



# TWO COMMERCIAL LOTS WITH RETAIL AND RESIDENTIAL SPACE FOR SALE



8119 & 8129 N US Hwy 14, Evansville, Wisconsin

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# BUSINESS OVERVIEW

Two commercial lots with a total of 4.05 acres. Located on N US Highway 14 which is the main corridor to enter the town of Evansville, Wisconsin. The lots are currently used for retail and residential space, will be sold together, and have potential for many different uses.

**Asking Price**

\$900,000



## SQUARE FEET

Commercial Retail Building: 7,000  
Duplex: 2,500  
Single Family: 2,800



## LOT SIZES

Lot 1: 2.1 acres  
Lot 2: 1.95 acres



## PARKING

15-20 spaces

## VERSATILE PROPERTY WITH ACREAGE TO EXPAND



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# PROPERTY FEATURES

## LOT 1

The property has a commercial building, approximately 7,000 square feet, which features a liquor store, a 2 bedroom apartment, and a storage area. The storage area is located in the back of the building, is plumbed, and has an electric panel set-up for an additional apartment to be finished. Each unit has its own electric and gas, but shared water.

The back of the lot has a duplex, approximately 2,500 square feet. Each side of the building has two bedrooms and a basement. Units have their own water, gas, and electric. The south side of the building has an under unit garage along with the basement area.

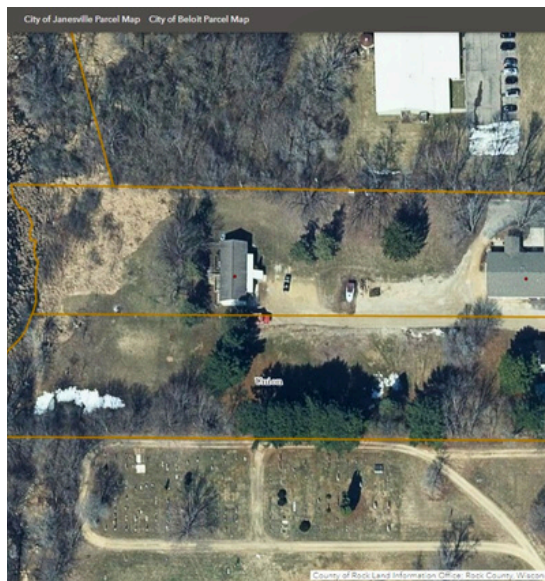
## LOT 2

The property has a single family house, approximately 1,800 square feet on the ground level and 1,000 square feet on the upper level. The home is equipped with water, gas, and electric service; furnace is located on the second floor. There is no basement, and the second floor is currently unused, but could be finished into a 4 bedroom, 2 bathroom house. A detached garage, with new shingles, is divided in two unequal spaces and is approximately 1,200 square feet.

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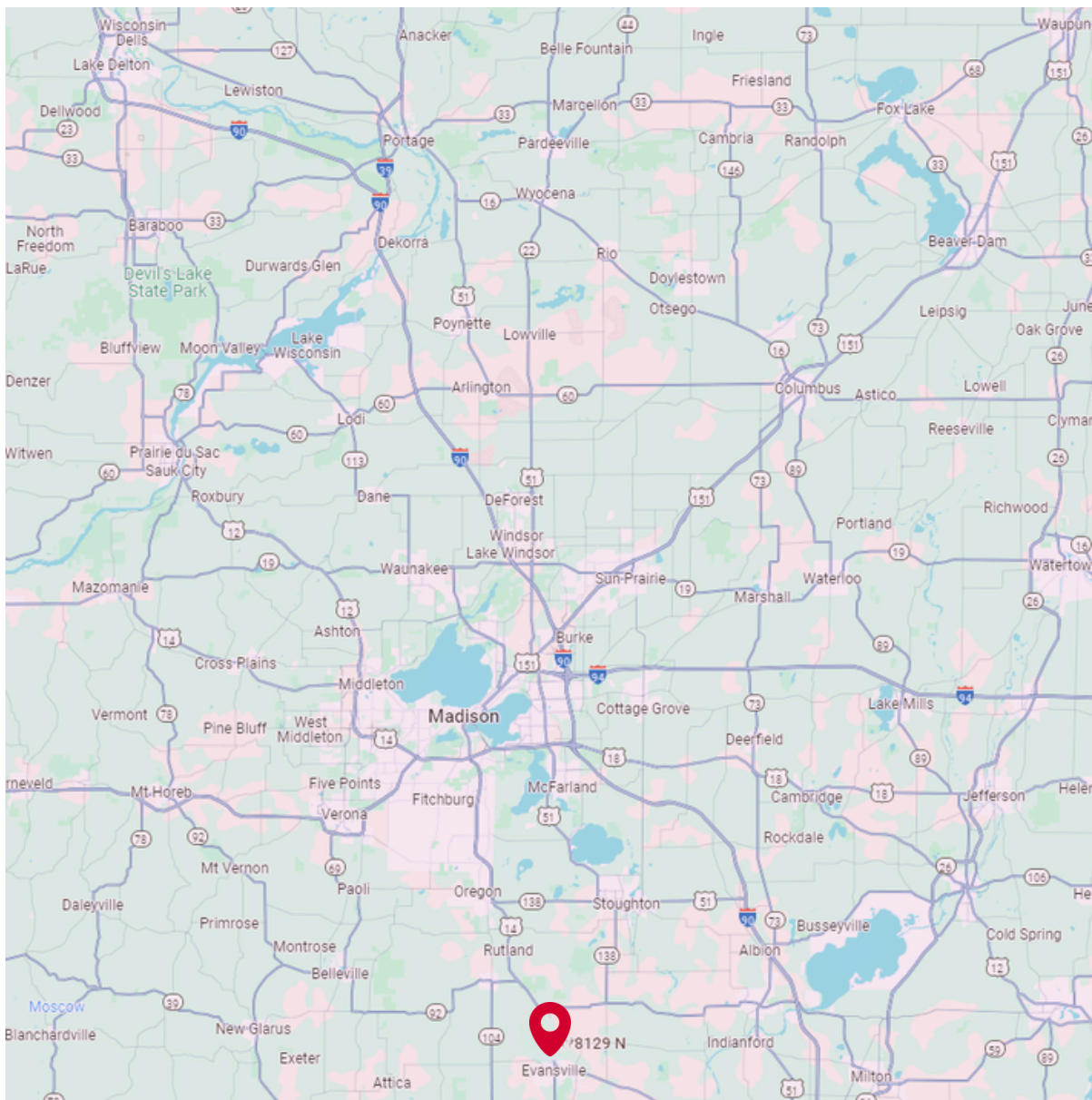
# PHOTOS



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# LOCATION HIGHLIGHTS



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# DEMOGRAPHICS

Figures prepared from esri



**TRAFFIC COUNT:** 8600 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	2,504	7,459	8,968
<b>Median Age</b>	40.3	40.0	40.4
<b>Median Household Income</b>	\$85,431	\$92,423	\$95,254
<b>Average Household Income</b>	\$112,116	\$99,672	\$116,599
<b>Owner Occupied</b>	75%	75%	77%
<b>Projected Population Growth 2022-2027</b>	-0.18%	-0.14%	-0.12%

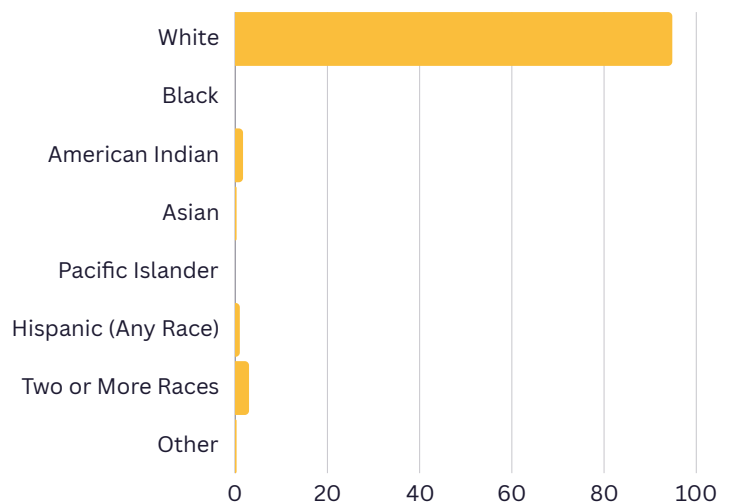


## AREA BUSINESSES

Evansville Ford Service  
Symdon Chevrolet  
C & T Auto Sales  
Evansville Blooms  
The Night Owl Food & Spirits  
Casey's  
Evansville Bowl  
Pete's Inn Bar & Grill  
Willow Bay Coffee Shop  
Piggly Wiggly  
McDonald's  
Evansville Hardware



## 2022 RACE AND ETHNICITY



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# AGENCY DISCLOSURE

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

**Hospitality Services Corp.**  
Effective July 1, 2016

**DISCLOSURE TO 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 57-66).
  - 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 24-40).
  - 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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain  
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

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

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other  
35 information you consider to be confidential.

36 CONFIDENTIAL INFORMATION: \_\_\_\_\_  
37 \_\_\_\_\_

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

40 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

42 \_\_\_\_\_ and \_\_\_\_\_ are

43 \_\_\_\_\_ Agent's Name \_\_\_\_\_ Firm's Name

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

**45 THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's  
46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm  
47 will provide brokerage services related to real estate primarily intended for use as a residential property  
48 containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE  
49 ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

**50 See the reverse side for definitions and sex offender registry information.**

51 \_\_\_\_\_

52 Customer Signature \_\_\_\_\_ Date \_\_\_\_\_ Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

53 Customer's Name: \_\_\_\_\_ Customer's Name: \_\_\_\_\_

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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Drafted by Attorney Debra Peterson Conrad ®

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54 NOTICE ABOUT SEX OFFENDER REGISTRY

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 DEFINITION OF MATERIAL ADVERSE FACTS

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

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