



**LIVE, WORK AND PLAY  
IN A RURAL SETTING WITH  
LEADING EDGE TECHNOLOGY**

**LAND INCENTIVE  
AND DEVELOPMENT  
OPPORTUNITIES  
AVAILABLE NOW!**



**THE WHITEWATER BUSINESS PARK FEATURES:**

- TIF LAND INCENTIVE
- COMPETITIVE LAND, OFFICE AND TAX RATES
- ALL UTILITIES IN PLACE
- FIBER CONNECTIVITY
- ACCESS TO WORKFORCE AND BUSINESS EXPERTISE
- ONLY MINUTES TO MULTIPLE AIRPORTS
- ONLY MINUTES TO MAJOR EXPRESSWAYS
- HOME OF UNIVERSITY OF WISCONSIN-WHITewater
- 41+ ACRES OF TECH PARK CERTIFIED LAND
- 76 ACRES OF SHOVEL READY LAND
- 13 ACRES OF RESIDENTIAL LAND

**For More Information Contact:**

**Twelve2 Commercial Group**

461 River Crest Ct. • Mukwonago, WI 53149

Ph: 262.436.4760 Fax: 262.436.4761 [twelve2cg.com](http://twelve2cg.com)

**Dave Hazenfield**  
President

Cell: 262.470.3810  
[dave@twelve2cg.com](mailto:dave@twelve2cg.com)

**Patrick McAdams**  
Vice President

Cell: 262.378.0094  
[patrick@twelve2cg.com](mailto:patrick@twelve2cg.com)



[whitewatertechpark.org](http://whitewatertechpark.org)



## EXCELLENT QUALITY OF LIFE



Whitewater has excellent public schools, a historic downtown, and plenty of community organizations and events such as local farmers' markets, music events, and festivals.

## EASY ACCESS TO MAJOR CITIES



As a "micropolitan" city, Whitewater offers a low-stress lifestyle while providing easy access to nearby major cities: Chicago, Milwaukee, and Madison. Whitewater is conveniently located at the corner of Walworth, Jefferson, and Rock Counties, just 50 miles from Madison and Milwaukee and 80 miles from Chicago.

## COMPANIES WHO ALREADY CALL OUR BUSINESS PARK HOME

- Basin Machine
- Blue Line Battery
- Coburn Company
- Fastenal Company
- Generac
- Husco International
- MacLean Fogg
- Martin Brower
- Preferred Compounding
- Schenck Process
- Simonswerk Hinge Systems
- SIM LIM Technics
- East West Manufacturing
- Wisconsin Army National Guard
- Lavelle Industries

## DIRECT ACCESS TO UW-WHITEWATER

The University of Wisconsin - Whitewater is home to the largest AACSB-accredited business school in Wisconsin and serves as a cultural, business, and innovation hub. The close association between the Technology Park and the University of Wisconsin - Whitewater will connect your business to University resources. WI Small Business Development Center (SBDC) is located on campus offering consulting, education, data and connections that work for you. Visit <https://www.uww.edu/sbdc>



## ECONOMIC INCENTIVES



As the economic development organization for the City of Whitewater, the Whitewater Community Development Authority (CDA) works to recruit and retain businesses and create employment opportunities by using a variety of strategies, incentives, and assistance.



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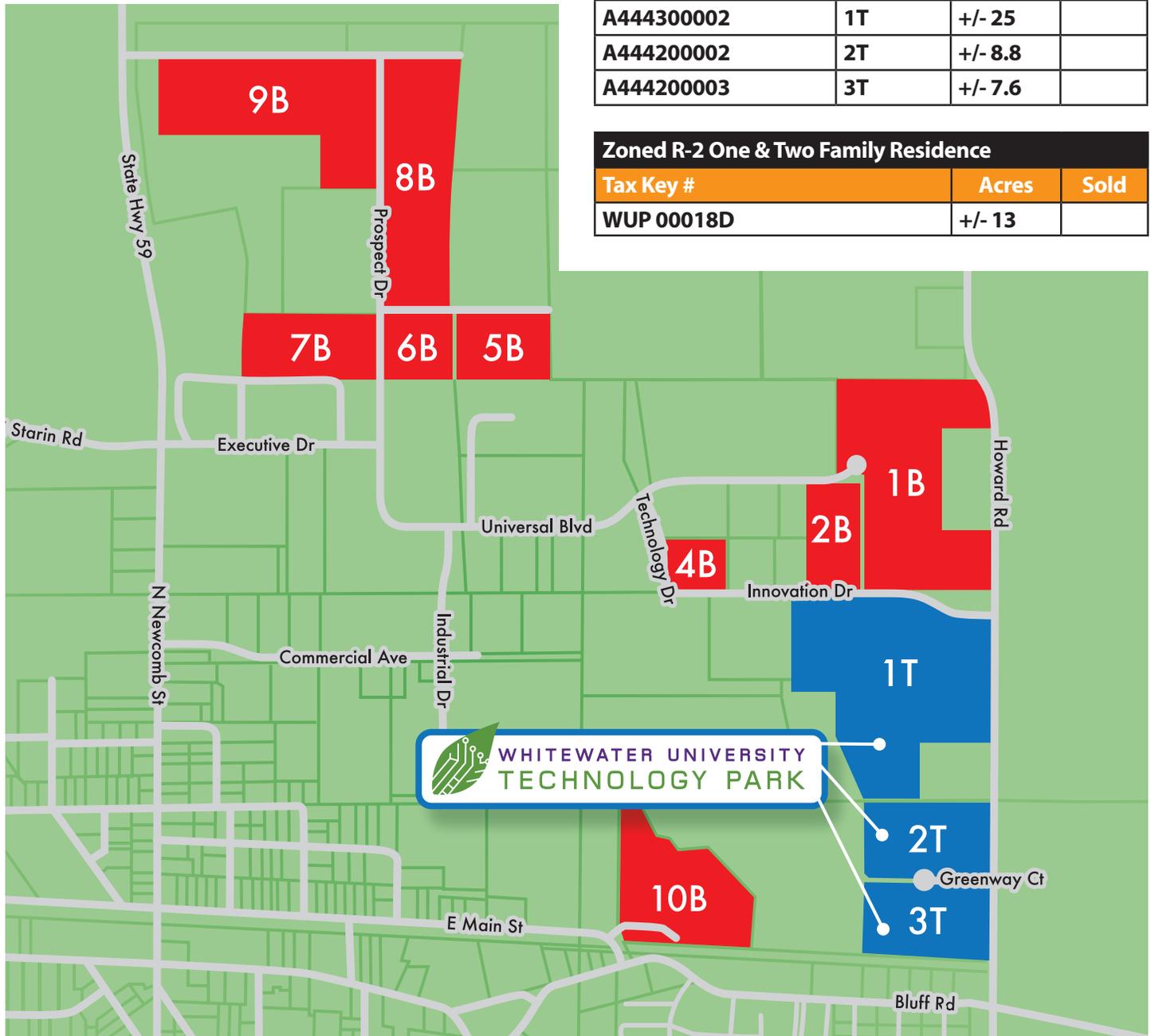
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Zoned M-1 General Manufacturing			
Tax Key #	Parcel ID	Acres	Sold
WUP 00322	1B	+/- 21.6	
A305000001	2B	+/- 5.4	X
A455500001	4B	+/- 2.64	
292-0515-3424-002	5B	+/- 5.6	
292-0515-3434-001	6B	+/- 3.7	
292-0515-3432-000	7B	+/- 7.7	
292-0515-3434-003	8B	+/- 14.9	
292-0515-3432-000	9B	+/- 17.1	
A444200001	10B	+/- 10.96	

Zoned WUTP – Whitewater University Technology Park			
Tax Key #	Parcel ID	Acres	Sold
A444300002	1T	+/- 25	
A444200002	2T	+/- 8.8	
A444200003	3T	+/- 7.6	

Zoned R-2 One & Two Family Residence		
Tax Key #	Acres	Sold
WUP 00018D	+/- 13	

**DISCLOSURE TO NON-RESIDENTIAL 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 42-51).
- 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 23-41).
- 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. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

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

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**  
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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