



S Tower Drive

1321 W Avalon Rd

W Avalon Road



OFFERING MEMORANDUM
TRUCK TERMINAL (VACANT)
1321 W AVALON ROAD | JANESVILLE, WI 53546

Exclusively Marketed By:

Gabriel L. Fisher

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License #01884942



MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

Listed in conjunction with Bang Realty-Wisconsin

INVESTMENT SUMMARY

Tenant	Vacant Truck Terminal
Property Address	1321 W. Avalon Rd. Janesville, WI 53546
Price	\$1,100,000
Price/SF/Bldg	\$85.27
Doors	42
Building Size	12,900 SF
Land Size	389,300 SF
Year Built / Renovated	1970
APN	414300011

INVESTMENT HIGHLIGHTS

- 42 Door Truck Terminal w/ Dock Levelers
- Fenced yard with lighting
- 4,800sf storage facility on site
- +/- 8.99 Acres of land
- Close proximity to I-90, Hwy 51 and Hwy 11 By-Pass





MADISON, WI
46.8 miles

1321 W Avalon Rd

ROCKFORD, IL
27.7 miles

**Southern Wisconsin
Regional Airport**

1321 W Avalon Rd

W Avalon Road

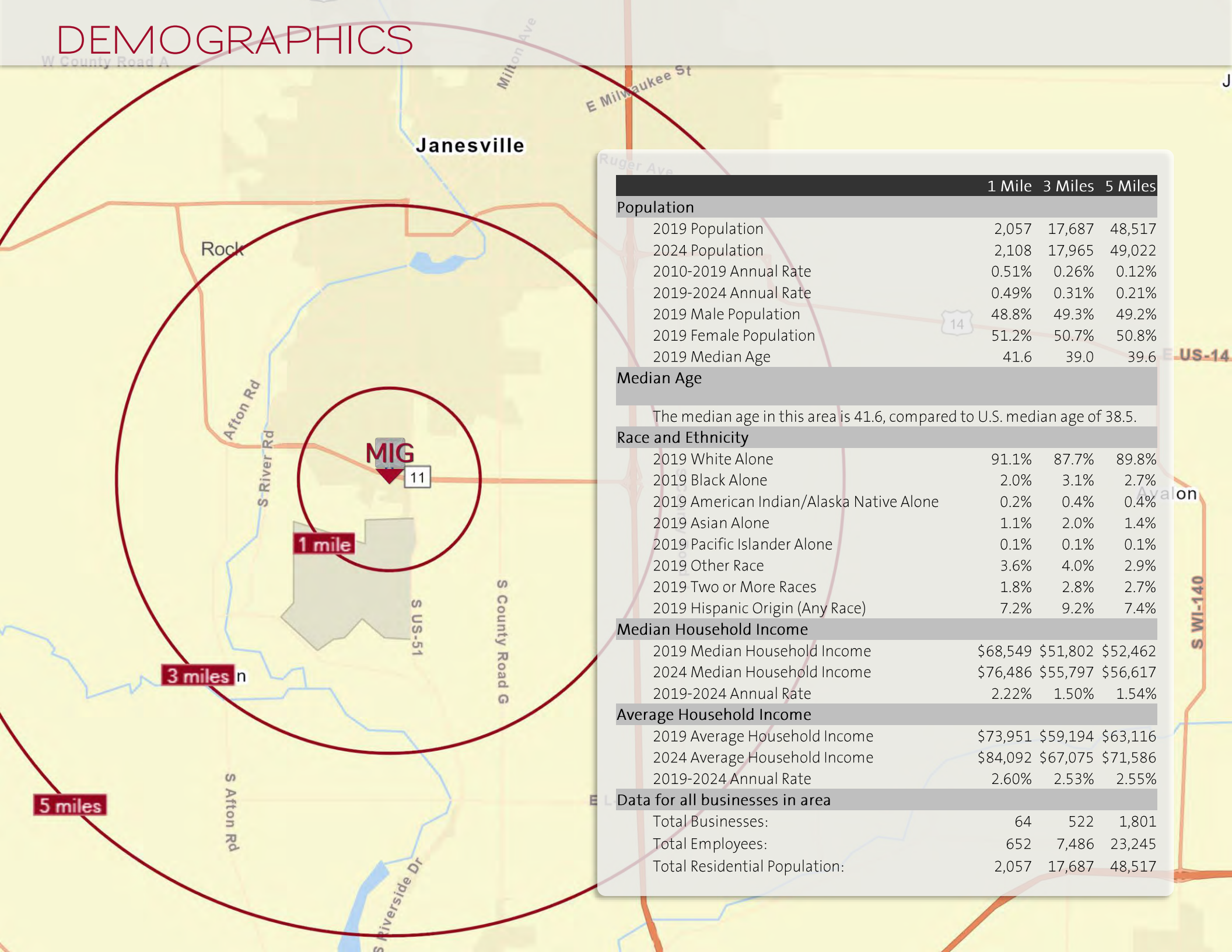


TRAFFIC COUNTS CARS PER DAY

Highway 11 11,100

Highway 51 10,300

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2019 Population	2,057	17,687	48,517
2024 Population	2,108	17,965	49,022
2010-2019 Annual Rate	0.51%	0.26%	0.12%
2019-2024 Annual Rate	0.49%	0.31%	0.21%
2019 Male Population	48.8%	49.3%	49.2%
2019 Female Population	51.2%	50.7%	50.8%
2019 Median Age	41.6	39.0	39.6

Median Age
The median age in this area is 41.6, compared to U.S. median age of 38.5.

Race and Ethnicity			
2019 White Alone	91.1%	87.7%	89.8%
2019 Black Alone	2.0%	3.1%	2.7%
2019 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2019 Asian Alone	1.1%	2.0%	1.4%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	3.6%	4.0%	2.9%
2019 Two or More Races	1.8%	2.8%	2.7%
2019 Hispanic Origin (Any Race)	7.2%	9.2%	7.4%

Median Household Income			
2019 Median Household Income	\$68,549	\$51,802	\$52,462
2024 Median Household Income	\$76,486	\$55,797	\$56,617
2019-2024 Annual Rate	2.22%	1.50%	1.54%

Average Household Income			
2019 Average Household Income	\$73,951	\$59,194	\$63,116
2024 Average Household Income	\$84,092	\$67,075	\$71,586
2019-2024 Annual Rate	2.60%	2.53%	2.55%

Data for all businesses in area			
Total Businesses:	64	522	1,801
Total Employees:	652	7,486	23,245
Total Residential Population:	2,057	17,687	48,517

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

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The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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