



1919251 Active Business/Comm Price: **\$1,750,000**  
 (if lease only = annual lease amount)

**5606 Schroeder Road** # City Madison W09  
**Madison WI 53711** County: Dane

Trade Name: Units in Bldg: 2

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RE For Sale: Yes Ann Rent/SqFt: \$  
 Bus for Sale: No Bldg Gross SqFt: 3,841 Assessor  
 Lease Only: No Net Leasable SF: 3,841  
 # of Stories: 1 Onsite Parking: yes  
 Bldg Dim: 00x00 Parking Fee/Mo: \$ 0  
 Year Built: 1965 Assessor Open House:

Show Date:

Whitney Way and Schroeder Road. Property is located west of the intersection adjacent to Beltline off ramp.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	None	None		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

<b>Gross Op Inc:</b>	\$ 0	0	<b>Est Acres:</b>	1.5800	Assessor	<b>Land Assess:</b>	\$ 528,000
<b>Ann Op Exp:</b>	\$ 0		<b>Lot Dim:</b>			<b>Improvements:</b>	\$ 302,000
<b>Net Op Inc:</b>	\$ 0		<b>Street Front:</b>	345	<b># Loading Docks:</b>	<b>Total Assess:</b>	\$ 830,000 / 2021
<b>Zoning:</b>	CC-T		<b>Ceiling Hgt Min:</b>	14	<b>Max:</b>	<b>Net Taxes:</b>	\$ 18,568 / 2020
<b>Parcel #:</b>	0709-303-0108-4		<b>Industrial Park:</b>			<b>Owner:</b>	

Included: None. Tenant and Owners personal property not included.

**Excluded:**

<b>Type</b>	Retail, Service, Restaurant/Supper Club, Other	<b>Building Parking</b>	21-35 spaces, Onsite, Paved
<b>Location</b>	Free standing, Corner, Near Major Highway, Near public transportatn	<b>Basement</b>	Slab/None
<b>Present Use</b>	Retail, Service, Restaurant/Supper Club	<b>Seating Capacity</b>	51-75 persons
<b>Exterior</b>	Wood, Stucco	<b>Licenses</b>	None
<b>Roofing</b>	Composition	<b>Sale Includes</b>	N/A
<b>Heating/Cooling</b>	Other	<b>Documents on File</b>	Property Condition Report, Traffic count
<b>Fuel</b>	Natural gas	<b>Lease Type</b>	None
<b>Water/Waste</b>	Municipal water, Municipal sewer	<b>Tenant Pays</b>	N/A
<b>Features</b>	Public rest rooms, Signage available, Display window	<b>Miscellaneous</b>	Internet - Cable
		<b>Occupancy</b>	Owner

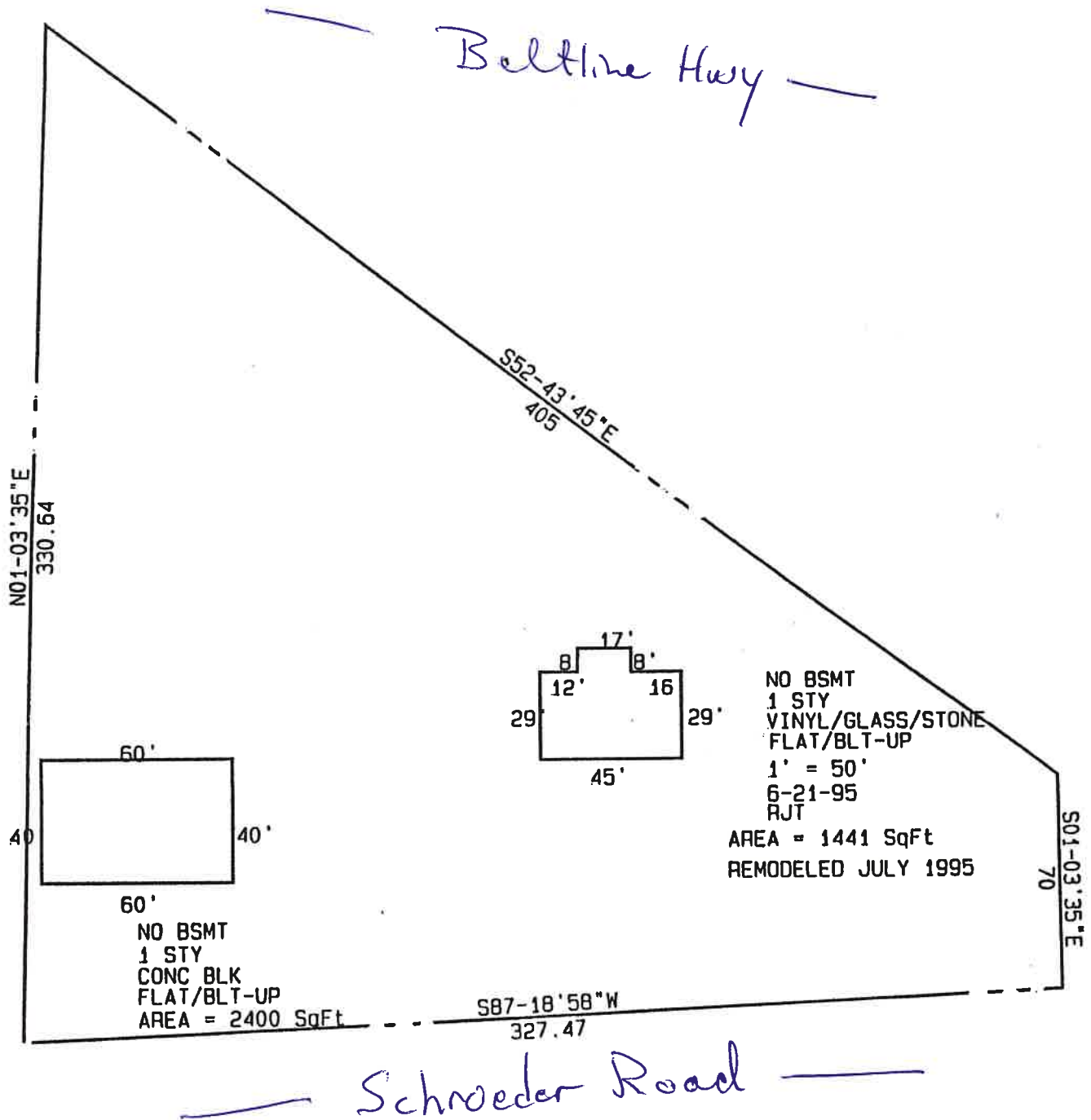
Redevelopment opportunity with tremendous Beltline Highway exposure and ease of access. Opportunity Zone City of Madison. Property with Beltline exposure is hard to come by and this site is ready to be redeveloped to take advantage of the tremendous linkages to West Madison! Numerous iconic Madison businesses nearby and located next door to brand new apartment building. Currently two small buildings on the site. Owner to vacate property at closing.

Please contact David Keller at 608-575-3797 for all showings and/or questions.

<b>ListAgt:</b>	David Keller	40158-90	<b>CoList:</b>		<b>List Date:</b>	9/4/2021	<b>Expire Date:</b>	3/4/2022
Pref:	608-227-6543				<b>Subagent Comm:</b>	2.5%	<b>Electronic Consent:</b>	Yes
	David@KellerRealEstateGroup.com				<b>BuyerAgent Comm:</b>	2.5%	<b>Exclusive Agency:</b>	No
<b>Keller Real Estate, LLC</b>					<b>DOM:</b>	4	<b>CDOM:</b>	4
Off:	608-227-6543	FAX:	608-255-5005		<b>AO Date:</b>		<b>Limited Service:</b>	No
	448 W Washington Ave Ste 200				<b>Closing Date:</b>		<b>Multiple Rep:</b>	DA
	Madison WI 53703-2729				<b>Financing:</b>		<b>Named Exceptions:</b>	No
<b>Sale Agent:</b>		<b>Sold Price:</b>			<b>Sale Factors:</b>		<b>Policy Letter:</b>	
		<b>Concessions:</b>			<b>Competing Offers:</b>		<b>Variable Comm:</b>	No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS **Orig MLS:** South Central WI

0709-303-0108-4  
5602-06 SCHROEDER F



Client: SCHROEDER 5602

# Madison Opportunity Zones:

## Putting OZs to Work for Investors and the Community

### What are Opportunity Zones (OZs)?

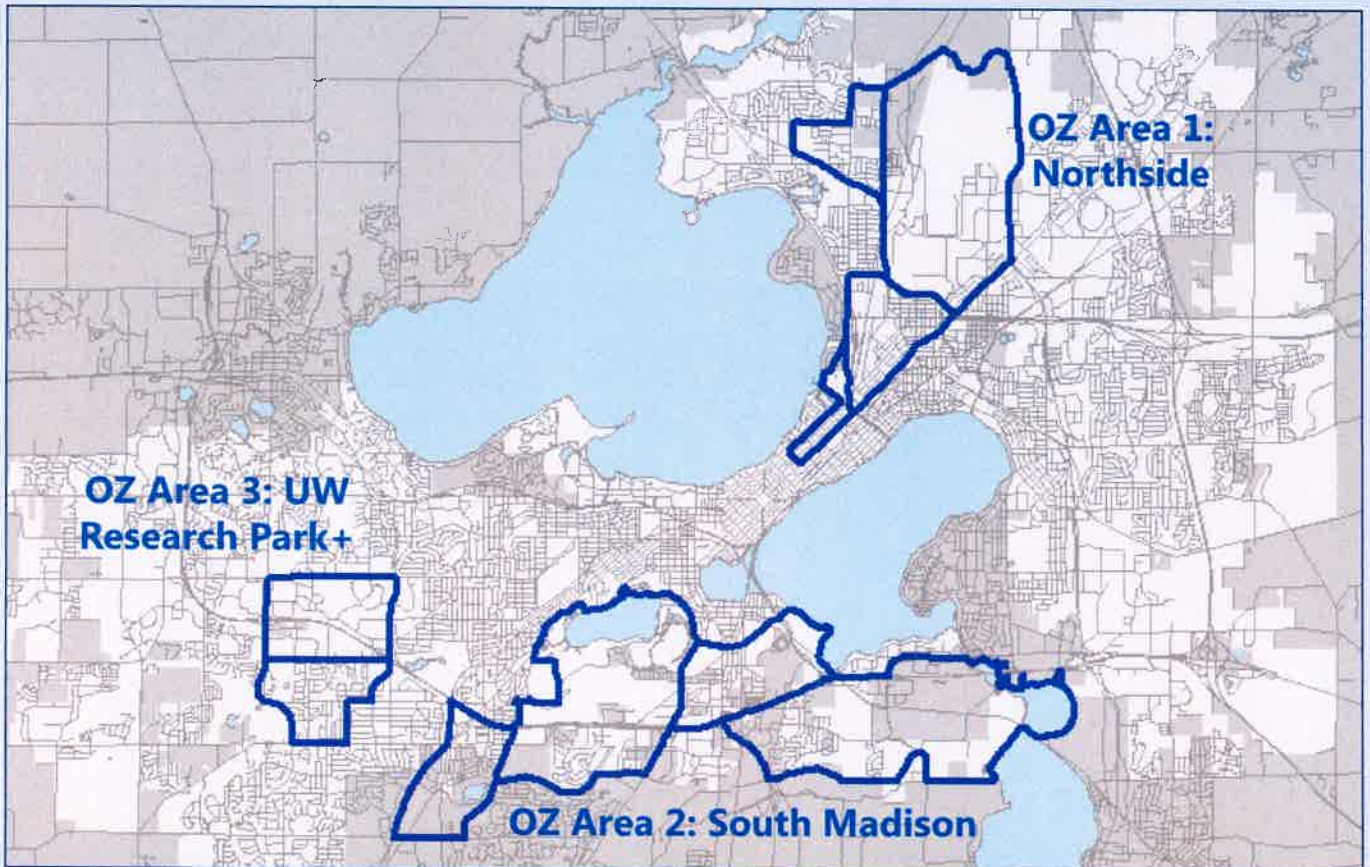
OZs are a new economic development tool established in the 2017 tax reform law. They are designed to encourage long-term investment in designated Census Tracts with economic barriers. OZ Tracts were designated by each state's Governor, with local input, and certified by the U.S. Treasury Dept.

### Opportunity Zone Benefits

Investors can re-invest unrealized capital gains into Opportunity Funds. These funds in turn invest in projects located within designated Opportunity Zones. Investors can then temporarily defer and reduce taxes on capital gains from their original investment, and eliminate taxes on future gains from Opportunity Funds themselves if held for 10 years.

### Madison Opportunity Zones

Madison's Opportunity Zones offer investors, developers, and companies exciting possibilities to leverage the OZ incentive. Ten Madison Census Tracts have been granted OZ status. They are clustered in three areas. The areas include major redevelopment opportunities, prime sites for new employment, and numerous commercial corridors and neighborhoods that are well-positioned for new businesses and housing development.



With our renowned quality of life, growing population, and innovative economy, Madison is well-positioned for long term investment. That said, areas within Madison have a high levels of poverty, unemployment, and limited access to opportunity. We are committed to using Opportunity Zones, leveraged with local incentives, to encourage inclusive growth and investment that benefits Madison residents and neighborhoods. Get in touch with the City to learn more about specific opportunities in Madison's Opportunity Zones

#### Contact:

Dan Kennelly  
City of Madison  
608-267-1968  
[dkennelly@cityofmadison.com](mailto:dkennelly@cityofmadison.com)





# OZ Area 1: Northside

With four designated Census Tracts, this area includes large-scale industrial development opportunities, a growing airport with direct service to major markets, a regional tech college, a planned Public Market, and a portion of the vibrant and transforming Capitol East District.

Census Tracts:  
002500  
002402  
001804



## Unique Assets, Key Assets Catalysts, and Potential Project Areas

### Former Oscar Mayer Property

This 70-acre former manufacturing site has 400,000 SF of existing office and manufacturing space available for lease. The City is working with the property owner on short and long term plans for reuse of this visible and important property.

### Airport Commercial Areas and Foreign Trade Zones

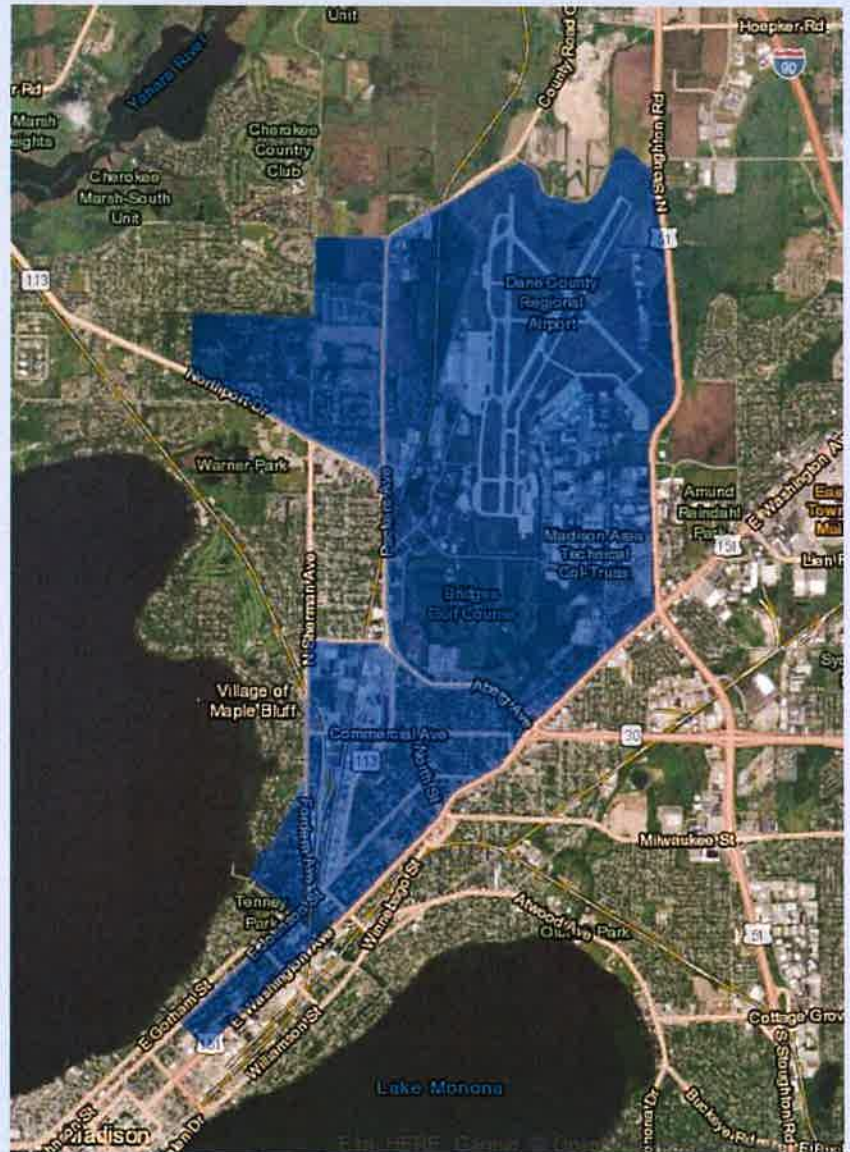
The area incorporates the growing Dane County Regional Airport and surrounding commercial and industrial areas. This includes properties with Foreign Trade Zones status.

### Madison College

Madison's growing technology college is located in the designated zone.

### Capitol East District

The Capitol East District is a burgeoning urban district. Over the last few years, this rapidly transforming area has become home to technology companies, a new entrepreneurial hub, new music venues, farm-to-table restaurants, and hundreds of recently-built housing units filled with Millennial technology workers.





# OZ Area 2: South Madison

The South Madison OZ Area includes four census tracts extending along the beltline between Verona Road and Stoughton Road. The area includes the Allied Neighborhood, portions of north Fitchburg, South Park Street, and the Alliant Energy Center Campus. Portions of the area are currently part of the Town of Madison and will be annexed into the City over the next several years, unlocking new opportunities.

Census Tracts:  
001401  
001402  
001502  
000600



## Key Assets, Catalysts, and Potential Projects

### Allied Neighborhood

This economically under-served neighborhood has been the focus of long term efforts to build quality housing and stabilize the area. With the newly-rebuilt highway 151, Allied's commercial areas are ready for neighborhood-supporting for new businesses.

### South Park Street

This southern gateway to the City includes diverse neighborhoods, several major regional healthcare facilities, and Madison College's new south campus. South Park street includes culturally eclectic businesses and is flanked by diverse neighborhoods.

### Alliant Energy Center

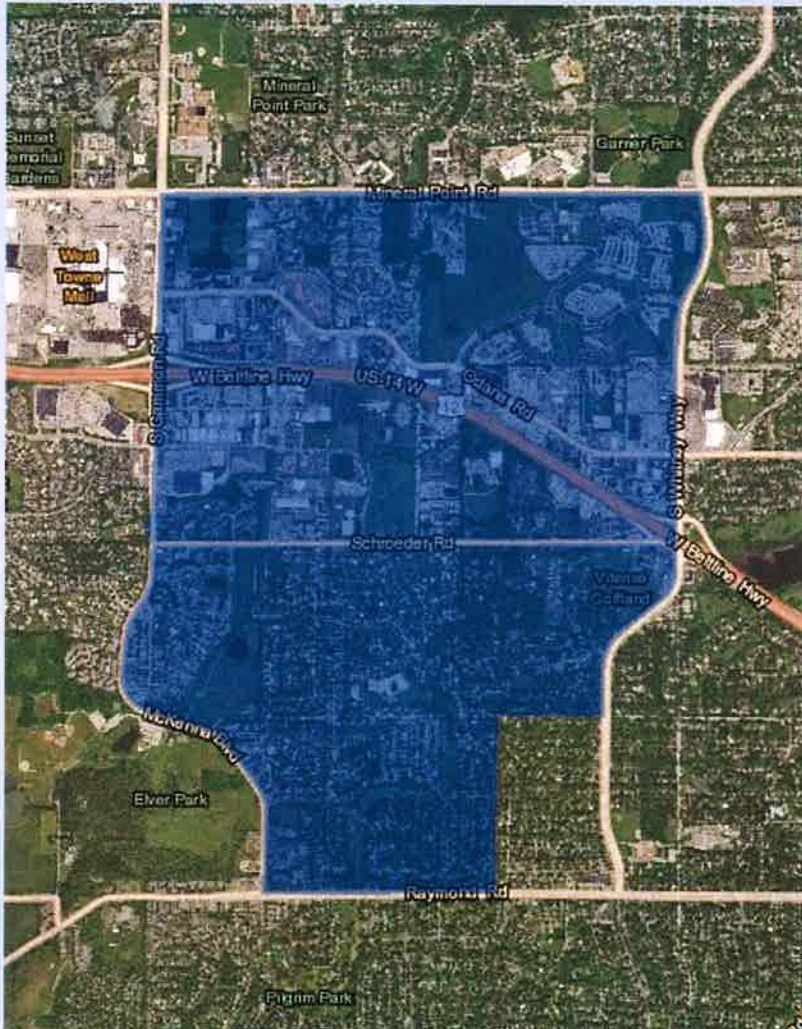
This is a 150 acre+ multi-building national event destination. It is home to globally-recognized events such as World Dairy Expo and the Crossfit Games. A new Master Plan includes incorporating private development



# OZ Area 3: UW Research Park+

This area consists of two census tracts on Madison's west side. A large portion of the area is within the University of Wisconsin Research Park (UWRP). UWRP encompasses 260 acres and is home to 37 buildings, 150 companies, incubator and co-working spaces, and over 3,800 employees. Founded in 1984. UWRP is continuing to add innovative new businesses and jobs. It is also laying plans to transform from a traditional research park to a more active, walkable, mixed-use innovation district. In addition to UWRP, the designated areas include commercial corridors and neighborhoods that are well-positioned for new housing and commercial development.

Census Tracts:  
000407  
000408



## Key Assets, Catalysts, and Potential Projects

### UW Research Park

Home to 150 companies and 3800 employees. Tenants include national leaders in biotech innovation such as Cellular Dynamics, Exact Sciences, and Stratatech.

### Exact Sciences

Located within the Research Park and expanding to a new facility across the Beltline. The company is in the process of constructing 300,000 SF of new office and lab space within this area.

### Transforming Commercial Corridors

Once the edge of town, this area's auto-oriented commercial corridors, office complexes, and retail centers are ready to transform into a more compact, urban, and transit-oriented form of development. The City's recently-adopted comprehensive plan calls for a new paradigm for land use in this part of the City.





## About Madison:

A thriving mid-sized city located among a chain of glacial lakes, Madison is consistently rated one of the nation's best places to live, work, start a business, or raise a family. Madison is home to one of the world's largest research institutions (University of Wisconsin) and a seat of state government. With industry-leading companies in biotechnology, digital health, diagnostics, medical devices, video gaming, and financial services, Madison is building an innovation-driven economy that is creating jobs, spawning new businesses, and attracting 21<sup>st</sup> century workforce talent.

**#1**

Best City for  
Quality of Life  
(NerdWallet,  
2014)

**#1**

Fittest City in  
America (FitBit,  
2016)

**#1**

Top 100 Places  
to Live  
(Livability.com,  
2015)

**#7**

Best Areas for  
STEM Professionals  
(WalletHub, 2007)

**#5**

Best Cities for  
Young  
Professionals  
(Forbes, 2016)

**#5**

for High Tech  
Jobs  
(MarketWatch,  
2013)

**#8**

Best City to  
Raise a Family  
(Parenting Mag,  
2012)

## Key Stats:

**866,475: MSA Population:**

**4.9% MSA GDP Growth (2016-2017)**

**3,000 new city residents per year**

**20,000 jobs created since 2010**

**\$4.75 billion new tax value since 2012**

**500 new businesses since 2009**

**49% adults with bachelors degree**

The City of Madison is preparing to work with investors, developers, businesses, and community members to maximize the benefits of Opportunity Zones. We are exploring policies to layer local economic development tools and incentives (including our recently created "Jobs TIF" program) with Opportunity Zones to create a favorable environment for business growth and investment in these important areas of the City. Contact us to learn more.



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