RECORDED AS

DATED: NOVEMBER 14, 2012

PETER S. GORDON S.L.S. 21101

PROJECT: 4240.2012
DATE: 11-14-2012
SHEET 1 OF 1

FOR SALE

125TH AVENUE

INTERSTATE 94 & STH 50

CITY OF KENOSHA, KENOSHA COUNTY WI

**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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