

WALMART OUTLOT

6TH AVE W & STATE HWY 11, MONROE, WI

**ADDRESS:**

300 6th Avenue W, Monroe, WI 53566

PARCEL DETAILS:

- 1) 2.53 Acres, Parcel ID# 43004000
- 2) 2.41 Acres, Parcel ID# 43002000

PRICE:

Negotiable

ZONING:

PUD - Planned Unit Development

TAXES (2018):

- 1) \$6,920.01
- 2) \$6,619.90

TRAFFIC COUNTS:

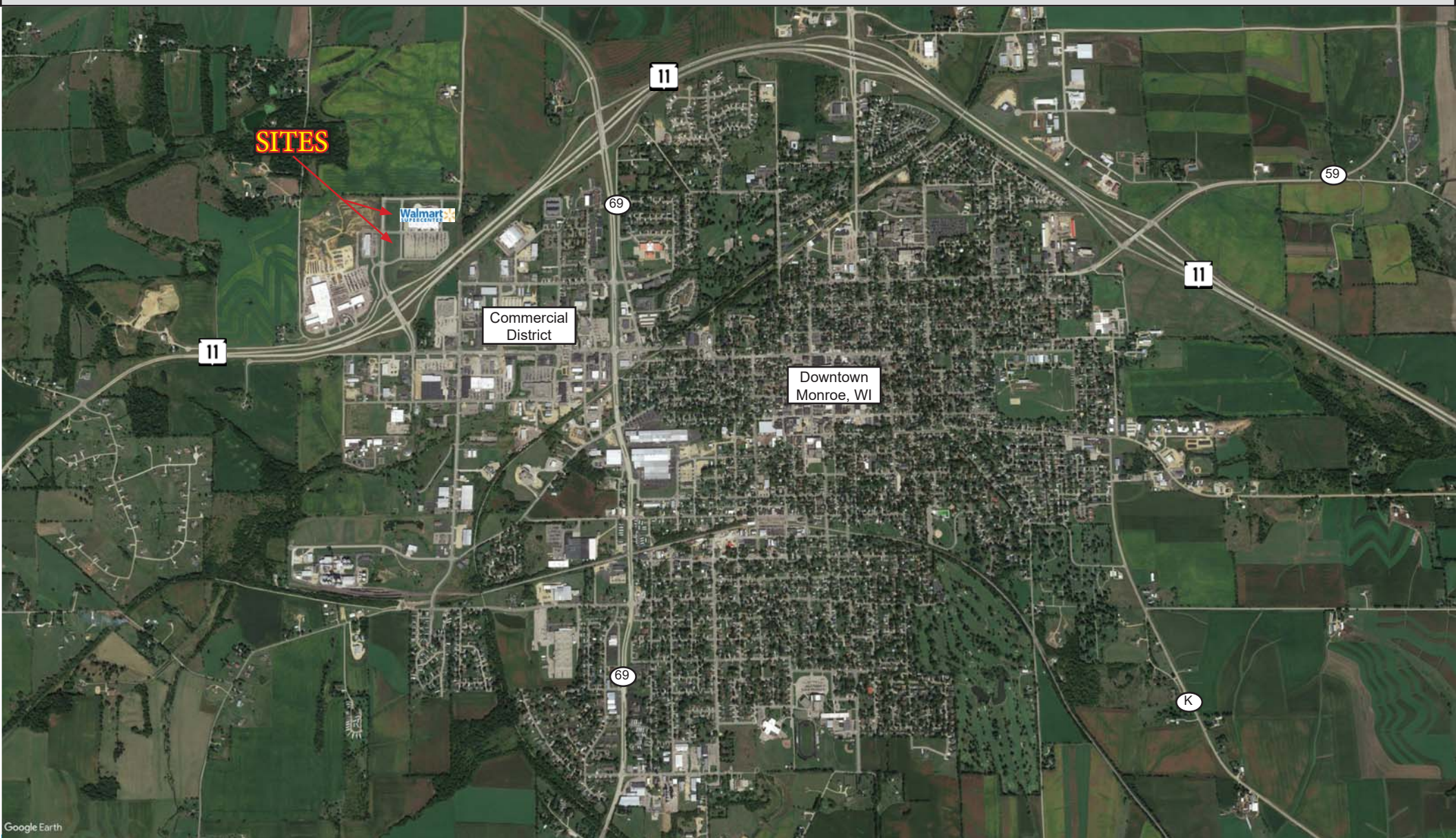
7,500 AADT (Hwy 11)
 7,200 AADT (6th Ave. W)

PROPERTY FEATURES:

- Great opportunity for Quick Service Restaurants, Retail Banking Branches, or Lodging
- Excellent visibility from HWY 11 as well as the possibility for shared signage
- Possible synergy with Walmart and other neighboring Retailers

NEIGHBORING RETAILERS INCLUDE:

WALMART OUTLOT 6TH AVE W & STATE HWY 11, MONROE, WI



Google Earth

WALMART OUTLOT

6TH AVE W & STATE HWY 11, MONROE, WI

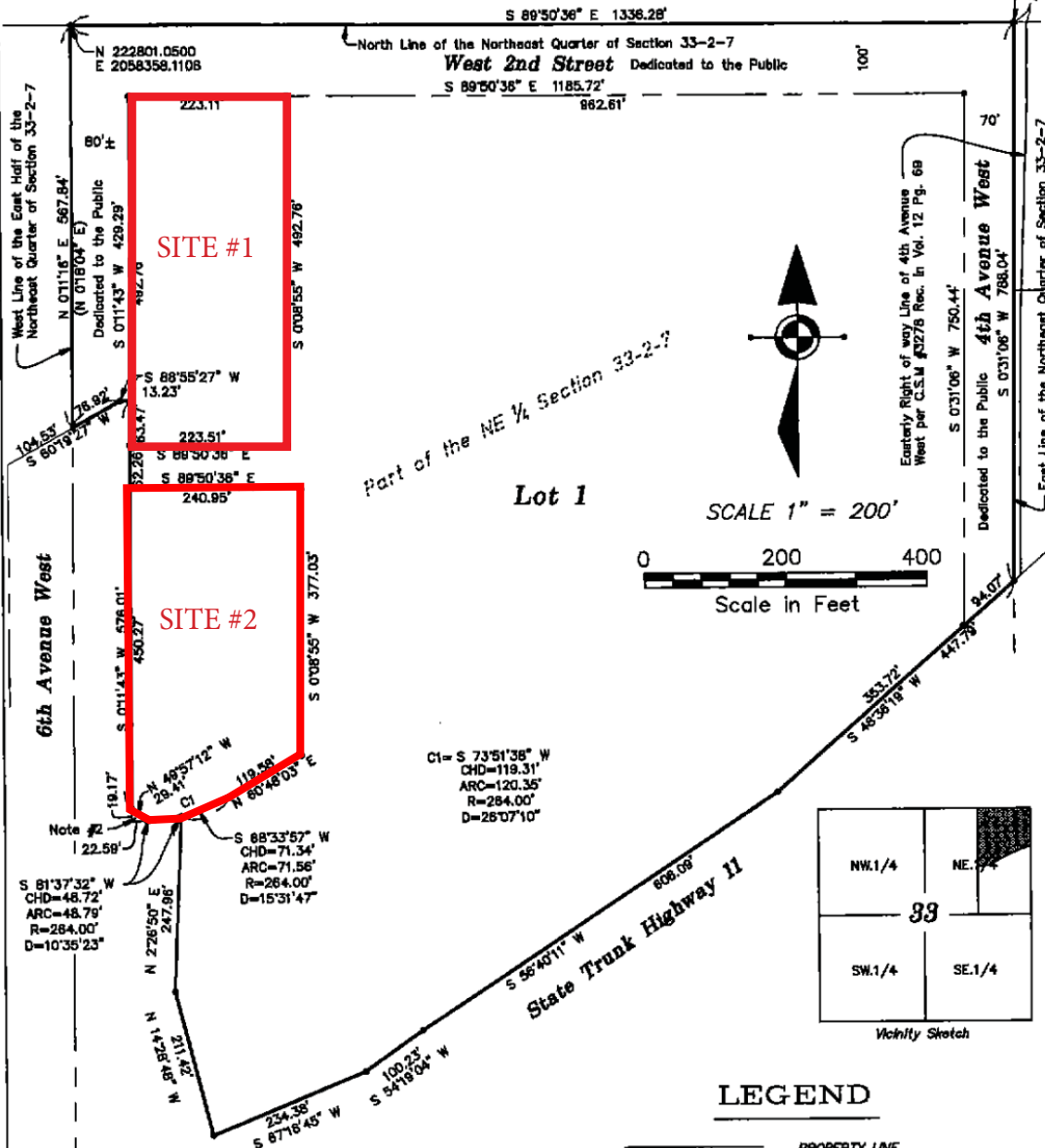
CERTIFIED SURVEY MAP No.

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 7 EAST, MONROE TOWNSHIP, GREEN COUNTY, WISCONSIN

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33-2-7 WHICH HAS A BEARING OF SOUTH 0 DEGREES 31 MINUTES 06 SECONDS WEST BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD) 1983 SOUTHERN ZONE (4603).

DESCRIPTION	AREA TABLE SQUARE FEET	ACRES
TOTAL AREA	1,584,015	36.38
LOT 1	1,149,412	26.39
LOT 2	104,997	2.41
LOT 3	110,036	2.52
ROADWAY	219,569	5.04

NE Corner of Northeast
Quarter of Section 33-2-7
P.O.B.
N 222797.3961
E 2058894.3855



Note #1: Lots 2, and 3 shall have watermain easement, sanitary sewer easement and stormwater easement rights to the detention pond located on Lot 1. A drainage study analysis has been performed.

Note #2: EXCEPTION—Area hereby dedicated for public road purposes.

LEGEND

—	PROPERTY LINE
—	SURVEYED PROPERTY LINE
—	EASEMENT LINE
—	SECTION LINE
•	FOUND SURVEY MONUMENT
S 01°5'25" W 125.37'	SET IRON PIN, WEIGHING 1.50 lbs./ft.
(N 12°34'36" E) (258.89')	MEASURED BEARING OR DISTANCE
—	RECORD BEARING OR DISTANCE

Sheet 1 of 6



WALMART OUTLOT

6TH AVE W & STATE HWY 11, MONROE, WI

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

EDG 18 LLC

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 **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.

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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Unfiled