

# REDEVELOPMENT BUILD-TO-LEASE OPPORTUNITY

**2127 SOUTH MEMORIAL DRIVE**

**APPLETON, WISCONSIN**

Former Chase Bank property available for redevelopment. Approximate 1.40-acre site will accommodate a variety of retail, office, and restaurant uses. Great location adjacent to Pick 'N Save, Arby's, Kwik Trip, and Neuroscience. Tremendous visibility and signage opportunities with easy access to Hwy 441.



New Building Lease Rate:	Negotiable Depending on Project Scope	Lot Size:	1.40 acres
Square Footage:	Up to 10,000 square feet	Zoning:	C2, General Commercial District

Traffic Counts: 27,900 aadt on South Memorial Drive	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2021 POPULATION	11,305	87,532	155,029
	AVERAGE HOUSEHOLD INCOME	\$63,422	\$72,238	\$78,219



*Brokers and Consultants to the Business Community*

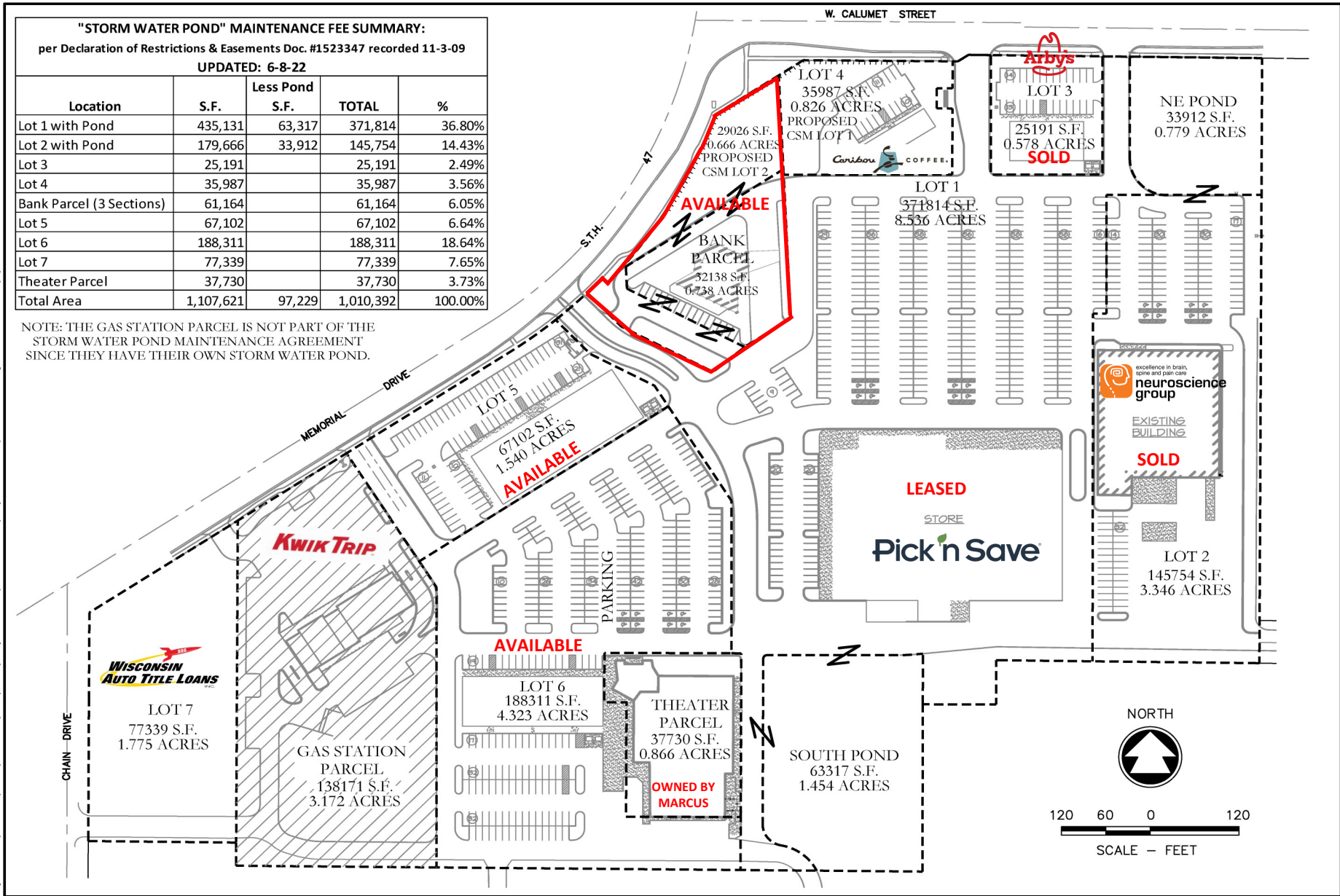
3305C North Ballard Road  
 Appleton, WI 54911  
 Phone (920) 739-0101 Fax (920) 739-1366  
[www.rolliewinter.com](http://www.rolliewinter.com)

Showings are to be arranged through Rollie Winter & Associates, Ltd., by appointment only. This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.

**"STORM WATER POND" MAINTENANCE FEE SUMMARY:**  
 per Declaration of Restrictions & Easements Doc. #1523347 recorded 11-3-09  
 UPDATED: 6-8-22

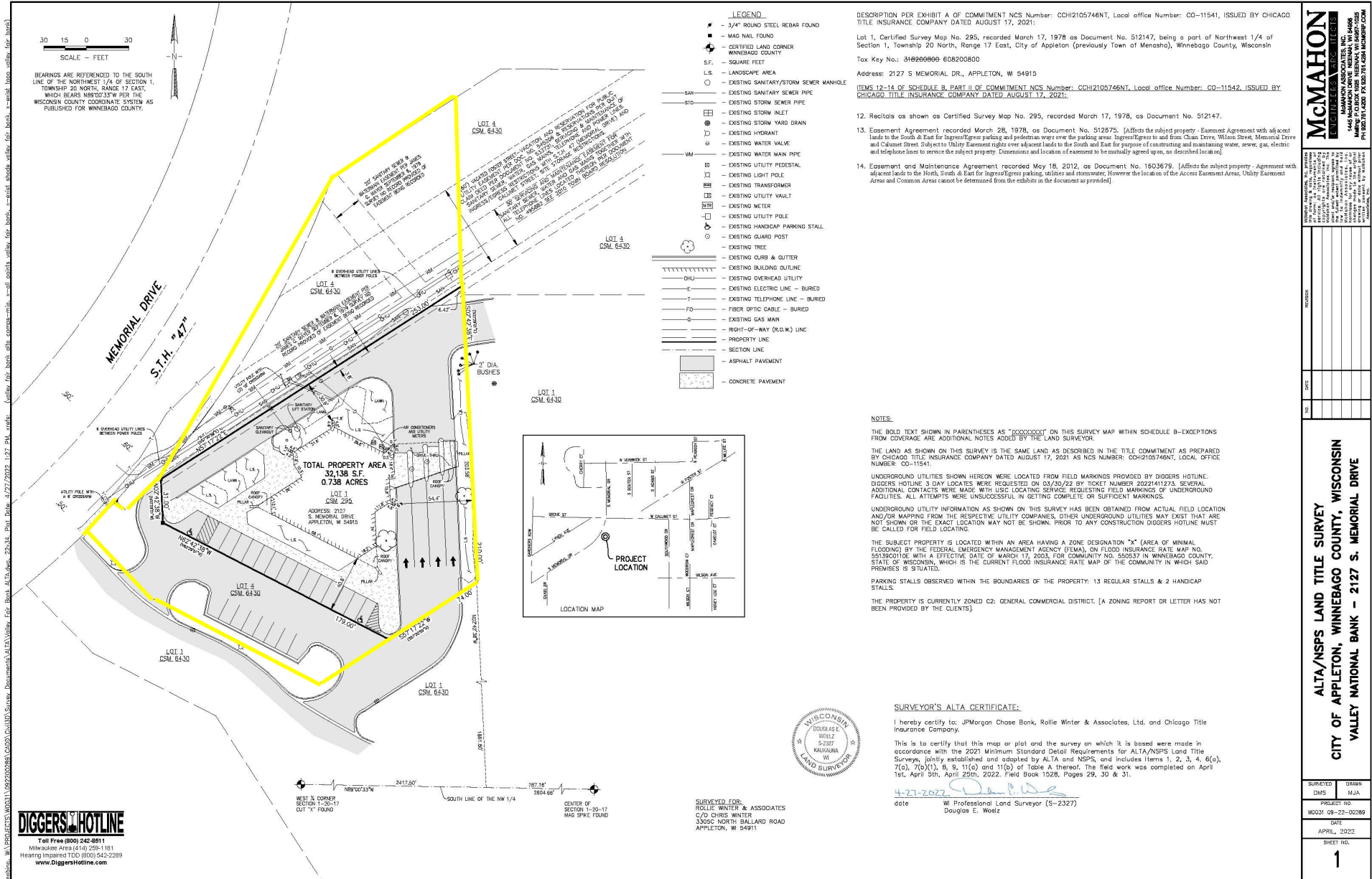
Location	S.F.	Less Pond S.F.	TOTAL	%
Lot 1 with Pond	435,131	63,317	371,814	36.80%
Lot 2 with Pond	179,666	33,912	145,754	14.43%
Lot 3	25,191		25,191	2.49%
Lot 4	35,987		35,987	3.56%
Bank Parcel (3 Sections)	61,164		61,164	6.05%
Lot 5	67,102		67,102	6.64%
Lot 6	188,311		188,311	18.64%
Theater Parcel	37,730		37,730	3.73%
<b>Total Area</b>	<b>1,107,621</b>	<b>97,229</b>	<b>1,010,392</b>	<b>100.00%</b>

NOTE: THE GAS STATION PARCEL IS NOT PART OF THE STORM WATER POND MAINTENANCE AGREEMENT SINCE THEY HAVE THEIR OWN STORM WATER POND.





# SITE PLAN



**DIGGERS HOTLINE**  
 Toll Free (800) 242-8811  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

**McMAHON**  
 SURVEYING & MAPPING, INC.  
 1445 RICHMOND DRIVE, MENASHA, WI 54952  
 PH: (920) 753-1000 FAX: (920) 753-1004  
 WWW.MCMAHONSURVEYING.COM

NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE
NO. 5	DATE
NO. 6	DATE
NO. 7	DATE
NO. 8	DATE
NO. 9	DATE
NO. 10	DATE

**ALTA/NSPS LAND TITLE SURVEY**  
**CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN**  
**VALLEY NATIONAL BANK - 2127 S. MEMORIAL DRIVE**

SUBMITTED	DRAWN
DMIS	MJA
PROJECT NO.	
W0031 09-22-00289	
DATE	
APRIL, 2022	
SHEET NO.	
1	

**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

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

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.
- 32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

**DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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Drafted by Attorney Debra Peterson Conrad

Rollie Winter & Associates, Ltd, 3305C North Ballard Road, Appleton, WI 54911

Phone: (920)739-0101

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Unfiled