

INVESTMENT OPPORTUNITY

**DEVELOPMENT
LAND & COSTCO
OUTLOTS**

OUR NEIGHBORS...



Development



Sale Price

\$4.00 to \$9.00 per square foot depending on lot size and location. Build to Suit also dependant upon square foot lot size & location.

Population

3 Mile: 27,743
 5 Mile: 98,681
 10 Mile: 207,973

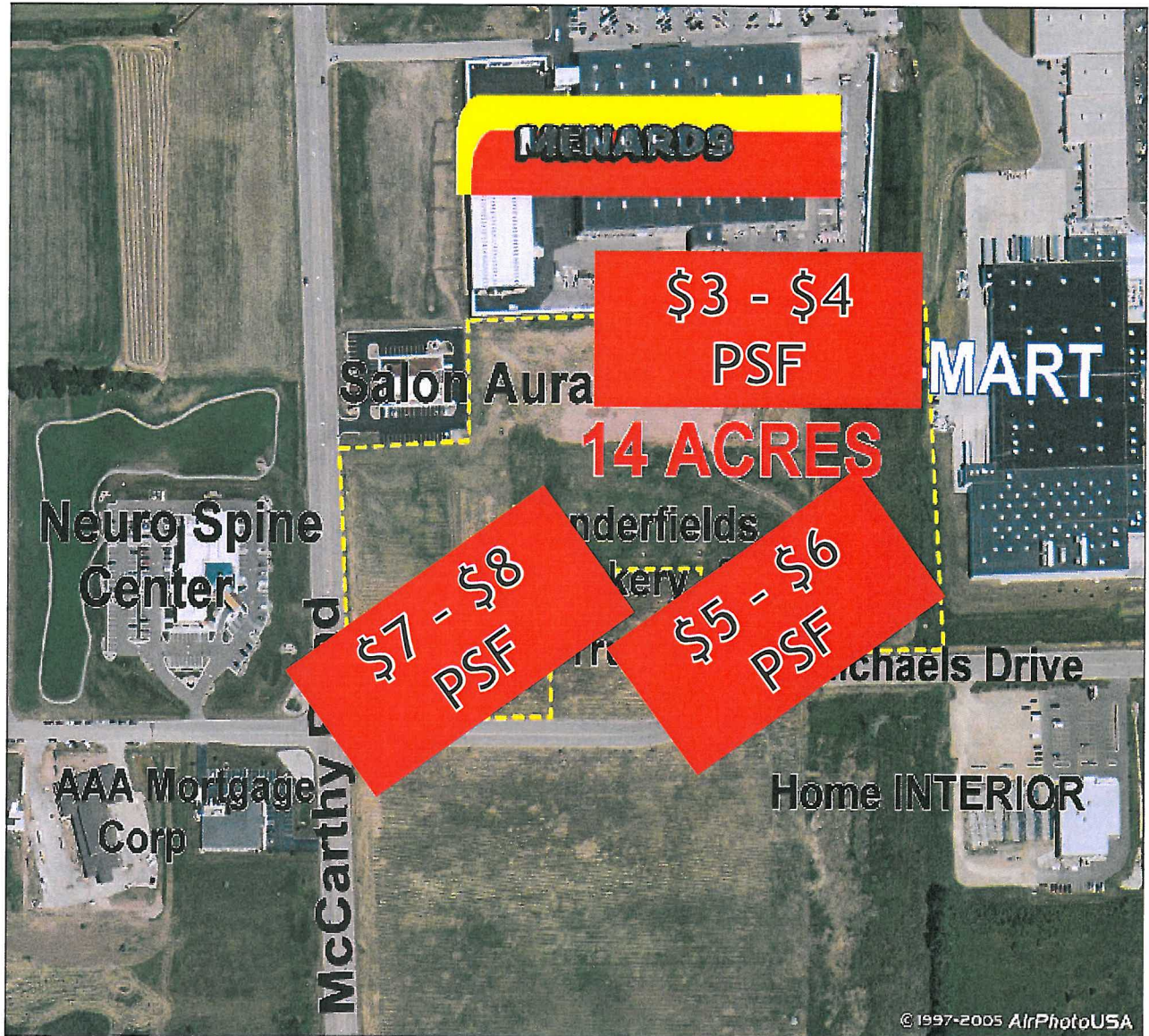
Average Household Income

3 Mile: \$55,434
 5 Mile: \$50,346
 10 Mile: \$53,394

Traffic Counts:

College Avenue: 32,700
 Wisconsin Avenue: 29,400

14 Acres



MENARDS

\$3 - \$4

PSF

MART

Salon Aura

14 ACRES

**Neuro Spine
Center**

Underfields

inery

**\$7 - \$8
PSF**

**\$5 - \$6
PSF**

Michaels Drive

**AAA Mortgage
Corp**

Home INTERIOR

McCarthy

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19 Acres



11.5 Acres



Grand Chute GIS



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Grand Chute GIS



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 **CONCEPTUAL SITE PLAN OPTION 2**
N/A



**PROPOSED FOR
INTEGRITY WAY
DEVELOPMENT
GRAND CHUTE,**

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME	INTEGRITY WAY
OWNER	G. HANCOCK
DESIGNER	KELLER
DATE	10/2011
PROJECT NO.	
DRAWING NO.	
SCALE	
C1.2	



CONCEPTUAL SITE PLAN OPTION I
1/20

Keller

1000 W. Wisconsin Ave., Suite 100
 Madison, WI 53706
 Tel: 608.261.1234
 Fax: 608.261.1235
 Email: keller@keller.com

WISCONSIN

**PROPOSED FOR:
 INTEGRITY WAY
 DEVELOPMENT
 GRAND CHUTE**

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DATE:	11/15/11
BY:	J. KELLY
PROJECT NUMBER:	11-001
OWNER:	A. KELLY
DATE/REV.:	11/15/11
DESCRIPTION:	
APPROVAL:	
PREPARED BY:	
DATE/REV.:	
DESCRIPTION:	
DATE/REV.:	
DESCRIPTION:	

PRELIMINARY - NOT FOR CONSTRUCTION

C1.1