

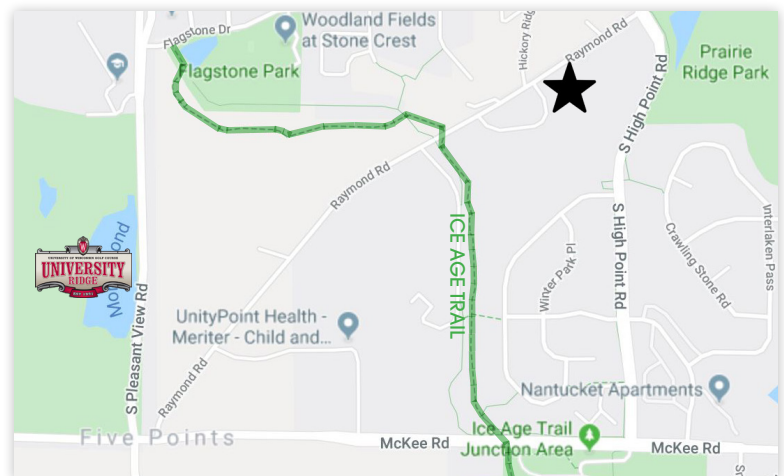
Dark shading represents approximate location of lots

For Sale

# Esker Single Family Lots

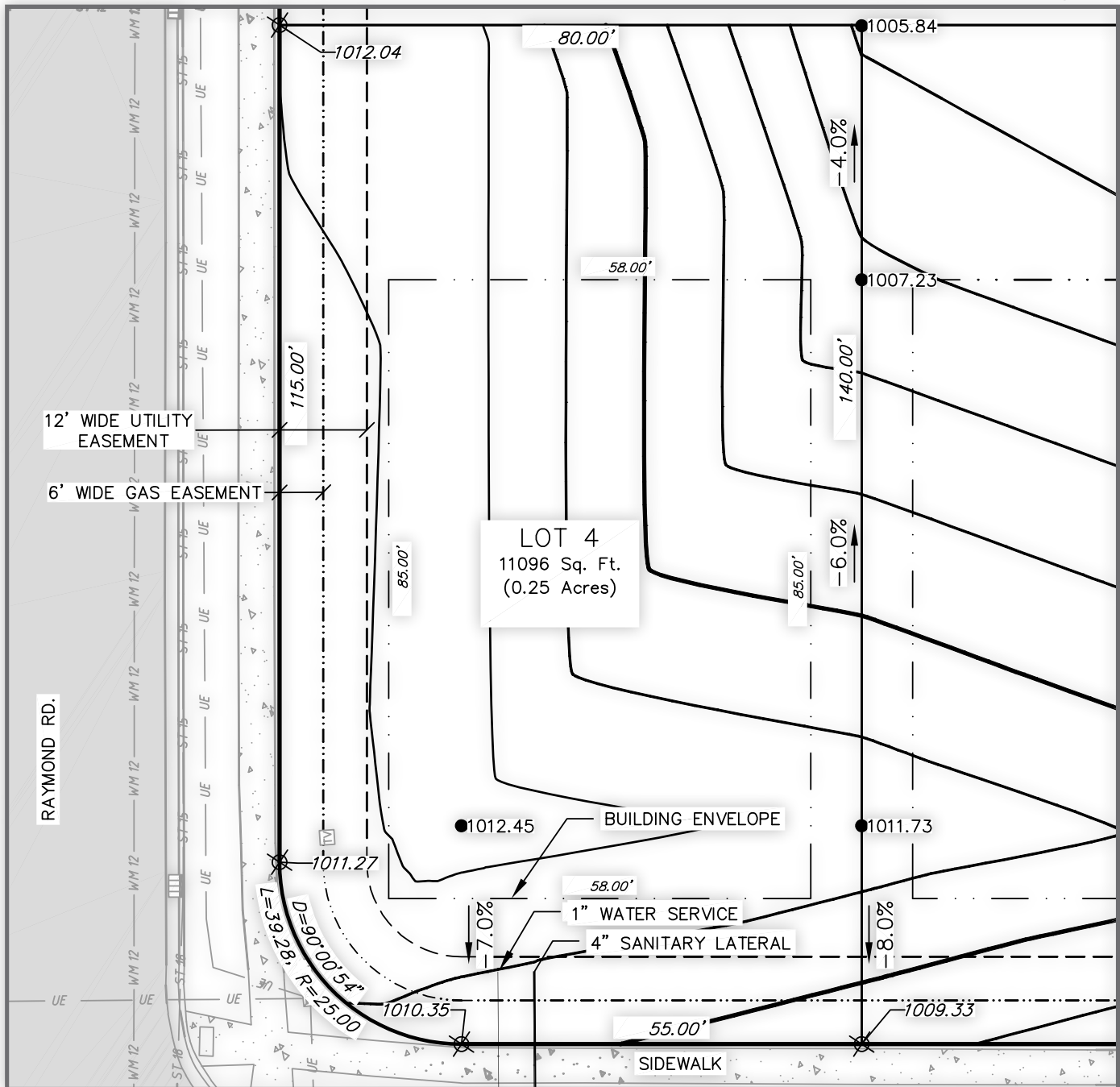
HICKORY RIDGE ROAD

- Projected exposure on each lot\*
- Lots back to landscaped green space which is part of new "Esker Apartments" project
- Licensee has interest, please include in your offer
- Zoning is TR-C1
- Buyer responsible for impact fees for Lot 4 prior to closing
- Less than 0.25 mile to Ice Age Trail
- Madison Metropolitan School District: Falk (Elementary), Jefferson (Middle), Vel Phillips Memorial (High)



*\*All exposure, proposed grading plan images, schools, and building pad width is to the best of sellers knowledge and should be verified if material.*





## LOT 4

2803 HICKORY RIDGE ROAD

**\$115,000**

- 0.25 acres
- 11,066 sq. ft.
- 58' wide building pad at front yard setback
- Partial exposure (back/side sloping)

*Lots 1 & 2 are sold, Lot 3 is currently pending.*

*All exposure, proposed grading plan images, schools, and building pad width is to the best of sellers knowledge and should be verified if material.*



Want more info? Contact:

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