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FOR DRONE FOOTAGE



Village of Harrison, WI (Appleton/Fox Cities)

The Village of Harrison - one of the fastest-growing communities in the Fox Valley metro area - is excited to offer commercial development opportunities in its new Harrison Commerce Park. Located on Highway N between Manitowoc Road and Midway Road, these Village-owned lots are designed for developers and end-users looking for shovel-ready land to establish or grow a business. Ideal for small to medium businesses looking to locate in a growing residential corridor with good highway connectivity.

Key Features

Location: Situated along County N between Manitowoc and Schmidt Roads. 15 minutes to downtown Appleton & 30 minutes to Green Bay. Commercial/Central Business District.

Lot Sizes: Options ranging from 1 to 10 acres

Infrastructure: Shovel ready, complete with roads, utilities and master grading

Utilities: Fully connected. Municipal water and sewer.

PRICE	\$45,000 PER ACRE
ACRES AVAILABLE	33.40 TOTAL
LOT SIZES	1 - 10 ACRES
ZONING	COMMERCIAL

For more information:

Adam Figurin

920.560.5076 • adamf@naipfefferle.com

Teresa Knuth

920.560.5077 • teresak@naipfefferle.com

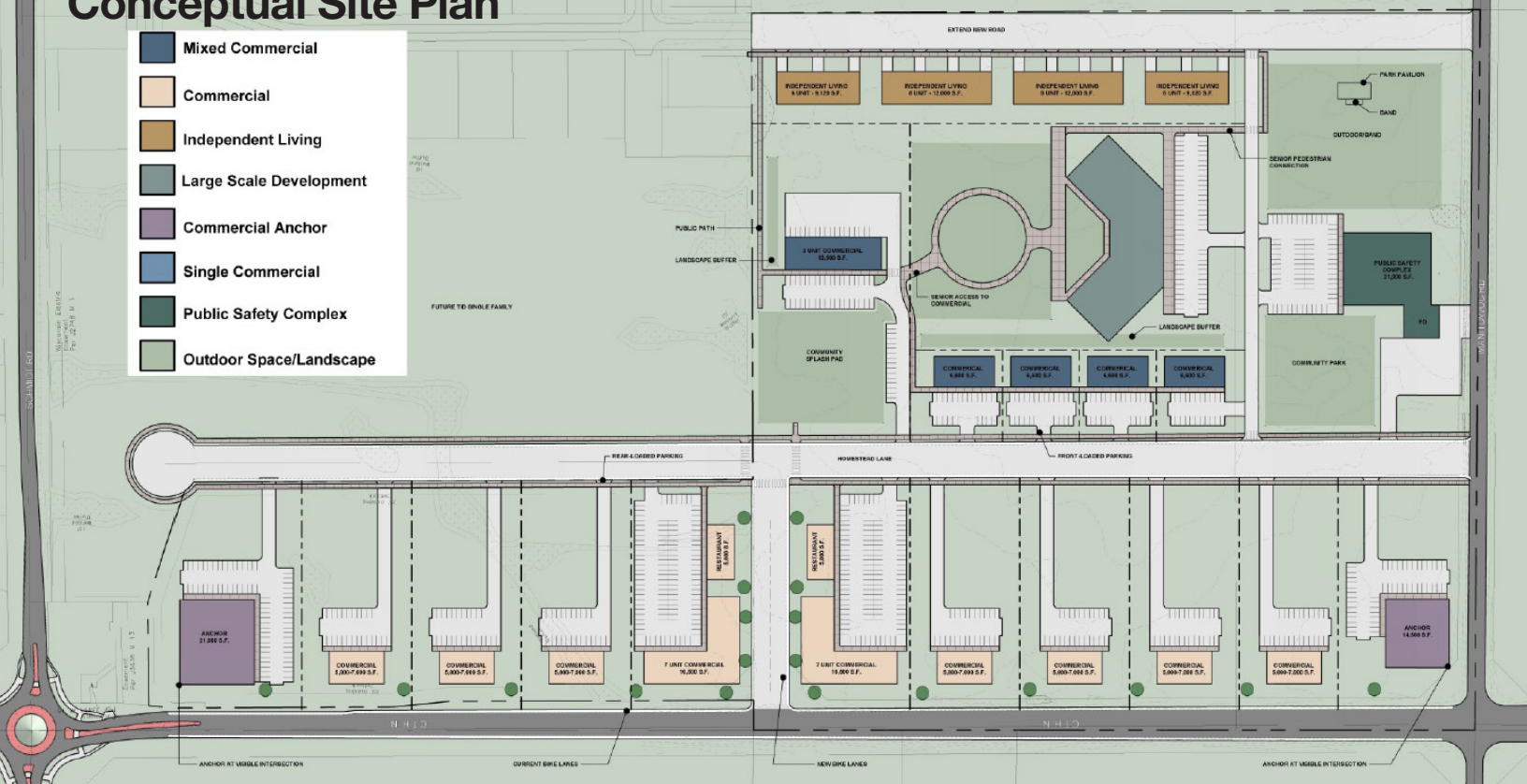
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 E. Washington Street, Suite 2A
Appleton, WI
920.968.4700
naipfefferle.com



Conceptual Site Plan

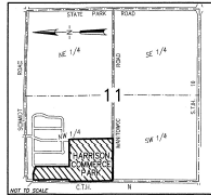
- Mixed Commercial
- Commercial
- Independent Living
- Large Scale Development
- Commercial Anchor
- Single Commercial
- Public Safety Complex
- Outdoor Space/Landscape



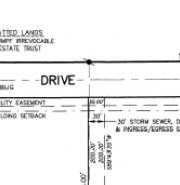
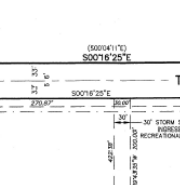
HARRISON COMMERCE PARK

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1978, RECORDED IN VOLUME 14 OF CERTIFIED SURVEY MAPS ON PAGES 123-125 AS DOCUMENT NO. 265890, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4075, RECORDED IN VOLUME 37 OF CERTIFIED SURVEY MAPS ON PAGES 296-299 AS DOCUMENT NO. 582769, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; ALL IN SECTION 11, TOWNSHIP 20 NORTH, RANGE 16 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

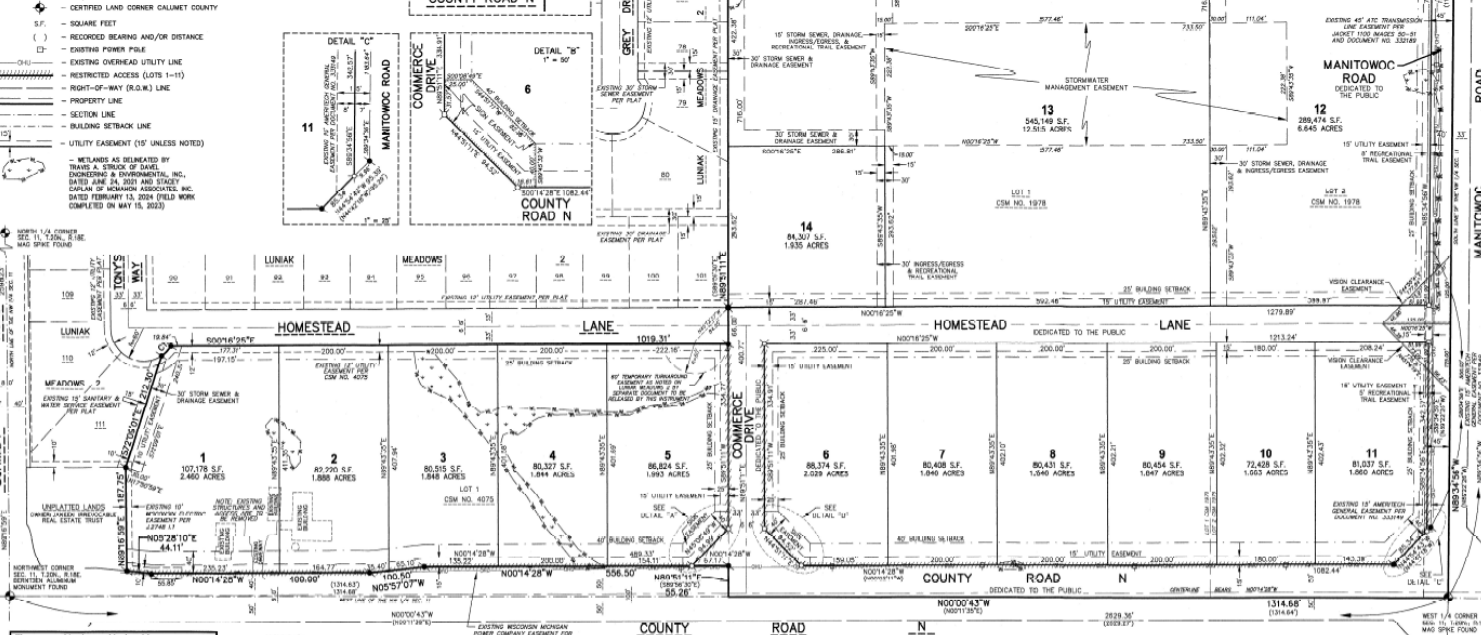
DOCUMENT # 590161
TAMARA ALLEN
REGISTER OF DEEDS
CALUMET COUNTY, WI
RECEIVED 2/12/2025 12:10 PM
VOLUME 37 PAGE 299
RECORDING FEE: \$8.00



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 16 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN AS PUBLISHED FOR CALUMET COUNTY.



- LEGEND**
- 1 1/4" x 1/4" ROUND STEEL REBAR WEDGING 4.3 lbs./piece PL SET
 - 1 1/4" REBAR FOUND
 - 3/4" IRON REBAR FOUND
 - ALL OTHER LOT CORNERS STAKED WITH 3/4" x 1/4" ROUND STEEL REBAR WEDGING 1.20 LBS./PIECE
 - CERTIFIED LAND CORNER CALUMET COUNTY
 - S.F. - SQUARE FEET
 - RECORDED BEARING AND/OR DISTANCE
 - EXISTING POWER POLE
 - EXISTING OVERHEAD UTILITY LINE
 - RESTRICTED ACCESS (LOTS 1-10)
 - RIGHT-OF-WAY (R.O.W.) LINE
 - PROPERTY LINE
 - SECTION LINE
 - BUILDING SETBACK LINE
 - UTILITY EASEMENT (15' UNLESS NOTED)
 - WETLANDS AS Delineated BY TAMARA A. BRONK OF HARRISON, WISCONSIN, INC. DATED APRIL 24, 2024 AND STAKED BY DAVID E. LOEGER, WISCONSIN LICENSED SURVEYOR, DATED FEBRUARY 13, 2025 (FIELD WORK COMPLETED ON MAY 15, 2025)



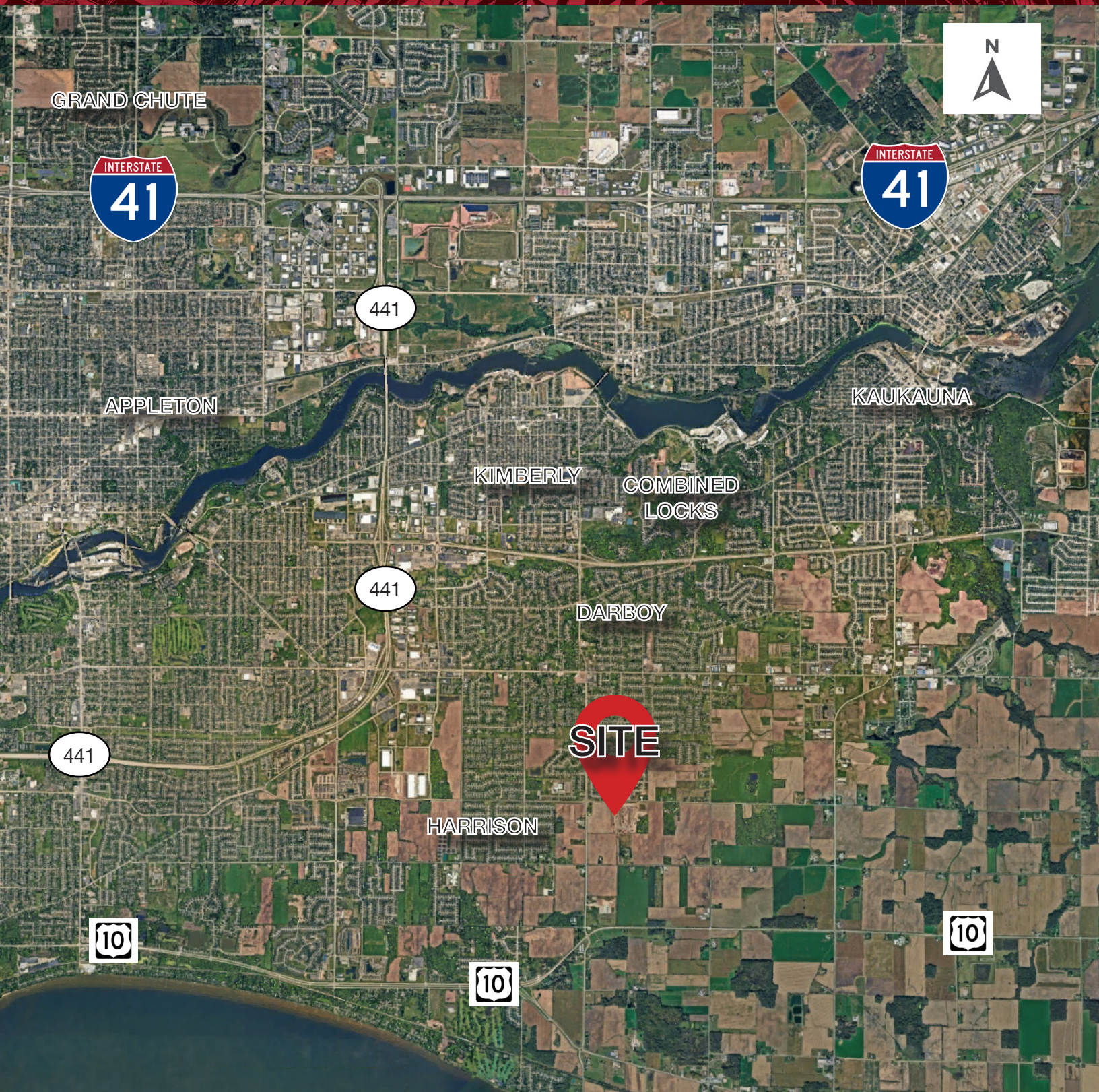
There are no objections to this plat with respect to
§ 236.15, 236.16, 236.20 and 236.31 (1) and (2), Wis. Stats.
as provided by s. 236.12, Wis. Stats.
Certified April 24, 2025
David E. Loefer
Department of Administration

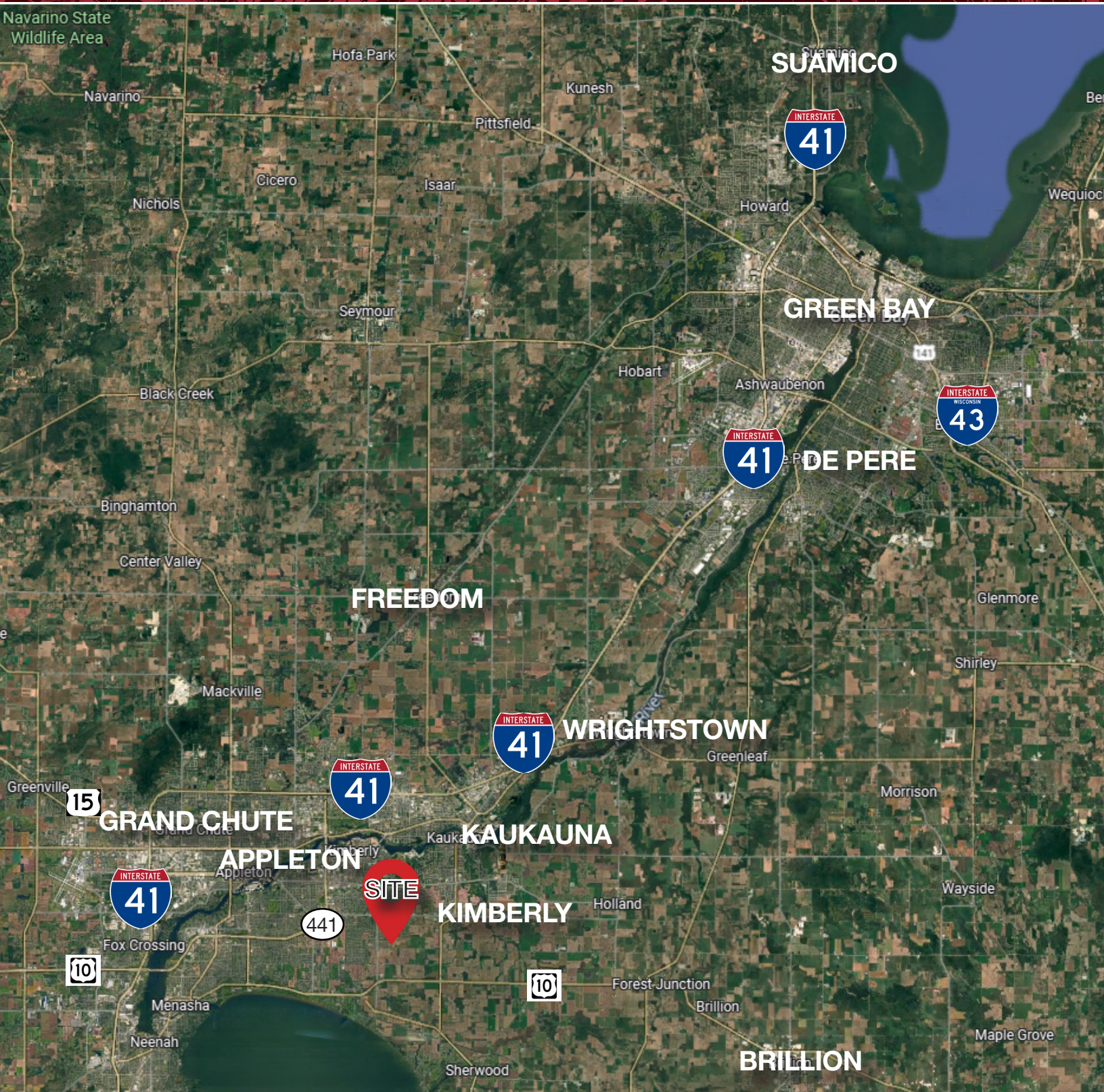
ADOPTED REPRESENTATIVE: AS OWNER I HEREBY RESTRICT LOTS 1 THROUGH 11, IN THAT NO OWNER, POSSESSOR, USER, OR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR ACCESS OR EGRESS WITH C.T.A. IN COMMERCE DRIVE AND MANITOWOC ROAD, AS SHOWN ON THE PLAT, IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.20(1), STATS., AND SHALL BE ENFORCEABLE BY THE VILLAGE OF HARRISON.

- NOTES:**
- THIS SUBDIVISION IS ALL OF TAX PARCELS # NUMBERS 3914, 3916 AND 39142.
 - SEE SHEET 2 FOR ADDITIONAL NOTES, RESTRICTIONS AND PROVISIONS.
 - THIS PLAT IS SUBJECT TO PROTECTIVE EASEMENTS AND RESTRICTIONS PREPARED BY THE DEVELOPER AND RECORDED IN A SEPARATE INSTRUMENT.

McMAHON
ENGINEERS/ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 MANITOWOC DRIVE, NEENAH, WI 54956
Main: P.O. BOX 1026 NEENAH, WI 54957-1026
PH: 920.751.4200 FAX: 920.751.4234 McMAHON.COM

THIS INSTRUMENT DRAFTED BY: AMY SEDLAR SHEET 1 OF 2







Demographics (1, 3 & 5 Mile Radius)

POPULATION



1 MILE:	4,972
3 MILES:	35,437
5 MILES:	103,721



EMPLOYEES

1 MILE:	115
3 MILES:	9,572
5 MILES:	37,708

AVERAGE INCOME



1 MILE:	\$149,742
3 MILES:	\$127,699
5 MILES:	\$110,397



BUSINESSES

1 MILE:	22
3 MILES:	699
5 MILES:	2,313

AVERAGE HOUSEHOLDS



1 MILE:	1,746
3 MILES:	13,882
5 MILES:	42,331



TRAFFIC COUNTS PER DAY

HIGHWAY 10	6,944
COUNTY N	5,841
SCHMIDT ROAD	1,430

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Disclosure to Customers

You are a customer of NAI Pfefferle (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. A 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 within 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 of 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 or its Agents in confidence, or any information obtained by the Firm or 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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 (see definition below).
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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.



920.968.4700 | www.naipfefferle.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.