

FOR SALE } Development Opportunity Johnson Creek School

111 South Street
Johnson Creek, WI 53038



Property Highlights

Price

- \$2,600,000

Buildings Size

- Total Square Feet: 98,078

Lot Size

- 13.7 Acres

Year Built

- 1956/1964, with subsequent additions to both buildings.

Zoning

- Residential; The Village will work with developer if a change is needed.

Contact Us

Patricia (Pat) Schwartz

Commercial Broker Director
608.444.4415
Pat@remaxwisconsin.com

Jammie Trapp, ABR, E-Pro

Realtor®
920.285.2703
JTrappRealEstate.com

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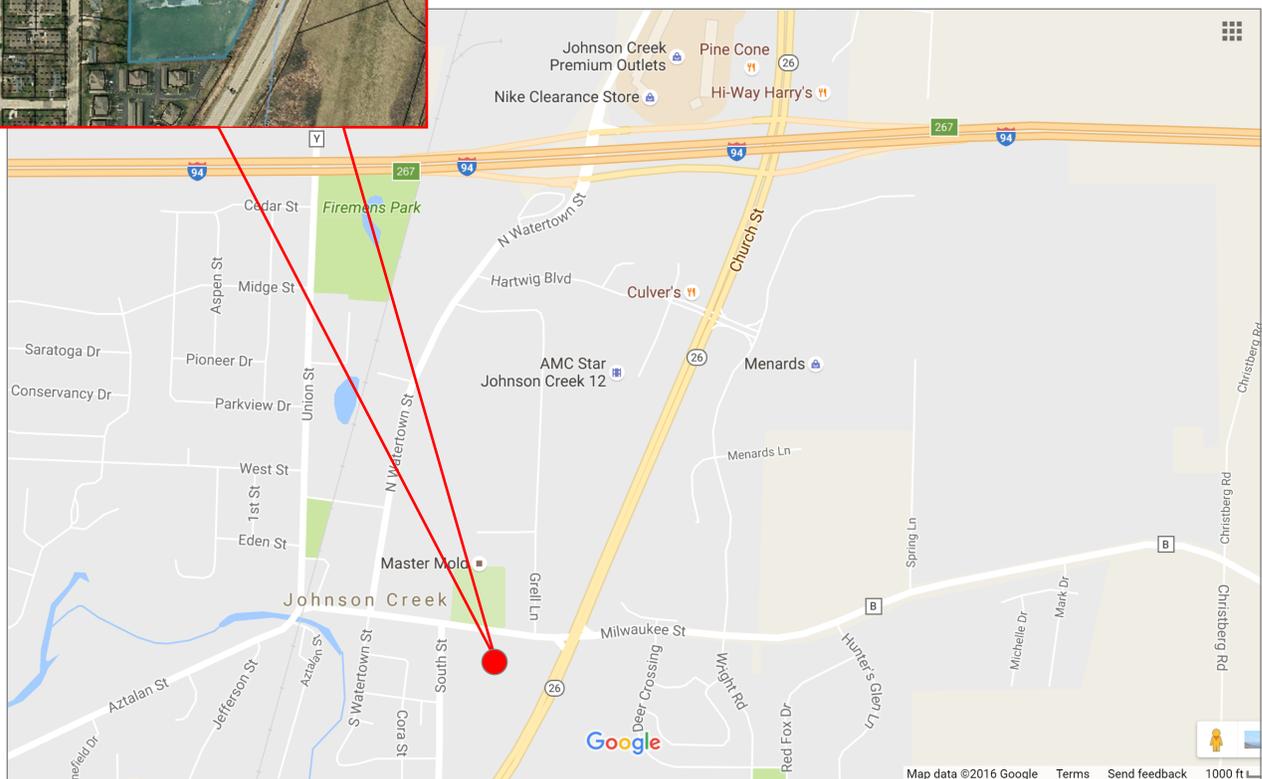
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Location Map

Located in one of the fastest growing areas in the Interstate 94 corridor between Milwaukee & Madison, this property is a prime location for development in a fast growing community.



Highlights of Location

- 46 miles to Milwaukee
- 35 miles to Madison
- 134 miles to Chicago
- 1/4 mile from Interstate
- Located on State Hwy 26
- Fastest growing community in Jefferson County
- Surrounded by retail and residential neighborhoods

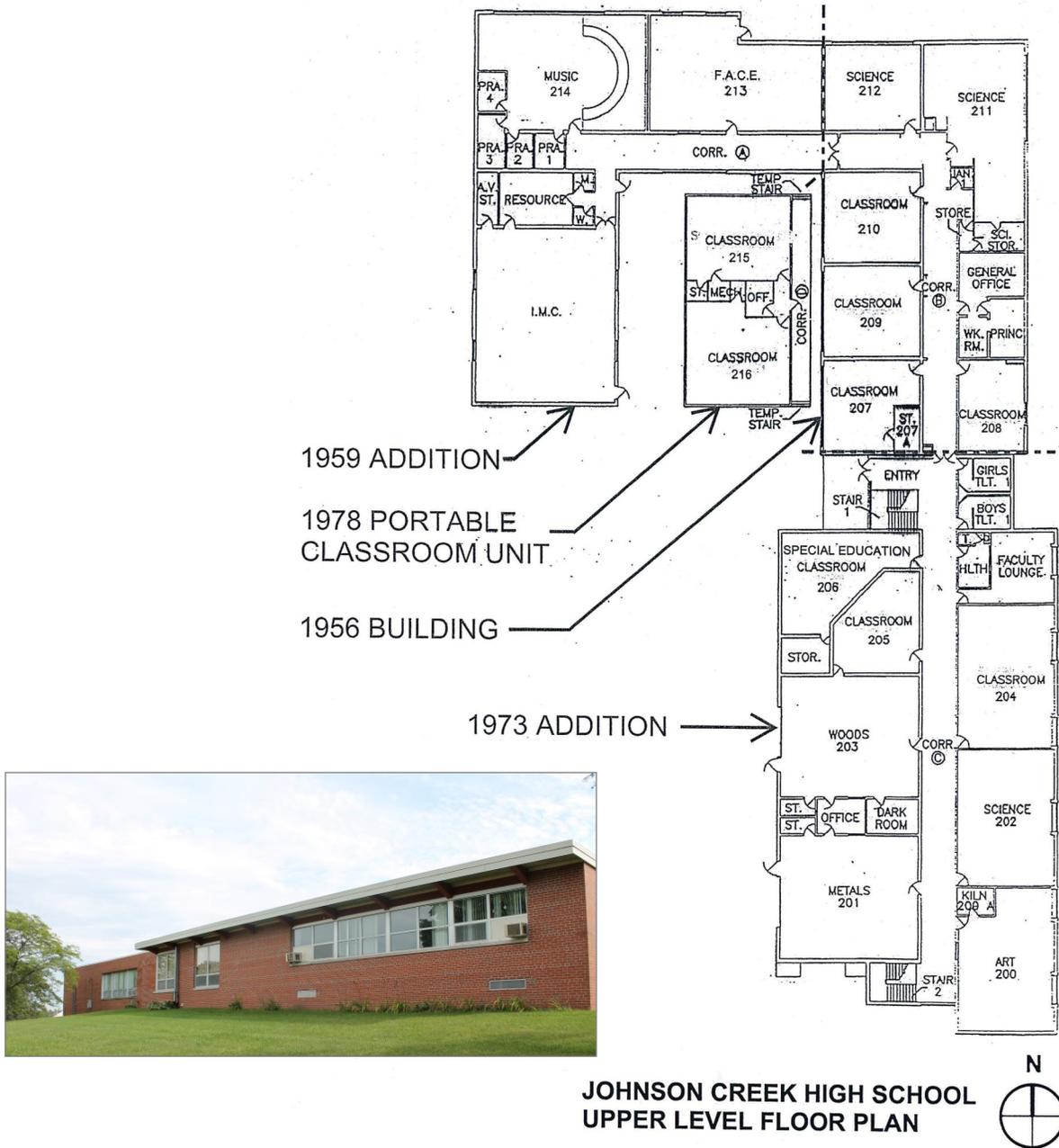
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111 South Street
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Upper Floor Plan of Middle/High School



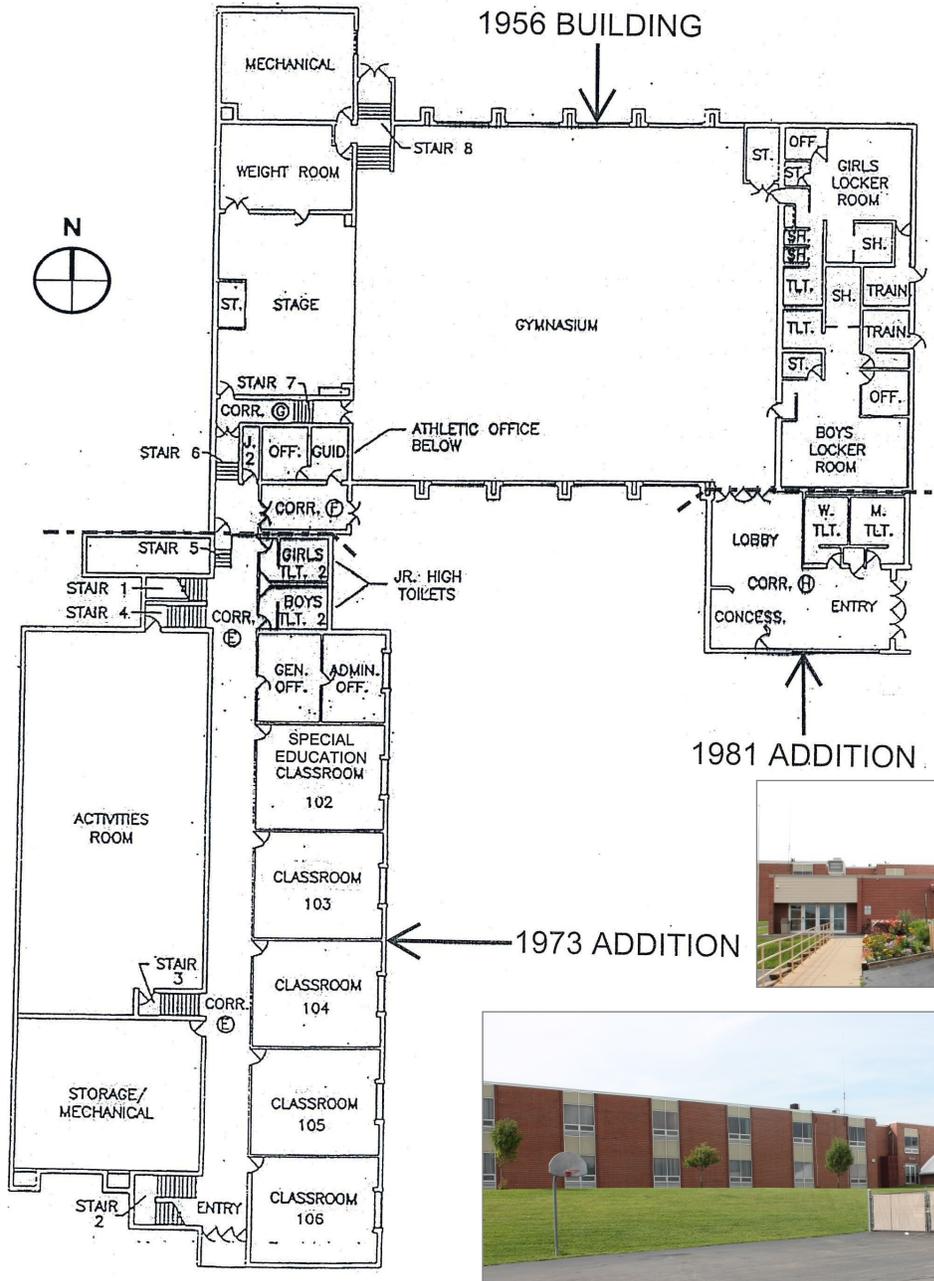
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FOR SALE } Development Opportunity Johnson Creek School

111 South Street
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Lower Floor Plan of Middle/High School



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Broker Disclosure

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

RE/MAX Preferred: Johnson Creek
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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RE/MAX Preferred: Johnson Creek, 545 Village Walk, Lane Johnson Creek, WI 53038 Phone: 920-285-2703 Fax: _____ copies
Janine Trapp Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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Johnson Creek, WI 53038



Demographic and Income Profile

Johnson Creek, Wisconsin, United States
Ring: 5 mile radius

Prepared by Esri
Latitude: 43.07611
Longitude: -88.77427

Summary	Census 2010	2016	2021		
Population	8,577	8,692	8,801		
Households	3,352	3,434	3,495		
Families	2,329	2,375	2,410		
Average Household Size	2.55	2.52	2.51		
Owner Occupied Housing Units	2,521	2,525	2,580		
Renter Occupied Housing Units	831	909	915		
Median Age	39.0	40.0	40.5		
Trends: 2016 - 2021 Annual Rate	Area	State	National		
Population	0.25%	0.35%	0.84%		
Households	0.35%	0.40%	0.79%		
Families	0.29%	0.34%	0.72%		
Owner HHs	0.43%	0.38%	0.73%		
Median Household Income	2.42%	2.10%	1.89%		
Households by Income		2016	2021		
		Number	Percent	Number	Percent
<\$15,000		274	8.0%	261	7.5%
\$15,000 - \$24,999		312	9.1%	288	8.2%
\$25,000 - \$34,999		473	13.8%	504	14.4%
\$35,000 - \$49,999		452	13.2%	299	8.6%
\$50,000 - \$74,999		636	18.5%	638	18.3%
\$75,000 - \$99,999		554	16.1%	573	16.4%
\$100,000 - \$149,999		522	15.2%	658	18.8%
\$150,000 - \$199,999		139	4.0%	193	5.5%
\$200,000+		71	2.1%	80	2.3%
Median Household Income		\$56,043		\$63,165	
Average Household Income		\$69,702		\$77,199	
Per Capita Income		\$27,778		\$30,910	
Population by Age		Census 2010	2016	2021	
		Number	Percent	Number	Percent
0 - 4		586	6.8%	551	6.3%
5 - 9		596	6.9%	589	6.8%
10 - 14		560	6.5%	599	6.9%
15 - 19		517	6.0%	495	5.7%
20 - 24		411	4.8%	441	5.1%
25 - 34		1,152	13.4%	1,093	12.6%
35 - 44		1,206	14.1%	1,173	13.5%
45 - 54		1,335	15.6%	1,270	14.6%
55 - 64		1,061	12.4%	1,159	13.3%
65 - 74		669	7.8%	790	9.1%
75 - 84		336	3.9%	387	4.5%
85+		148	1.7%	146	1.7%
Race and Ethnicity		Census 2010	2016	2021	
		Number	Percent	Number	Percent
White Alone		8,111	94.6%	8,137	93.6%
Black Alone		45	0.5%	53	0.6%
American Indian Alone		27	0.3%	31	0.4%
Asian Alone		68	0.8%	97	1.1%
Pacific Islander Alone		1	0.0%	2	0.0%
Some Other Race Alone		203	2.4%	227	2.6%
Two or More Races		122	1.4%	145	1.7%
Hispanic Origin (Any Race)		511	6.0%	568	6.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

September 23, 2016

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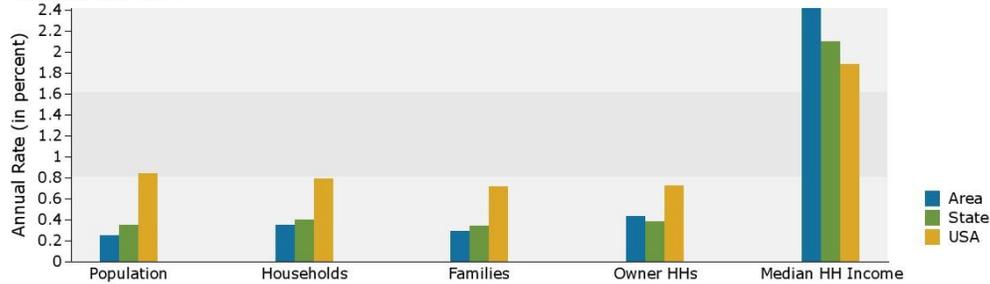


Demographic and Income Profile

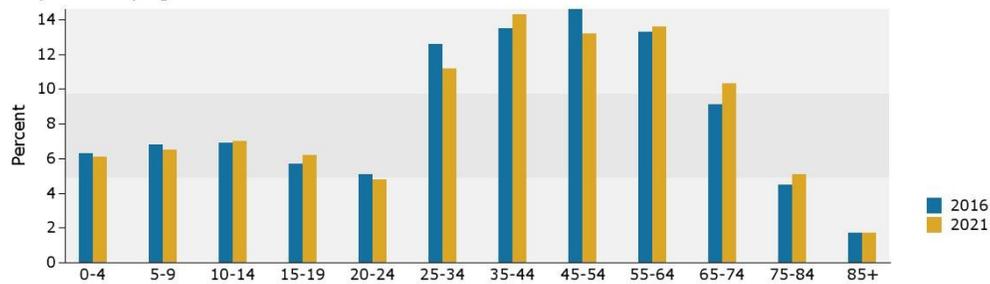
Johnson Creek, Wisconsin, United States
Ring: 5 mile radius

Prepared by Esri
Latitude: 43.07611
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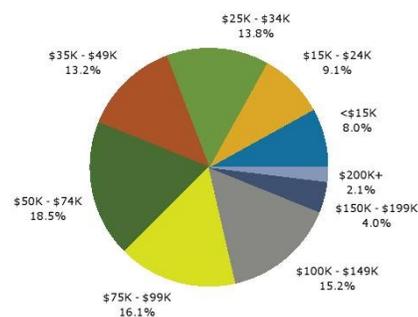
Trends 2016-2021



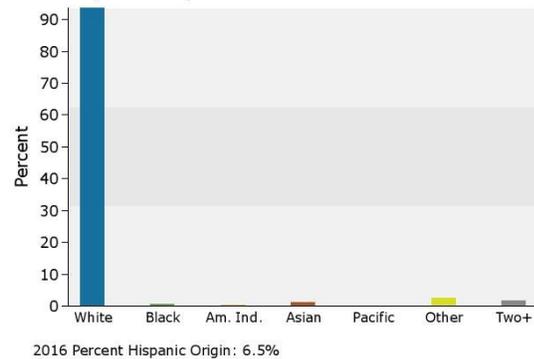
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Demographic and Income Profile

Johnson Creek, Wisconsin, United States
Ring: 10 mile radius

Prepared by Esri
Latitude: 43.07611
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Summary	Census 2010	2016	2021			
Population	55,645	56,342	56,958			
Households	21,646	22,123	22,456			
Families	14,684	14,928	15,112			
Average Household Size	2.49	2.47	2.46			
Owner Occupied Housing Units	14,862	14,835	15,049			
Renter Occupied Housing Units	6,784	7,288	7,407			
Median Age	38.3	39.4	39.8			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.22%	0.35%	0.84%			
Households	0.30%	0.40%	0.79%			
Families	0.25%	0.34%	0.72%			
Owner HHs	0.29%	0.38%	0.73%			
Median Household Income	2.60%	2.10%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	1,799	8.1%	1,735	7.7%		
\$15,000 - \$24,999	2,132	9.6%	2,002	8.9%		
\$25,000 - \$34,999	2,535	11.5%	2,544	11.3%		
\$35,000 - \$49,999	3,429	15.5%	2,079	9.3%		
\$50,000 - \$74,999	4,575	20.7%	4,913	21.9%		
\$75,000 - \$99,999	3,253	14.7%	3,614	16.1%		
\$100,000 - \$149,999	3,259	14.7%	4,107	18.3%		
\$150,000 - \$199,999	765	3.5%	1,046	4.7%		
\$200,000+	377	1.7%	417	1.9%		
Median Household Income	\$54,533		\$62,010			
Average Household Income	\$67,382		\$75,038			
Per Capita Income	\$26,832		\$29,959			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,748	6.7%	3,555	6.3%	3,536	6.2%
5 - 9	3,762	6.8%	3,637	6.5%	3,570	6.3%
10 - 14	3,724	6.7%	3,724	6.6%	3,742	6.6%
15 - 19	3,890	7.0%	3,783	6.7%	3,910	6.9%
20 - 24	3,240	5.8%	3,357	6.0%	3,242	5.7%
25 - 34	7,082	12.7%	7,030	12.5%	6,868	12.1%
35 - 44	7,351	13.2%	7,206	12.8%	7,423	13.0%
45 - 54	8,329	15.0%	7,672	13.6%	7,116	12.5%
55 - 64	6,554	11.8%	7,311	13.0%	7,438	13.1%
65 - 74	3,968	7.1%	4,920	8.7%	5,677	10.0%
75 - 84	2,600	4.7%	2,679	4.8%	2,992	5.3%
85+	1,396	2.5%	1,468	2.6%	1,441	2.5%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,614	94.6%	52,760	93.6%	52,804	92.7%
Black Alone	366	0.7%	434	0.8%	487	0.9%
American Indian Alone	167	0.3%	196	0.3%	215	0.4%
Asian Alone	374	0.7%	516	0.9%	661	1.2%
Pacific Islander Alone	18	0.0%	22	0.0%	24	0.0%
Some Other Race Alone	1,374	2.5%	1,548	2.7%	1,769	3.1%
Two or More Races	731	1.3%	865	1.5%	997	1.8%
Hispanic Origin (Any Race)	3,496	6.3%	3,929	7.0%	4,440	7.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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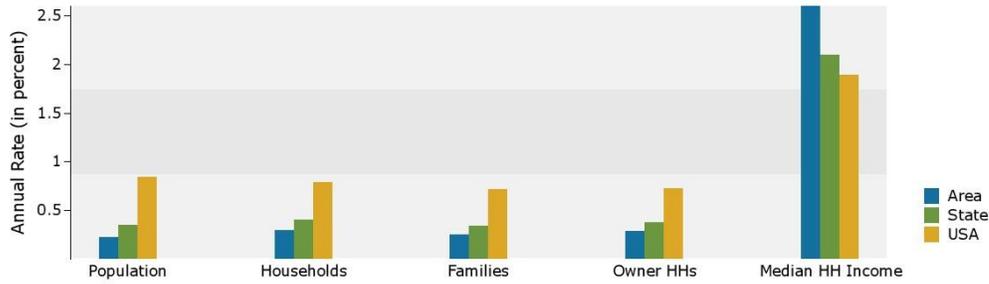


Demographic and Income Profile

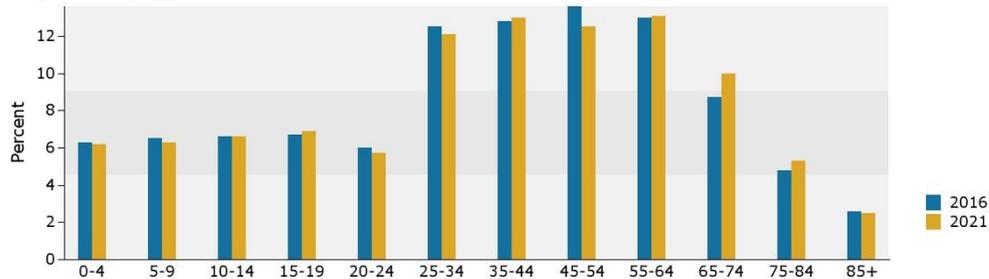
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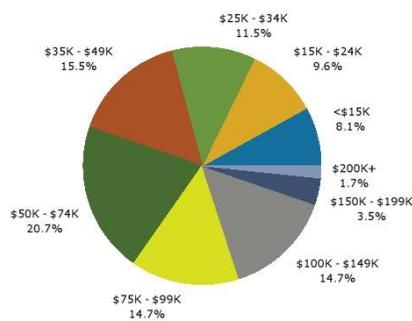
Trends 2016-2021



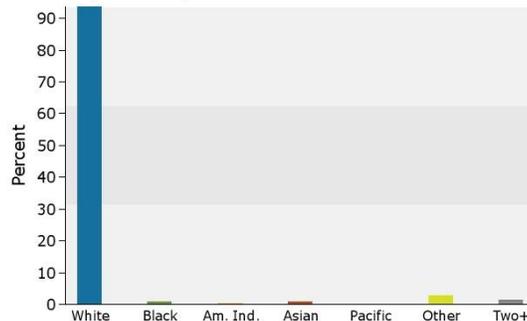
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Demographic and Income Profile

Johnson Creek, Wisconsin, United States
Ring: 20 mile radius

Prepared by Esri
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Longitude: -88.77427

Summary	Census 2010	2016	2021			
Population	180,039	183,722	187,105			
Households	69,018	71,046	72,707			
Families	47,231	48,356	49,361			
Average Household Size	2.51	2.49	2.48			
Owner Occupied Housing Units	49,948	50,307	51,429			
Renter Occupied Housing Units	19,070	20,739	21,278			
Median Age	38.9	40.0	40.6			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.37%	0.35%	0.84%			
Households	0.46%	0.40%	0.79%			
Families	0.41%	0.34%	0.72%			
Owner HHs	0.44%	0.38%	0.73%			
Median Household Income	2.93%	2.10%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	5,772	8.1%	5,557	7.6%		
\$15,000 - \$24,999	5,953	8.4%	5,563	7.7%		
\$25,000 - \$34,999	6,741	9.5%	7,018	9.7%		
\$35,000 - \$49,999	9,467	13.3%	5,739	7.9%		
\$50,000 - \$74,999	13,718	19.3%	14,161	19.5%		
\$75,000 - \$99,999	10,326	14.5%	11,186	15.4%		
\$100,000 - \$149,999	12,146	17.1%	15,032	20.7%		
\$150,000 - \$199,999	3,860	5.4%	5,060	7.0%		
\$200,000+	3,063	4.3%	3,391	4.7%		
Median Household Income	\$61,376		\$70,904			
Average Household Income	\$79,663		\$88,220			
Per Capita Income	\$31,219		\$34,687			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,474	5.8%	9,914	5.4%	9,869	5.3%
5 - 9	11,766	6.5%	11,010	6.0%	10,622	5.7%
10 - 14	12,323	6.8%	12,280	6.7%	12,040	6.4%
15 - 19	14,219	7.9%	14,221	7.7%	14,474	7.7%
20 - 24	13,102	7.3%	13,913	7.6%	13,427	7.2%
25 - 34	19,499	10.8%	20,001	10.9%	20,457	10.9%
35 - 44	23,341	13.0%	22,056	12.0%	22,559	12.1%
45 - 54	28,633	15.9%	26,318	14.3%	23,947	12.8%
55 - 64	22,599	12.6%	25,545	13.9%	26,140	14.0%
65 - 74	12,861	7.1%	16,557	9.0%	19,935	10.7%
75 - 84	7,614	4.2%	7,976	4.3%	9,601	5.1%
85+	3,606	2.0%	3,930	2.1%	4,035	2.2%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	170,443	94.7%	172,131	93.7%	173,411	92.7%
Black Alone	1,705	0.9%	2,103	1.1%	2,466	1.3%
American Indian Alone	506	0.3%	581	0.3%	647	0.3%
Asian Alone	1,419	0.8%	1,927	1.0%	2,447	1.3%
Pacific Islander Alone	51	0.0%	56	0.0%	62	0.0%
Some Other Race Alone	3,782	2.1%	4,324	2.4%	4,998	2.7%
Two or More Races	2,133	1.2%	2,601	1.4%	3,073	1.6%
Hispanic Origin (Any Race)	9,551	5.3%	10,967	6.0%	12,642	6.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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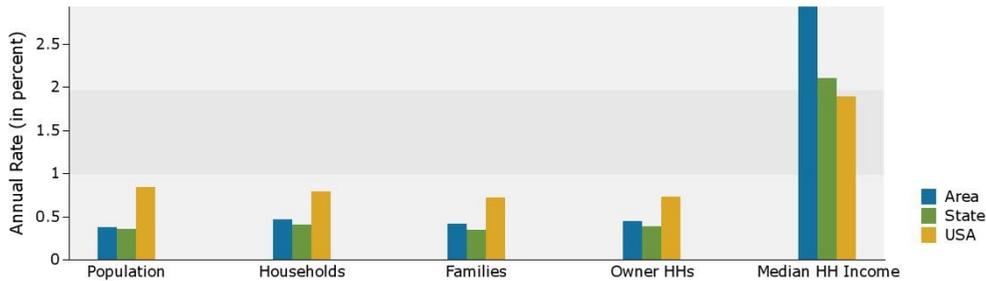


Demographic and Income Profile

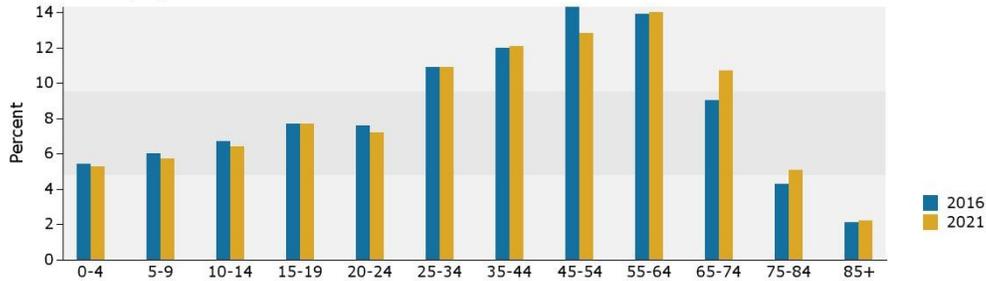
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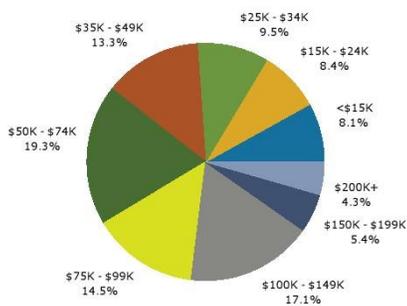
Trends 2016-2021



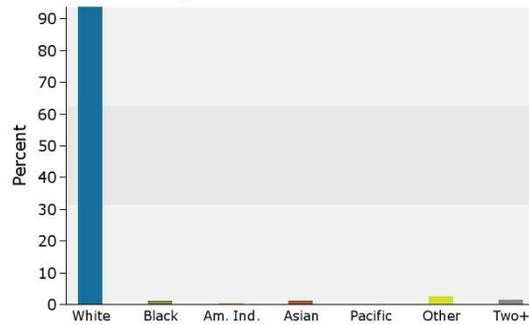
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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