

# Interstate/ST Hwy Development

130+ Acres US HWY 12 & I-90/94  
Lake Delton, WI 53940

## PROPERTY HIGHLIGHTS

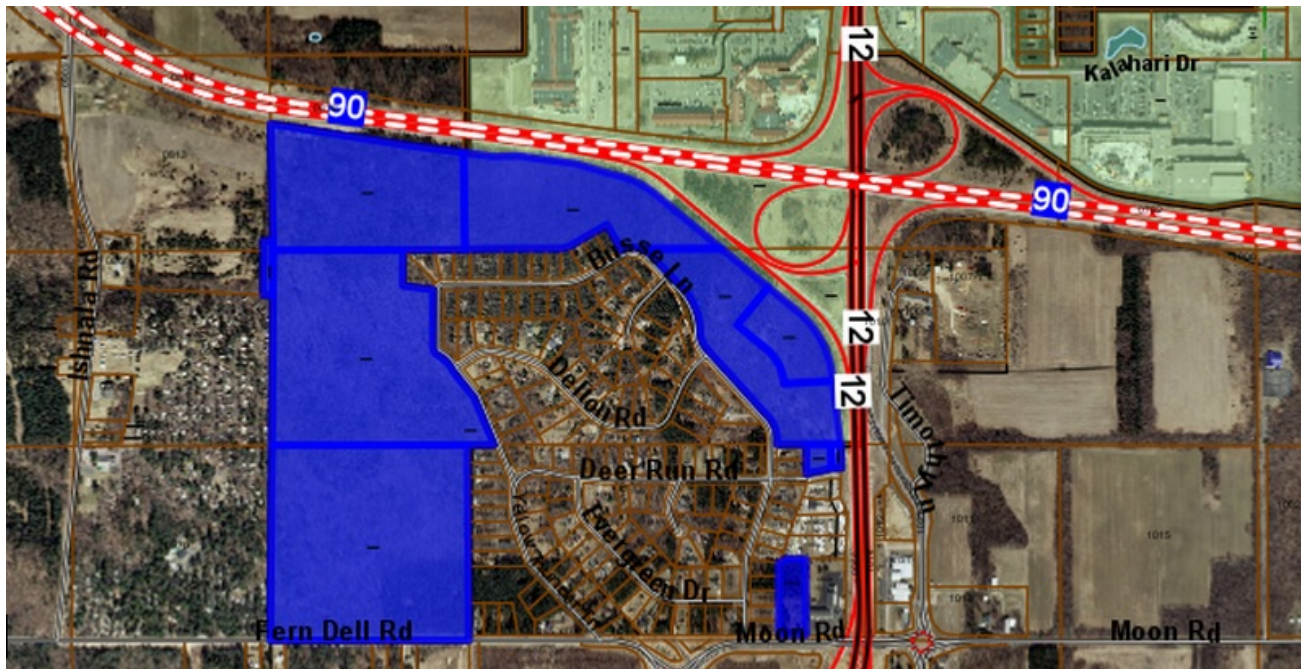
- High Visibility/Traffic Count
- Adjacent to Interstate 90/94 & US HWY 12
- Commercial Zoning for Development
- Near Waterpark Resorts & other attractions
- Wisconsin Dells/Lake Delton area has an annual economic impact of over \$1 Billion

### **Jamie Pephles**

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## PROPERTY DESCRIPTION

130+ Acres US HWY 12 & I-90/94 | Lake Delton, WI 53940



## Interstate Development Land | 130+ Acres Land for Sale

130+ acres of commercially zoned land available for development; located adjacent to Interstate 90/94 and US HWY 12 with high traffic count and visibility. Located across from the Great Wolf Lodge Waterpark Resort, an Outlet Mall, opposite corner from Kalahari Waterpark Resort and near many other attractions and dining options. Lake Delton/Wisconsin Dells is dubbed the "Waterpark Capital of the World" with over \$1 Billion worth of economic activity annually (per Wisconsin Dells Visitor's Bureau). An area that is only growing in population and commerce.

Additional information and resources:

- Local municipality encourages economic development/investment
- Visit: <https://lakedelton.org/> for municipal contact information
- Visit: <https://lakedelton.org/administrative/zoning-planning/> - for municipal zoning and comprehensive plan
- Sauk County Economic Development Corporation: <http://www.scdc.com/>



## SERVICE FACT SHEET

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### RE/MAX COMMERCIAL | Service Fact Sheet

- The RE/MAX network includes more than 3,000 practitioners in over 550 Commercial offices and divisions. This includes one of the most powerful referral networks available of more than 110,000 sales associates.
- RE/MAX Commercial closes more than \$11+ Billion in total commercial volume from over 25,000 transactions annually.\*
- Named one of the top Commercial Brokerages in 2017 by NREI.
- Local community involvement in events, fundraising and other activities strengthens our standing in the community and among our peers.
- Franchise Partnership with LoopNet commercial marketing and MLS IDX optimization.
- Additional Broker partnership with, LoopNet, CREXi, CI MLS, Commercial Search, City Feet, Ten-X and many others allow us to promote our listings to brokers and principles actively searching for commercial property.

#### Areas of Specialization

Commercial Investments  
Disposition / Sellers  
Acquisition / Buyers  
Leasing: Tenant Representation  
Leasing: Landlord Representation  
Corporate Advisory  
Development  
Property Management  
Consulting & Advisory Services

#### Products

Multi-family  
Office  
Retail  
Industrial  
Land  
Business Brokerage  
Hospitality  
Distressed/REO

Each client receives close attention to detail throughout the marketing period and transaction process. Please reach out to me with any questions you have at any point in time. This list of services is strictly a quick one-page highlight summary and is not indicative of the entire range of tools offered or utilized.



#### A Better Way in Commercial Real Estate.

\* Average yearly volume in commercial transactions for the RE/MAX network, 2015, 2016.

\*\* If your property is currently listed with a real estate broker, please disregard this letter. It is not our intention to solicit the offerings of other real estate brokers. Each office is independently owned and operated.



## PROFESSIONAL BIO

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Grand Alliance Group is your commercial property resource. We are a full service commercial brokerage offering both sales or lease and consultative services. Grand Alliance Group, along with the resources available through RE/MAX Grand|Commercial, will be able to serve you with all of your commercial real estate needs.

At RE/MAX Grand|Commercial, our top priority is helping our clients with their real estate service and investment needs. We listen to your needs. We leverage our experience and market knowledge to your advantage with creative and strategic thinking. We use our comprehensive investment and real estate expertise to deliver the results you expect. We work with leading banks, hedge funds, special servicers, receivership groups and brokers throughout the country to source product for our buyers and find sellers for our owners.

RE/MAX Grand|Commercial – Grand Alliance Group along with the tools and resources of our global network bring a sophisticated approach to middle-market real estate deals and delivers value to owners and investors through our valuation, marketing and closing techniques. We work with you to maximize the value of your assets or satisfy your investment needs.

We thank you for your business and look forward to building a lasting relationship through our commitment to you, building trust throughout the process and achieving the results you expect.

We look forward to working with you!

Jamie Phephles  
Commercial Broker  
Grand Alliance Group  
of RE/MAX Grand |Commercial

