

COLDWELL BANKER COMMERCIAL

NRT




Gasolence, current com market, all social and
 monary
 be a key point, and other
 result. The square
 located at 701 Maple
 land is short of 30 acs
 property has hydron
 The property is service
 is a very viable asset of
 I put a val

hillari and working together in my office and together we
 can get the property to a successful closing
 any mo



HILLARI GARMS
 REALTOR®
 Mobile 262-506-4593
 Office 262-780-5500

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 20350 Watertower Blvd, Ste 100
 Brookfield, WI 53045

 Owned by a subsidiary of NRT LLC.



TOM BRAATZ
 REALTOR®

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RESIDENTIAL BROKERAGE

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 tombratz.cbintouch.com
 tom.braatz@cbexchange.com

20350 Watertower Blvd
 Brookfield, WI 53045

 Owned by a subsidiary of NRT LLC.

To Palmyra Public School District,

This market determination is done with very similar Comparables. I took into consideration the land, the Buildings, the age of the subject property, functional Obsolence, current commercial market, all social and monetary aspects, and many other aspects that would be a key point, and other variables that lent to my end result. The square footage of the subject property located at 701 Maple Street in Palmyra is 57,952. The land is short of 10 acres. 8 acres as an overall. The property has hydronic heat, central air.

The property is serviced on Public Sewer and Water and is a very viable asset of the school district.

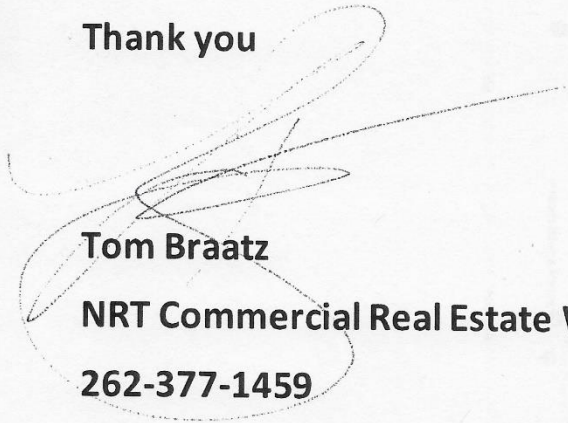
I put a value of the property based a square footage value of \$22.18 and a value of \$1,285,375.36.

I have been a commercial real estate agent for 35 years now and am there for you in any way I can be.

Hillari and I work together in my office and together we can get this property to a successful closing.

Please do not hesitate at any moment to contact me to any questions.

Thank you

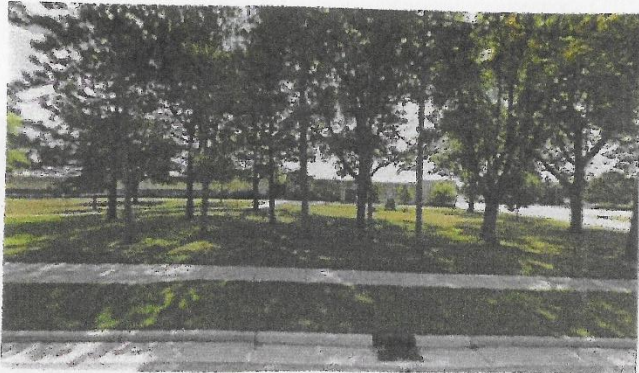
A handwritten signature in black ink, appearing to read 'Tom Braatz', is written over the printed name and phone number. The signature is stylized and somewhat illegible.

Tom Braatz

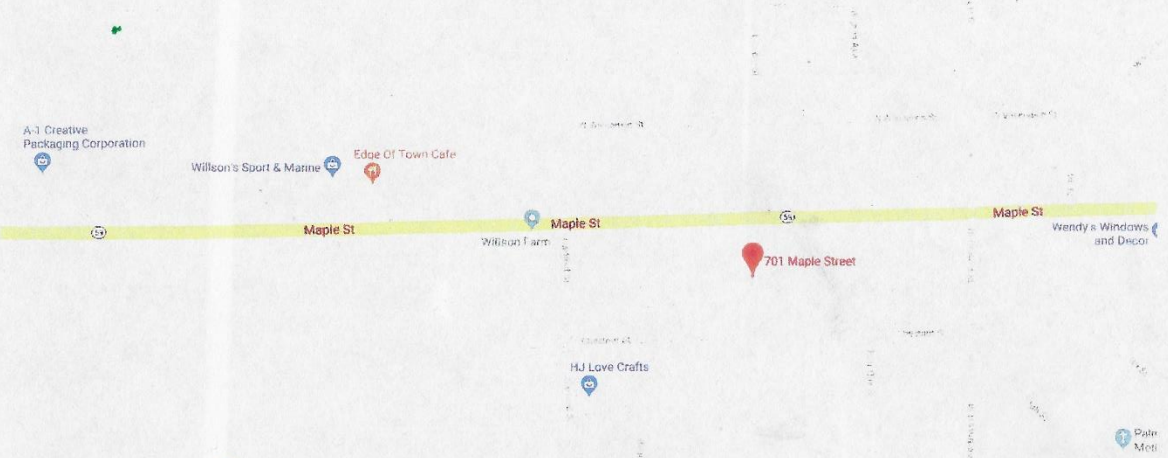
NRT Commercial Real Estate Worldwide

262-377-1459

tom.braatz@cbexchange.com



701 Maple St





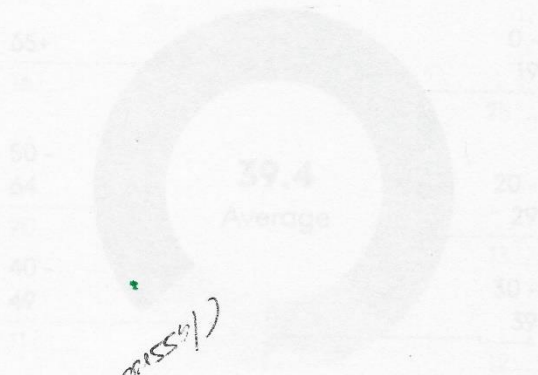
701 Maple St
Palmyra, WI 53156



701 Maple St
Palmyra, WI 53156

HOUSEHOLD INCOME

AGE DISTRIBUTION



Classroom

Classroom



Classrooms

Office

Classrooms

Classrooms

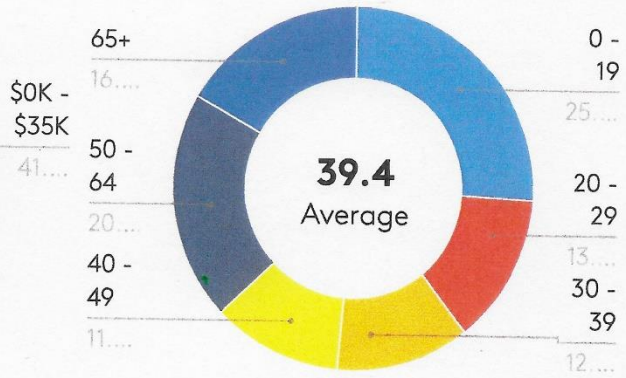
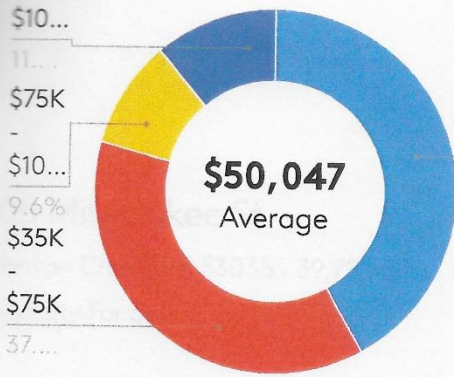
Fine Arts

Gym

Lunch area

HOUSEHOLD INCOME

AGE DISTRIBUTION



HIGHLIGHTS

located in one of the fastest growing areas in the Interstate 94 corridor between Milwaukee & Madison

high visibility with 905 ft of HWY 26 Frontage

Only 1 mile from Interstate system and retail and development



305 Milwaukee St

Johnson Creek, WI 53038 · 39,758 SF ·

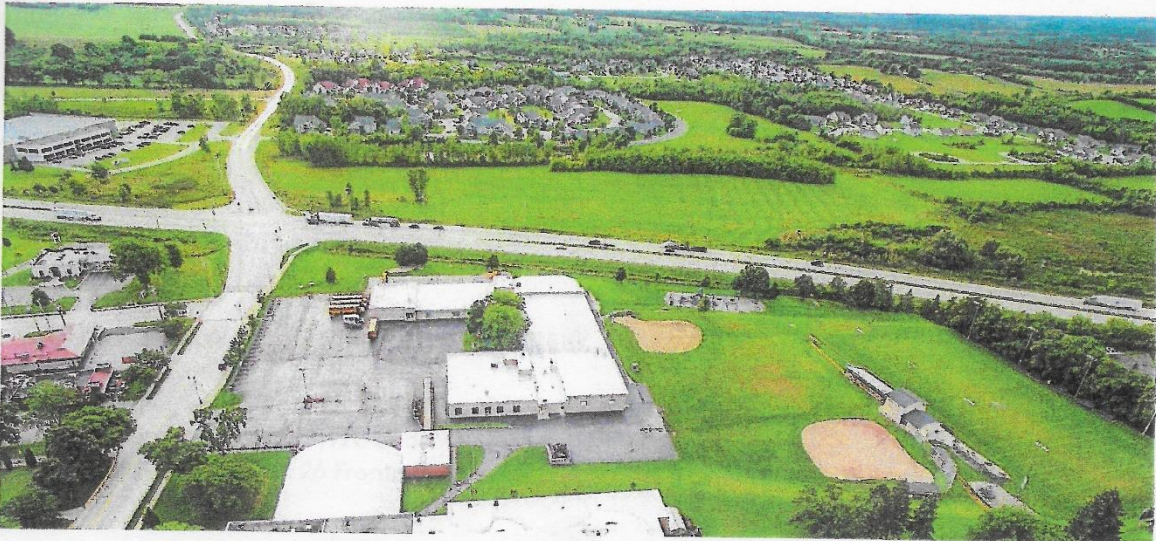
Specialty For Sale

Building Size 39,758 SF

No. Stories 1

Year Built 1964

Parking Ratio 1.517,000 SF



HIGHLIGHTS

Located in one of the fastest growing areas in the Interstate 94 corridor between Milwaukee & Madison.

High visibility with 905 ft of HWY 26 Frontage.

Only 1 mile from Interstate system and retail and development.

AIRPORT

Dane County Regional Airport

4 minutes

33.6 mi

INVESTMENT SUMMARY

Development opportunity with over 9.5 acres in one of the fastest growing areas in the Interstate 94 corridor between Milwaukee & Madison. High visibility with 905 ft of HWY 26 frontage! School building with 39,758 sq ft. Only 1 mile from Interstate system, Menards, Kohls, Johnson Creek Outlet Mall, Pine Cone Travel Center, Qdoba, Starbucks & much more. Surrounded by retail and residential neighbors

including single family & apartments. Zoned Residential - Village is willing to work with developer if a change is needed. Re-purpose the current building, develop the sites for multi-family & single family homes, retail. Can be divided subject to different pricing per acres and Village approval.
Contact Jammie Trapp 920-285-2703 for more information.

THE OFFERING

Price	\$2,500,000	Building Size	39,758 SF
Sale Type	Investment	No. Stories	1
Sale Conditions	Redevelopment Project	Year Built	1964
Property Type	Specialty	Parking Ratio	1.51/1,000 SF
Property Sub-type	Schools	Zoning Description	Residential
Building Class	C	APN / Parcel ID	141-0715-1824-017
Lot Size	9.54 AC		

Listing ID: 13460367

Date Created: 8/10/2018

Last Updated: 11/27/2019

ABOUT 305 MILWAUKEE ST , JOHNSON CREEK, WI 53038

School building with 39,758 sq ft. Built in 1964 with additions/remodels in 1970 and 1991. 9.544 acres with 905 ft of HWY 26 Frontage. Can be

divided subject to different pricing per acres and Village approval.

AMENITIES

Air Conditioning

AIRPORT

Waukesha County Regional Airport

41 min drive

33.6 mi

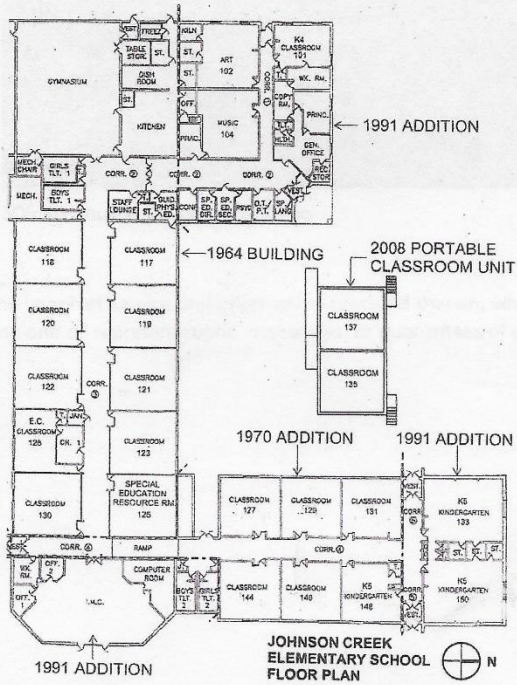
ADDITIONAL PHOTOS



305 Milwaukee St



Johnson Creek Business Map



JC Elementary Floor Plan-page-001



305 Milwaukee St -front entry



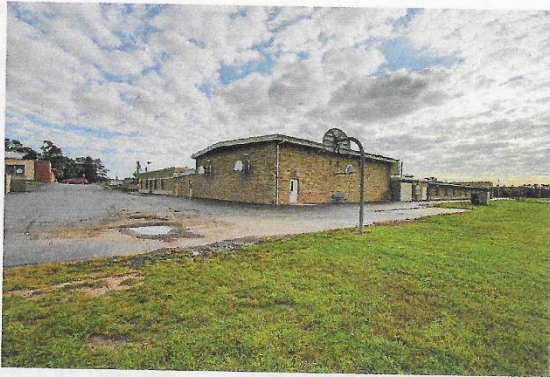
305 Milwaukee St-back of building



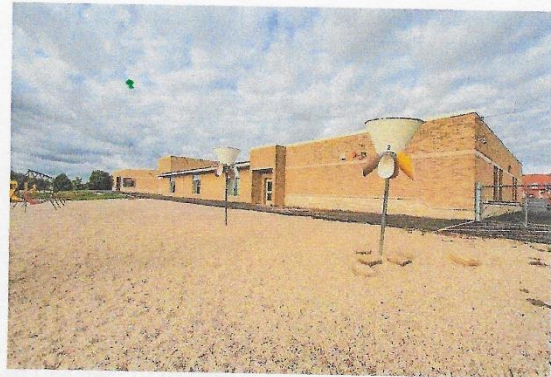
305 Milwaukee St Front entry



305 Milwaukee St facing Hwy 26



305 Milwaukee St back of building



305 Milwaukee St facing Hwy 26

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305 MILWAUKEE ST JOHNSON CREEK, WI 53038

School building with 37,758 sq ft. Built in 1964 with additions/remodels in 1970 and 1991. 2,544 sq ft with 905 ft of HWY 26 frontage. Can be

divided subject to different pricing per acre and Village approval.

AMENITIES

A/C Conditioning

AIRPORT

Walworth County Regional Airport

41 min drive

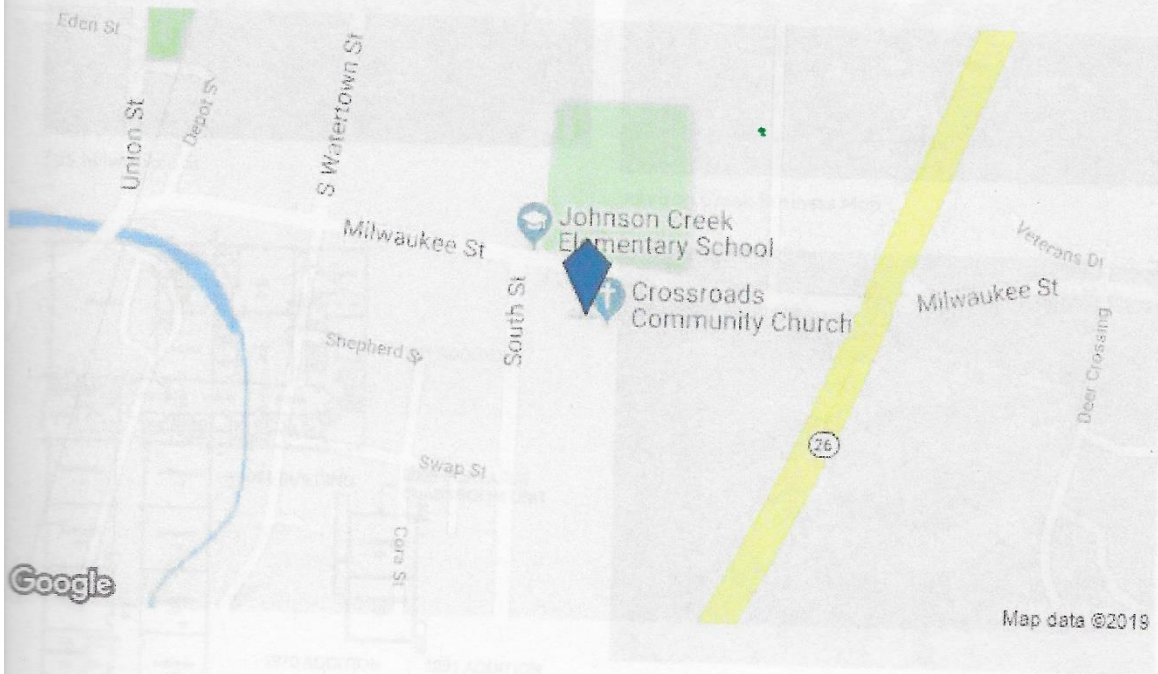
33.6 mi

ALK SCORE ®

31

Car-Dependent

MAP OF 305 MILWAUKEE ST JOHNSON CREEK, WI 53038



Google

Map data ©2019



© Elementary Park View page 001



305 Milwaukee St - back of building

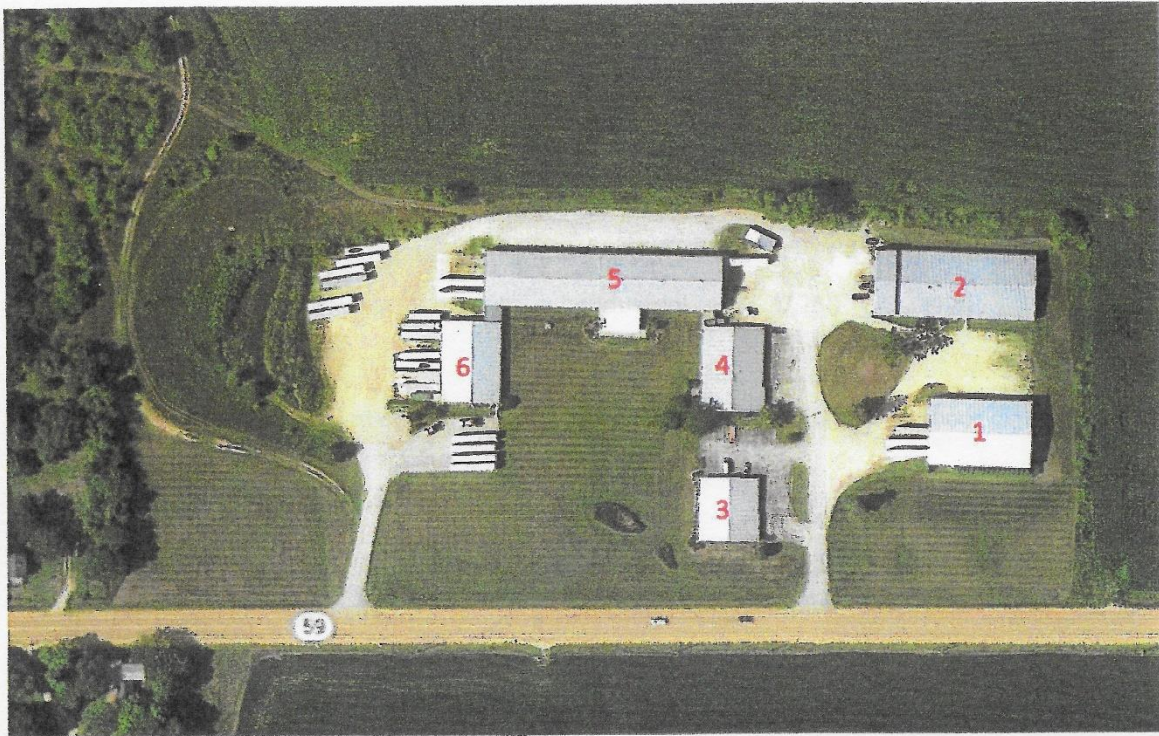
Price \$1,950,000
 Price / SF \$28.57 / SF
 Sold Type Owner User
 Status Active
 Living ID: 091990
 Date Created: 4/17/2016
 Last Updated: 11/22/15
 Number of Properties 7
 Properties For Sale 0
 Total Building Size 67,636 SF
 Total Land Area 17.25 AC



VyMac Headquarters

Whitewater, WI 53190 · Mixed Property Types

PROPERTY NAME - ADDRESS, CITY, STATE PROPERTY TYPE YEAR BUILT INDUSTRIAL PRICE



SALE NOTES

Former VyMac headquarters (whitwater) for sale. Total of six buildings with building hrs office space, drive in docks and dock doors. Additional 4000 sq ft storage. Property can be divided into three parcels.
 Dependent on property type/size/condition/lot/size/age
 Located 2 miles north of Whitewater along State Highway 59

W3126 STATE ROAD 59, WHITEWATER, WI 53190

Price	\$1,950,000	Number of Properties	7
Price / SF	\$28.87 / SF	Individually For Sale	0
Sale Type	Owner User	Total Building Size	67,538 SF
Status	Active	Total Land Area	17.23 AC

Listing ID: 3923970

Date Created: 4/17/2014

Last Updated: 11/4/2019

PROPERTIES

PROPERTY NAME / ADDRESS, CITY, STATE	PROPERTY TYPE	SIZE	YEAR BUILT	INDIVIDUAL PRICE
Building 6 W3128 State Road 59, Whitewater, WI	Industrial	7,000	1997	N/A
Building 5 W3128 State Road 59, Whitewater, WI	Industrial	19,008	1986	N/A
Building 4 W3128 State Road 59, Whitewater, WI	Industrial	7,000	1989	N/A
Building 2 W3130 State Road 59, Whitewater, WI	Industrial	17,280	1990	N/A
Building 1 W3130 State Road 59, Whitewater, WI	Industrial	12,000	1999	N/A
W3126-W3130 Hwy 59, Whitewater, WI	Land	7.45	-	N/A
Building 3 W3128 State Road 59, Whitewater, WI	Industrial	5,250	1995	N/A

SALE NOTES

Former VyMaC Headquarters (Verlo Mattress) for sale. Total of six buildings, each building has office space, drive-in doors and dock doors. Additional land for expansion & storage. Property can be divided into three parcels.

Drone video of property: https://youtu.be/T_-E5b2ot0g

Located 2 miles northeast of Whitewater along State Highway 59.

OF W3128 STATE ROAD 59 WHITEWATER, WI 53190



KEY FEATURES

Off Hwy 53
Spacious Parking Lot

Commercial Retail Area

THE OFFERING

Price: \$1,650,000
Sale Type: Owner Use
Sale Conditions: High Income Property
Residential Zoning

No. Stories: 1
Year Built: 1995
Zoning: Single

1450 E Geneva St
Delavan, WI 53115 · Retail For Sale

Parking Ratio: 50,000 SF
No. Dock High Doors/Loading: 2
Finishing Description: B

\$1,650,000



HIGHLIGHTS

Visible off of Hwy 43

Spacious Parking Lot

Concentrated Retail Area

THE OFFERING

Price	\$1,650,000	No. Stories	1
Sale Type	Owner User	Year Built	1995
Sale Conditions	High Vacancy Property Redevelopment Project	Tenancy	Single
Property Type	Retail	Parking Ratio	3/1,000 SF
Property Sub-type	Freestanding	No. Dock-High Doors/Loading	2
Building Class	B	Zoning Description	BL
Lot Size	7.22 AC	APN / Parcel ID	XPIN00002
Gross Leasable Area	75,844 SF		

Listing ID: 15703203

Date Created: 4/11/2019

Last Updated: 11/26/2019

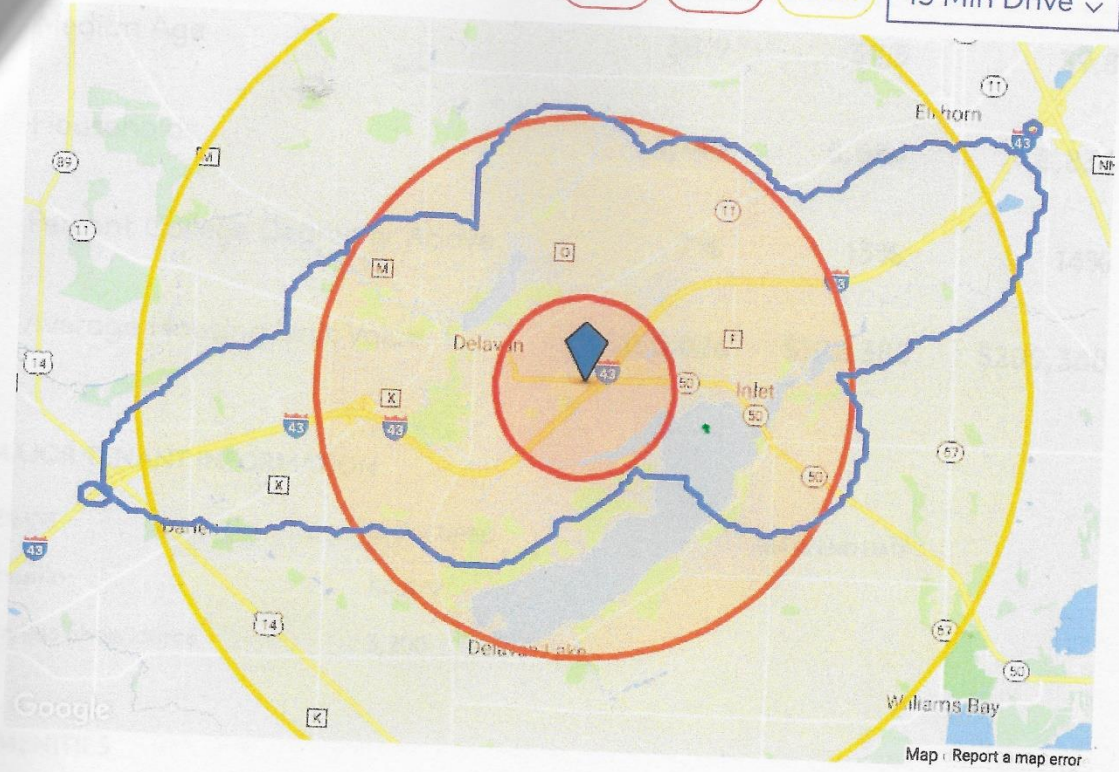
ABOUT 1450 E GENEVA ST , DELAVAN, WI 53115

This former Shopko has a central location in town and is in close proximity to other major retailers including Walmart, Goodwill, Lowes, and Kohl's. This property has 66,769 SF of retail space and is situated in close proximity to the popular vacation destinations of Lake Delevan (5 miles) and Lake Geneva (11 miles). In addition, this retail property is only 1.5 miles

away from the sought after Lake Lawn Resort, which won "The Best of Walworth County" in 2018 and the "Couples Choice" award in 2019 from Wedding Wire. This area is considered a first stop shop for incoming travelers. The opportunities are endless for this prime location!

TRADE AREAS

1 Mi. 3 Mi. 5 Mi. 15 Min Drive



	1 MILE	3 MILE	5 MILE
Total Population	2,736	14,513	23,018
2010 Population	2,817	12,678	21,354
2024 Population	2,728	14,902	23,396
Employees	5,971	8,375	12,452
Total Businesses	341	638	1,082
Average Household Income	\$50,047	\$64,555	\$67,291
Median Household Income	\$42,930	\$54,210	\$56,306

Consumer Spending	\$21.99M	\$132.94M	\$214.96M
Median Age	38.9	39.5	39.8
Households	1,146	5,654	8,834
Percent College Degree or Above	7%	13%	14%
Average Housing Unit Value	\$155,026	\$192,383	\$209,368

MAJOR TENANT INFORMATION

TENANT	SF OCCUPIED	LEASE END DATE
ShopKo	54,579	
Payless ShoeSource	3,200	

AMENITIES

- Pylon Sign
- Signage

TRAFFIC

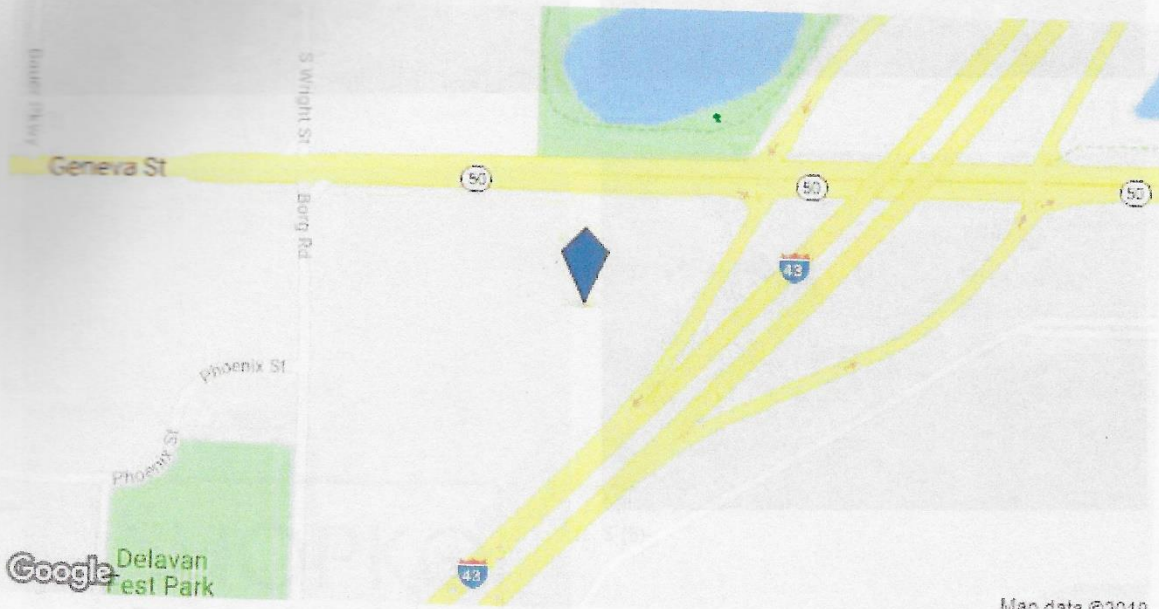
COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
I- 43	State Hwy 50, NE	3,159	2018	0.09 mi
State Hwy 50	I- 43, E	20,300	2018	0.11 mi
S Wright St	Borg Rd, S	6,700	2018	0.20 mi
E Geneva St	Bauer Pkwy, W	10,600	2018	0.27 mi
State Hwy 50	Nb I43, SW	4,800	2017	0.31 mi

WALK SCORE®

43

Car-Dependent

MAP OF 1450 E GENEVA ST DELAVAN, WI 53115



Map data ©2019

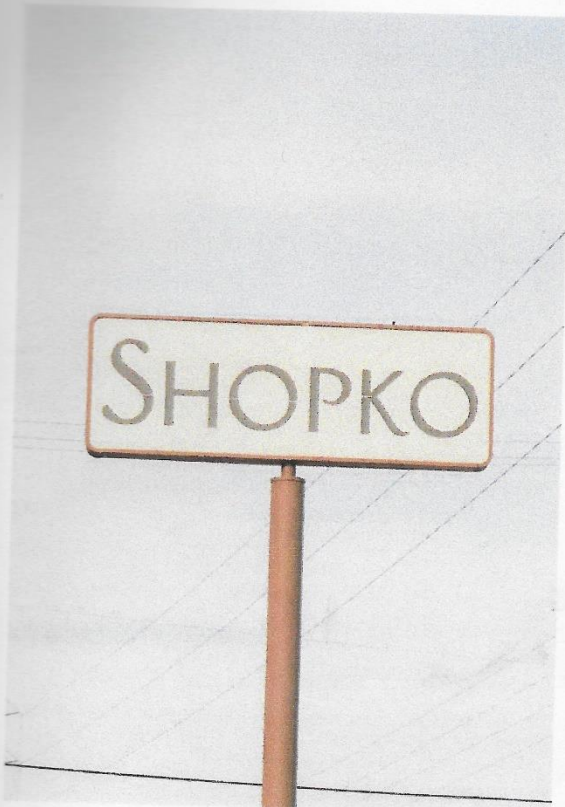
ADDITIONAL PHOTOS



S (2)



S (3)



S (15)



S (5)



S (12)



Full Report

Property Location : Not Available

Owner:

Palmyra Joint School District
123 Burr Oak ST
Palmyra, WI 53156

Owner Occupied:
Property Address:

County: Jefferson
Taxed by: Village Of Palmyra
Taxkey # 17105162231019

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2018	Exempt - Other				0.000-	10.060	0.998080782
2017	Exempt - Other				0.000-	10.060	1.003681745
2016	Exempt - Other				0.000-	10.060	1.022895119
2015	Exempt - Other				0.000-	10.060	1.125323253
2014	Exempt - Other				0.000-	10.060	1.177816017
2013	Exempt - Other				0.000-	10.060	1.234977111
2012	Exempt - Other				0.000-	10.060	1.131875213
2011	Exempt - Other				0.000-	10.060	1.035881140
2010	Exempt - Other				0.000-	10.060	1.070254861

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2018								
2017								
2016								
2015								
2014								
2013								
2012								
2011								
2010								

Assessor

Building Square Feet :	Year Built :	Township : 5N
Bedrooms :	Year Remodeled :	Range : 16E
Full Baths :	Effective Year Built :	Section : 22
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 4221 Palmyra-Eagle Area	
Zoning :	Historic Designation :	

Legal Description

Beg At Se/c BLK 4 Carpentersadd N656.96FT, W633.15FT, S727.96FT To N/L CMSTP&PRR, Ely On SD RR To Pob

Sales

Information is supplied by third parties and has not been verified (2019)



Full Report
Property Location : 701 Maple ST

Owner:

Palmyra Joint School District
123 Burr Oak ST
Palmyra, WI 53156

Owner Occupied:

Property Address:
701 Maple ST
Palmyra, WI 53156-9610

County: Jefferson

Taxed by: Village Of Palmyra
Taxkey # 17105162231003

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2018	Exempt - Other				0.000-	5.300	0.998080782
2017	Exempt - Other				0.000-	5.300	1.003681745
2016	Exempt - Other				0.000-	5.300	1.022895119
2015	Exempt - Other				0.000-	5.300	1.125323253
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Assessor

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Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 4221 Palmyra-Eagle Area	
Zoning :	Historic Designation :	

Legal Description

Com Ne/c NE1/4 SW1/4, S To S/L Maple ST, W277FT To Pob, S To N/L BLK 2, CARPENTERS Add E To Ne/c Lot 4 SD Add S To Chestnut ST, W To PT 264.10FT E Of SW/C BLK 1, VALLEE Sub, n To S/L Maple ST, E To Pob. that PT Of Chestnut ST Vac Also Beg NW/C Lot 7, BLK 2, Carpenters Add, W112FT, N112.65FT, S01DG17'E 105.69FT, S86DG34'E 109.82FT, S .43FT To Pob.

Sales

Information is supplied by third parties and has not been verified (2019)