

## LAND FOR SALE

1 Ellis Potter Court, Madison, WI 53711



**SALE PRICE:** \$150,000

**LOT SIZE:** 0.84 Acres

**CROSS STREETS:** Schroeder Rd & Ellis Potter Ct.

### PROPERTY OVERVIEW

The Carey Group is pleased to offer for sale 1 Ellis Potter Court in Madison, Wisconsin. This 36,729 SF lot is an ideal location for a small office user who wants to create their own space and identity. Perfect opportunity for a commercial user to occupy the first floor and build apartments above.

### PROPERTY HIGHLIGHTS

- Lot Size: 36,729 SF
- Offering Price: \$150,000 [\$4.08/SF]
- Assessed Value: \$150,000 [2013]
- Taxes: \$3,731.54 [2013]

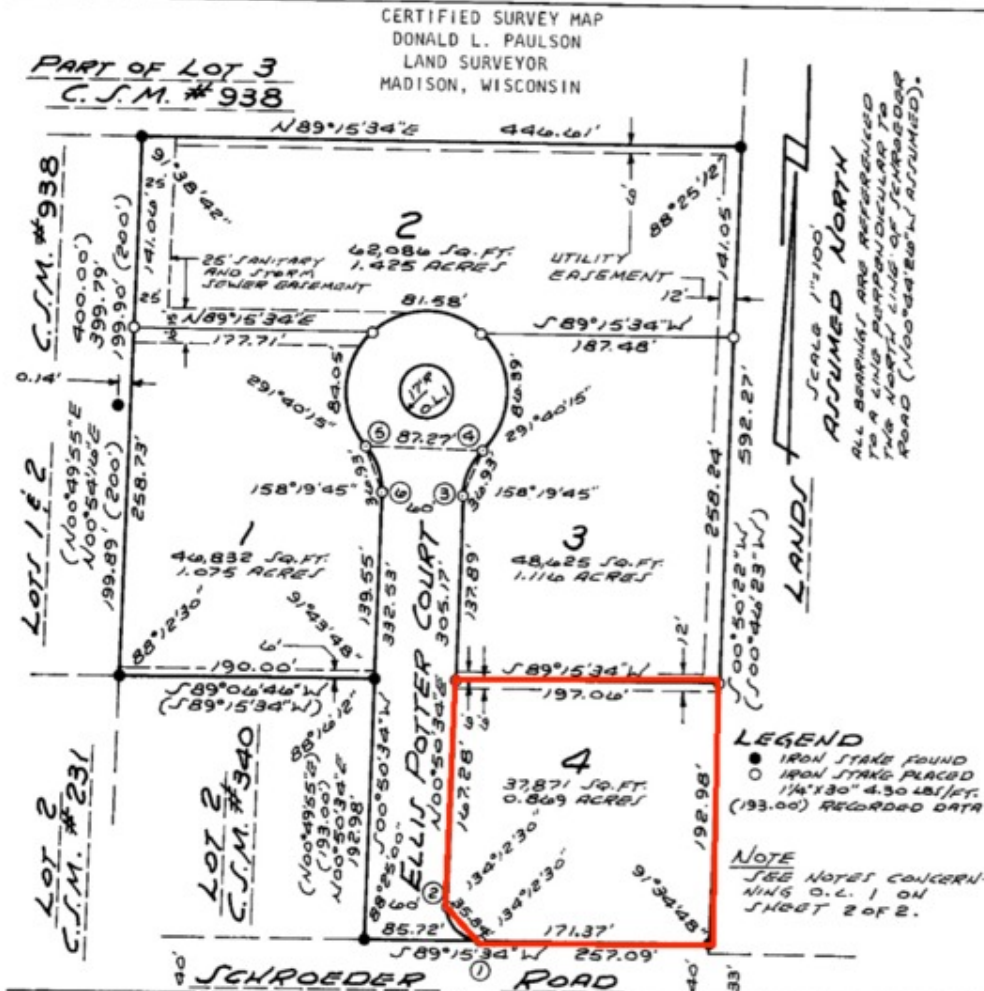
KEVIN CAREY // 608.213.8962 // [kevin@thecareygroup.net](mailto:kevin@thecareygroup.net)

[kwcommercial.com](http://kwcommercial.com)

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CURVE	LOT	RADIUS	I-ANGLE	CHORD	CHORD BRNG.
1-2		25.0'	91°35'00"	35.84'	N44°56'56"W
3-4		50.0'	43°20'30"	36.93'	N22°30'49"E
4-5		60.0'	26°44'00"	87.27'	N89°09'26"W
	3	"	92°05'30"	86.39'	N01°51'41"W
	2	"	85°40'00"	81.58'	S89°15'34"W
	1	"	88°55'30"	84.05'	S01°57'49"W
5-6		50.0'	43°20'30"	36.93'	S20°49'41"E

March 25, 1980  
S-8016-1

Potter, Lawson and Pawlowksy  
2433 University Avenue  
Madison, Wisconsin 53705

Arnold and O'Sheridan, Inc.  
815 Forward Drive  
Madison, Wisconsin 53711

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON ACCORDING TO THE DESCRIPTION FURNISHED AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION OF THE LOT LINES



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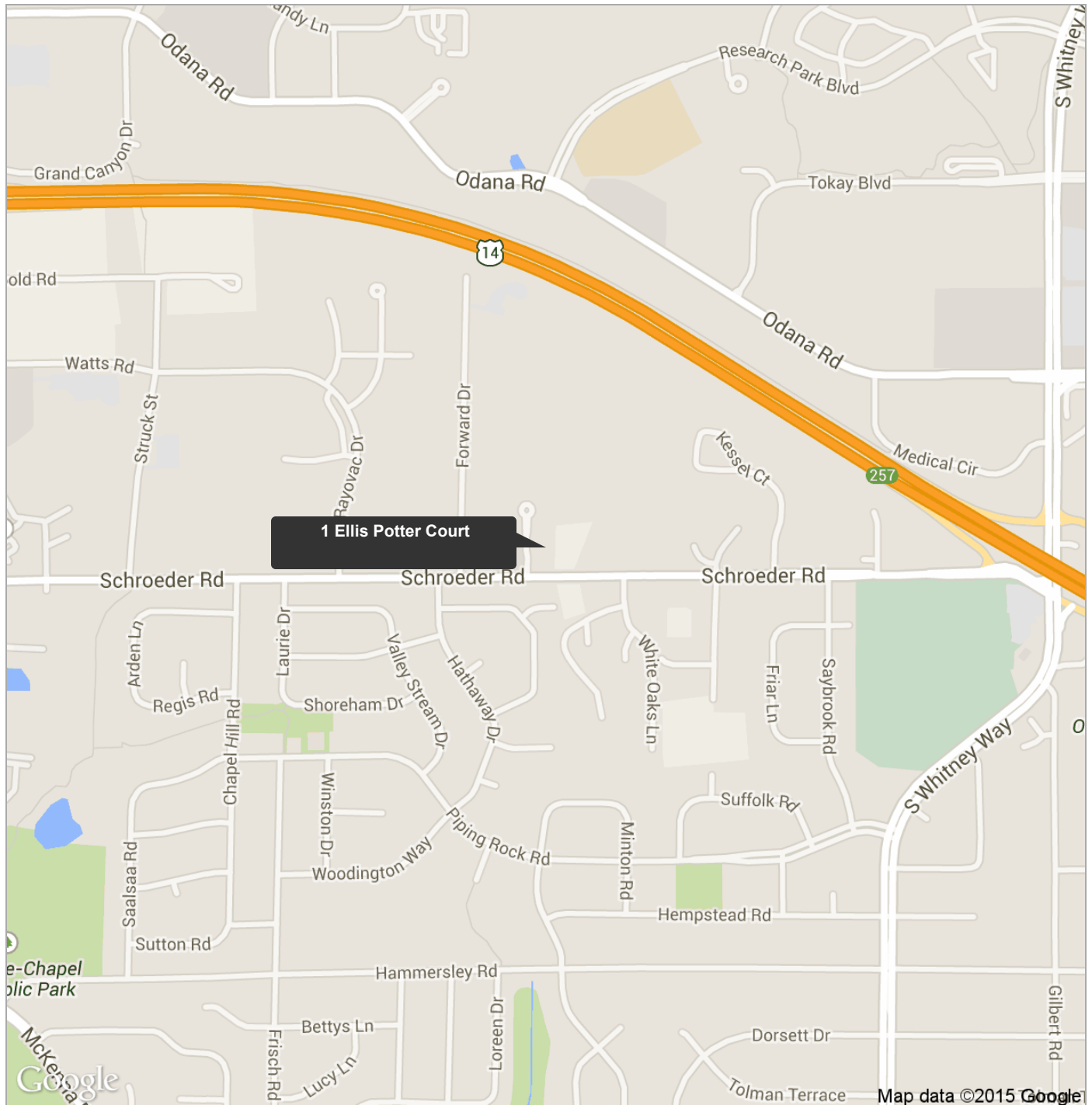
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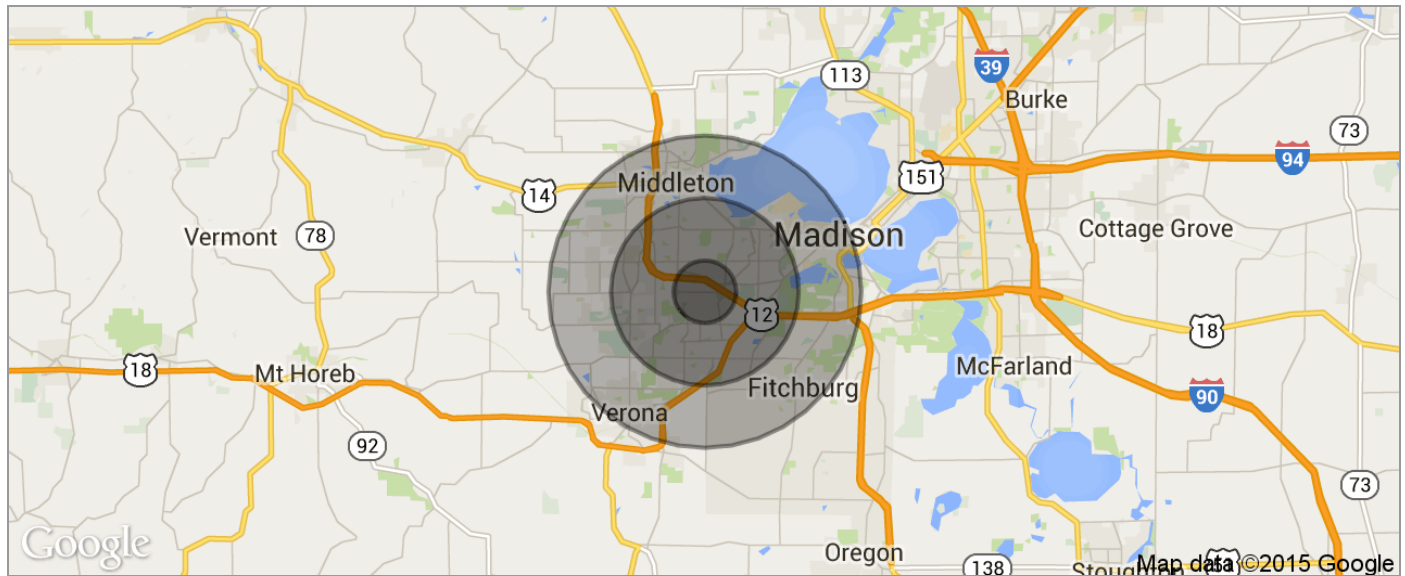


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,825	93,379	168,416
MEDIAN AGE	38.3	36.7	35.9
MEDIAN AGE (MALE)	35.9	35.4	34.9
MEDIAN AGE (FEMALE)	38.8	37.6	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,078	41,319	72,638
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$66,169	\$79,818	\$84,929
AVERAGE HOUSE VALUE	\$229,981	\$275,183	\$298,872

RACE	1 MILE	3 MILES	5 MILES
% WHITE	72.3%	77.3%	80.3%
% BLACK	15.8%	7.7%	5.9%
% ASIAN	2.8%	8.3%	8.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.5%	0.5%	0.4%
% OTHER	2.0%	2.3%	1.9%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.2%	8.6%	7.4%

\* Demographic data derived from 2010 US Census