



OFFERING MEMORANDUM

Retail Development Opportunity

1120 State Highway 67
Kiel, WI 53042

TAMMY BALZAR
REAL ESTATE ADVISOR

MICHAEL VAN ABEL
SENIOR ADVISOR

Colliers

W Park Avenue - 7,900 VPD



DOLLAR GENERAL



Kwik Trip

DOLLAR TREE

FAMILY DOLLAR

ACE
Hardware

Highway 67 - 8,700 VPD

» OFFERING MEMORANDUM

Retail Development Opportunity
1120 State Highway 67
Kiel, WI 53042

CONTACT US:

TAMMY BALZAR

Real Estate Advisor

+1 920 203 9013

tammy.balzar@colliers.com

MICHAEL VAN ABEL

Senior Advisor

+1 920 570 4653

michael.vanabel@colliers.com

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of 1120 State Highway 67. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Properties. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by sources the deemed reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) By accepting this material, you are not entering into a co-broker relationship with Colliers or Seller. Neither Colliers nor Seller has any obligation to pay a commission to outside brokers unless agreed to via a separate agreement.
- 5) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Watertown Retail Center or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Properties, or information provided herein or in connection with the sale of the Properties shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Properties.



PROPERTY OVERVIEW

PROPERTY DETAILS



ADDRESS

1120 Highway 657
Kiel, WI 53042



LOT SIZE

+/- 0.9 Acres



ZONING

B-2 Commercial Service District



TAX KEY

Portion of Parcel 51-029-006-004



TRAFFIC COUNTS

8,700 VPD on Highway 67
7,900 VPD on W Park Ave



Contact Brokers
For Sale and Lease
Information

INVESTMENT SUMMARY

Prime opportunity to acquire or lease a high-visibility pad site in Kiel's growing commercial corridor. The property consists of 0.90 acres of commercially zoned land, ideally suited for single-tenant retail or service-oriented development. Positioned at a signalized hard corner at WI-67 and Rockville Road, the site offers exceptional visibility and accessibility along one of the area's most heavily traveled routes.

With daily traffic counts of 8,700 VPD on WI-67 and 7,900 VPD on W. Park Avenue, this location benefits from strong exposure and steady consumer flow. The parcel is surrounded by well-known retailers including Piggly Wiggly, McDonald's, Family Dollar/Dollar Tree, Ace Hardware, Aurora, O'Reilly, and Sargento, making it an ideal location for businesses seeking a presence in a high-demand trade area. The landowner is open to a range of development scenarios, including build-to-suit, ground lease, or sale, offering flexibility to developers, investors, or end users.

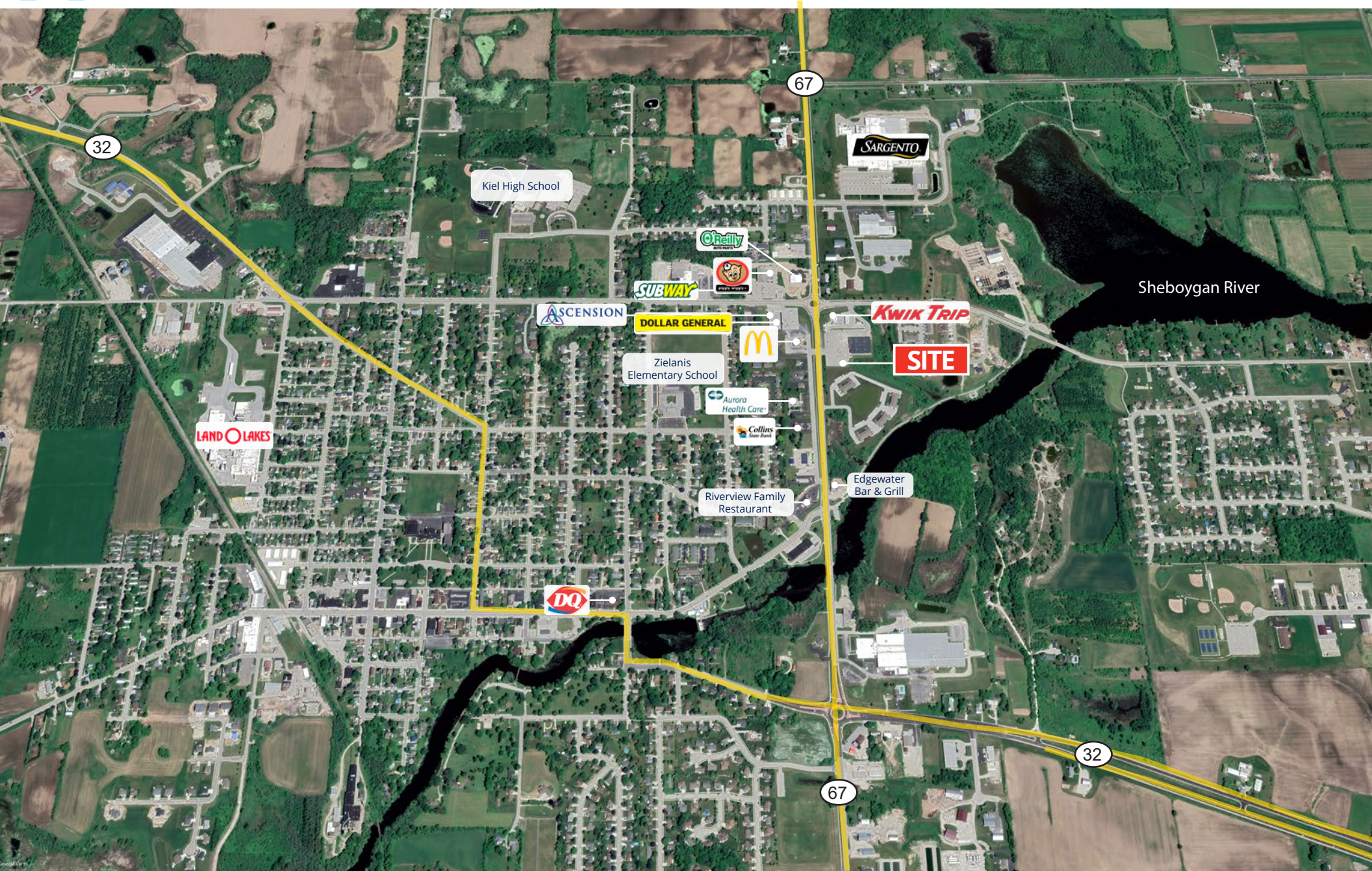
INVESTMENT HIGHLIGHTS

- 0.90-acre commercially zoned **pad site**
- **Signalized** hard corner at WI-67 & Rockville Road
- ±8,700 VPD on WI-67 and ±7,900 VPD on W. Park Avenue
- **Excellent visibility**, access, and frontage on key arterial
- Surrounded by **national retailers** and major employers
- Flexible development options: **Build-to-suit, ground lease, or sale**
- Ideal for QSR, medical, retail, automotive, or service-based use
- Located in Kiel's **main commercial corridor** with strong **growth potential**

SITE OVERVIEW



RETAIL OVERVIEW



ABOUT THE AREA

DEMOGRAPHICS



2025 Population

1 Mile: 3,600
5 Miles: 10,903



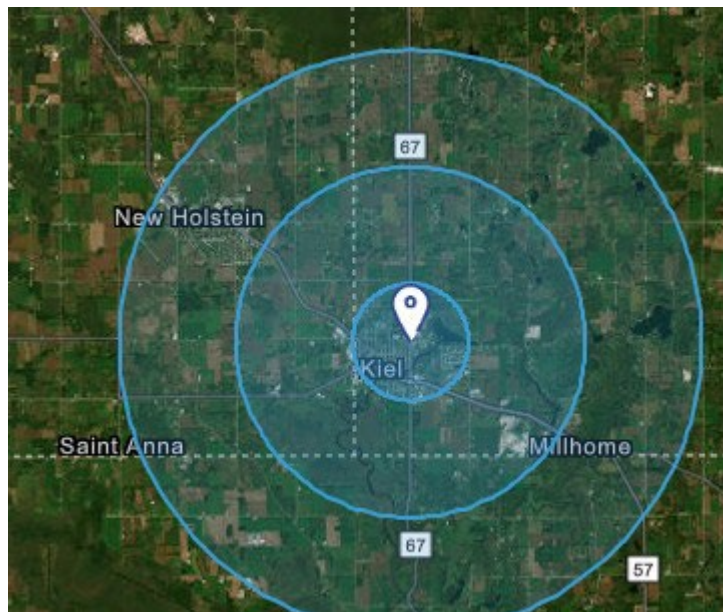
2025 Households

1 Mile: 1,653
5 Miles: 4,856



2025 Household Income

1 Mile: \$76,492
5 Miles: \$80,907



CONTACT US:

TAMMY BALZAR

Real Estate Advisor

+1 920 203 9013

tammy.balzar@colliers.com

MICHAEL VAN ABEL

Senior Advisor

+1 920 570 4653

michael.vanabel@colliers.com

COLLIERS | FOX VALLEY

4321 W College Ave, Suite 260

Appleton, WI 54914



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

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

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

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>