



## W. Greenville Drive, Grand Chute, WI.

### Property Features

- Prime development site in Grand Chute's rapidly growing area - high visibility on W. Greenville Dr.; serviced with municipal/sewer water; all utilities are to the site.
- Possible Uses: Residential/Multi-Family, Restaurants, Hotels, Retail Centers, Commercial/Light Industrial.

### Details

Prime development site in Grand Chute's rapidly growing area.

This commercial/residential area is in close proximity to a bustling retail corridor which includes Fox River Mall, Appleton International Airport, Champion Center, Interstate 41 and College Avenue.

**PRICE** \$631,680 - (\$47,000/ACRE)

**TOTAL ACRES** 13.10 ACRES

**ZONING** COMMERCIAL

MUNICIPALITY: PARCELS ARE LOCATED IN TOWN OF GRAND CHUTE

PARCEL NUMBERS: 101085004, 101085700, 101085002, 101085400, 101085005

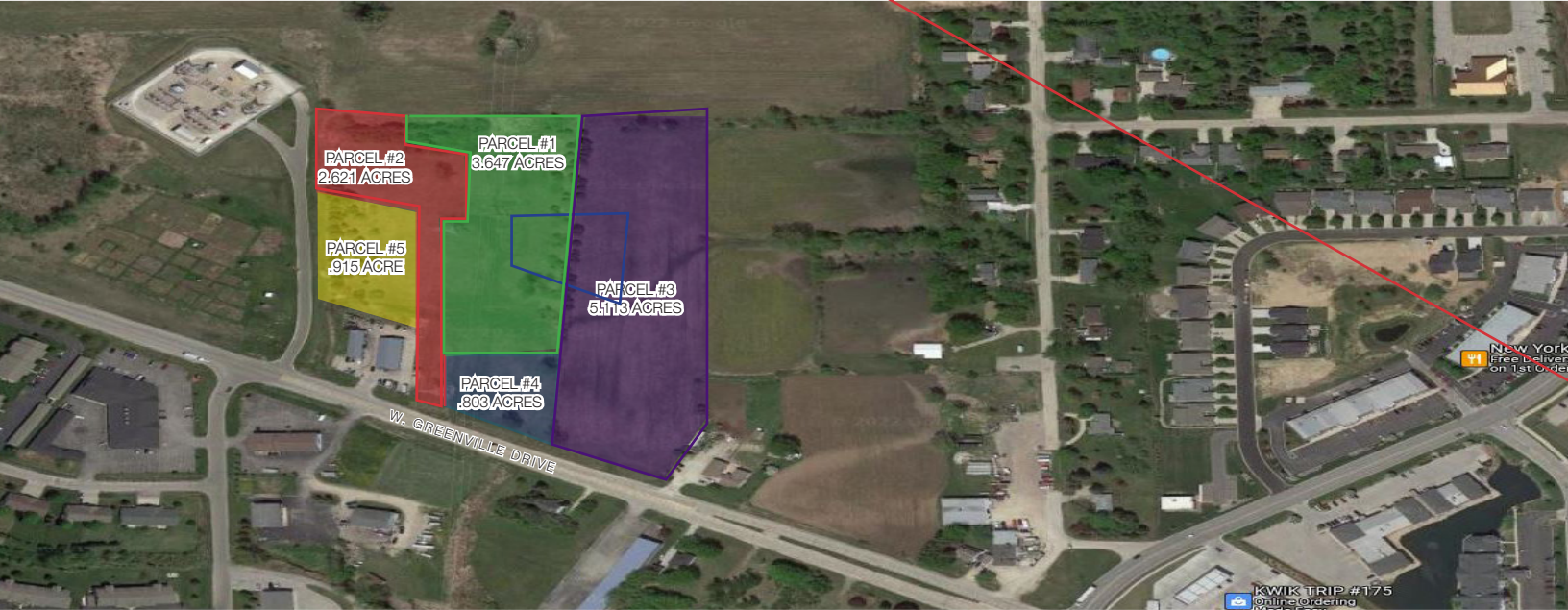
For more information:

Amy Pfefferle Oelhafen, President  
920.560.5009 • amy@naipfefferle.com

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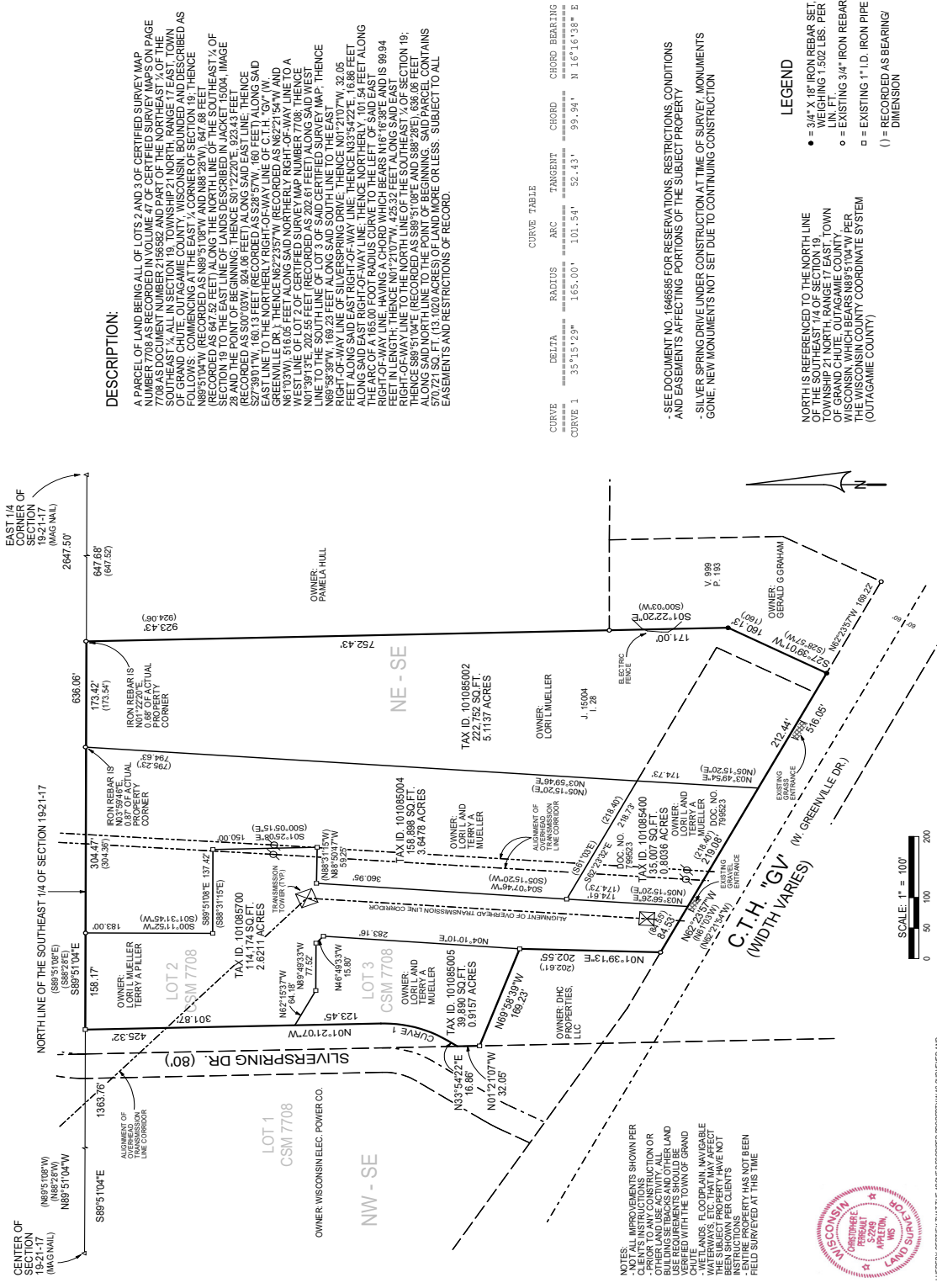






## PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE CORNER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



<b>DESCRIPTION:</b> A PARCEL OF LAND BEING ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1646885 FOR RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS AFFECTING PORTIONS OF THE SUBJECT PROPERTY.		<b>LEGEND</b> • = 3/4" X 18" IRON REBAR SET, PLACING 1:302 LBS. PER LIN. FT. ◊ = EXISTING 3/4" IRON REBAR □ = EXISTING 1" I.D. IRON PIPE DIMENSION ( ) = RECORDED AS BEARING
<b>OWNER:</b> CAROW LAND SURVEYING CO., INC. 615 N. LYNNDALE DRIVE, P.O. BOX 1297 APPLETON, WI 54912-1297 (920) 731-4168 www.carowlandsurveying.com	<b>SCALE:</b> 1" = 100'	
<b>CLIENT:</b> ATTY. JIM LONG 5735 W. SPENCER ST. APPLETON, WI 54914	<b>REVISED:</b> _____ _____ _____	<b>DATE:</b> 7/20/2019
<b>PROJECT:</b> PLAT OF SURVEY	<b>DATE:</b> 7/20/2019	<b>DATE:</b> 7/20/2019
<b>PROJECT:</b> PLAT OF SURVEY	<b>DATE:</b> 7/20/2019	<b>DATE:</b> 7/20/2019

SCALE: 1" = 100'

NOTES: ALL IMPROVEMENTS SHOWN PER CLIENT'S INSTRUCTIONS PRIOR TO ANY CONSTRUCTION OR BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE ADHERED TO WITHIN THE TOWN OF GRAND CHUTE. WATER MAINS, FLOODPLAIN, VIEWABLE TO THE SUBJECT PROPERTY HAVE NOT BEEN SURVEYED. ENTIRE PROPERTY HAS NOT BEEN FIELD SURVEYED AT THIS TIME.



CHRISTOPHER PERREAULT, PLS-2248 DATED 7/20/2019

THIS IS A CERTIFIED COPY OF THE SURVEY MAP AS SHOWN AND MADE ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Located next to the new \$30 Million State-of-the-Art Champion Center Sports Complex. The 164,000 SF Community First Champion Center will be the premier indoor sports tourism complex in the Midwest, featuring a year-round ice rink with seating for up to 1,000, a field-house with four basketball courts or eight volleyball courts and a seasonal arena that can be an ice rink or four basketball or six volleyball courts.

The Champion Center is projected to generate \$8.9 million in direct spending during its first year of operation and \$12 million annually by its fifth year.

Champion Center is an anchor project that will support the town's concentration of current hospitality businesses and attract new development and businesses.



## Demographics

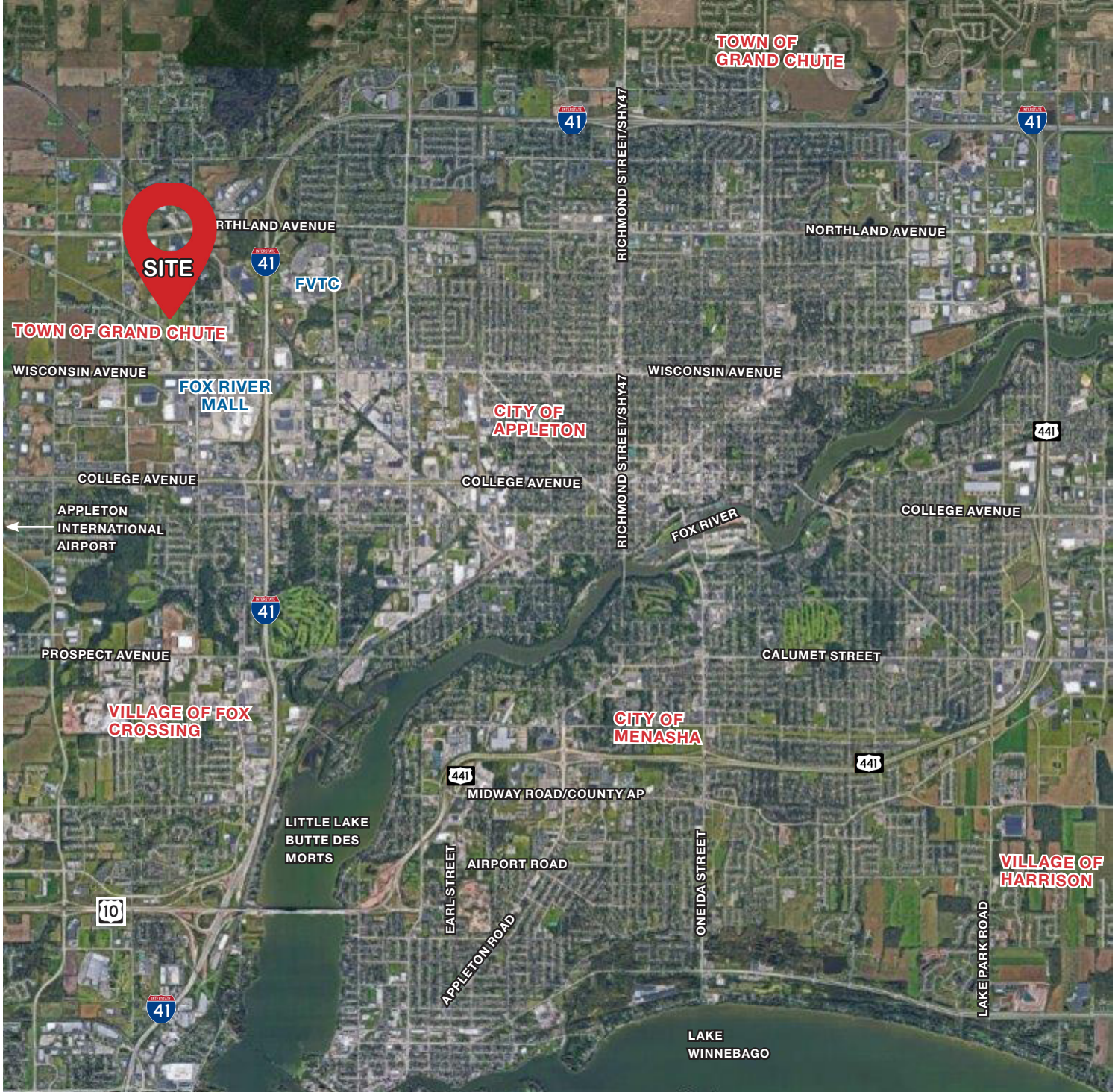
	1 MILES	3 MILES	5 MILES
POPULATION	1,584	20,942	76,148
HOUSEHOLDS	693	9,214	37,630
AVERAGE HOUSEHOLD INCOME	\$114,786	\$119,084	\$118,140

## Daily Traffic Counts

COUNTY CB	9,000
HWY 15	21,646
W. GREENVILLE DR.	7,200









# 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

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## NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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(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.