

Mahler

Sotheby's

INTERNATIONAL REALTY

Vacant Land Offered at \$999,000



4129 & 4139
W. Prospect Avenue
Appleton, WI

Combined Site – 3.50 Acres

- 4129 Prospect – 2.21 Acres
- 4139 Prospect – 1.29 Acres

Michael Fitzpatrick
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250 E. Wisconsin Ave., Suite 1610
Milwaukee, WI 53202

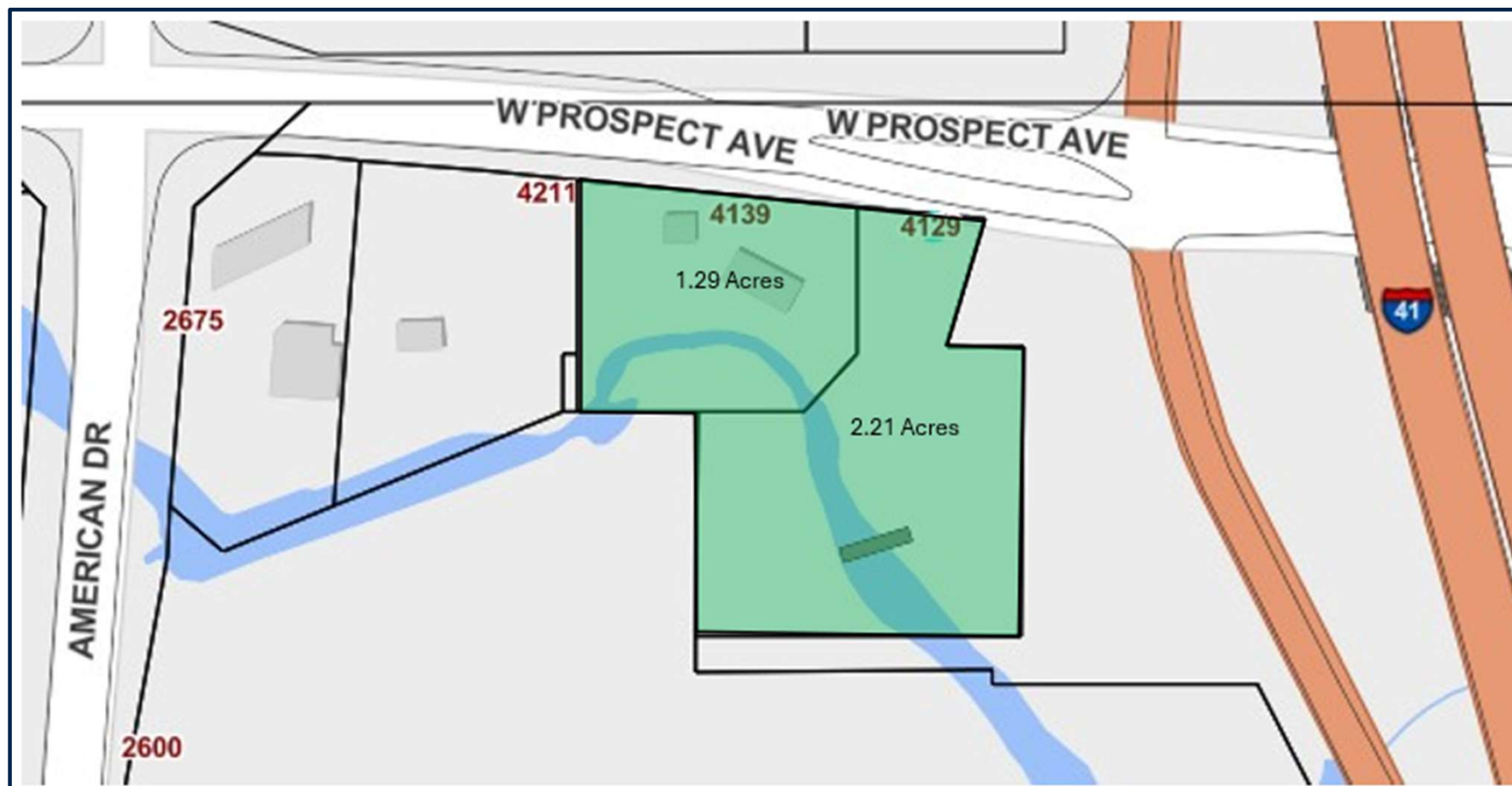
Interstate Visibility

- SW quadrant of the I-41 & Prospect Ave interchange
- ~ 18,000 traffic count on Prospect Ave at Interstate 41

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The information herein is based upon information which we consider reliable, but because it has been supplied by third parties, we can not represent that it is accurate or complete, and it should not be relied upon as such. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner. We make no representation as to the condition of the subject property.

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Demographics >>

	1 mile	3 miles
Population	4,491	48,479
Households	1,962	21,202
Median Age	41.50	38.20
Median HH Income	\$68,955	\$59,694
Daytime Employees	5,405	45,479
Population Growth '24 - '29	↑ 2.36%	↑ 1.87%
Household Growth '24 - '29	↑ 2.29%	↑ 1.78%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
W Prospect Ave	Hwy 41 E	18,431	2025	0.03 mi
W Prospect Ave	United States Highw...	18,393	2018	0.04 mi
United States Highw...	W Spencer St N	5,264	2018	0.10 mi
US Hwy 41	W Spencer St N	5,545	2025	0.10 mi
American Drive	Holly Rd S	9,295	2025	0.22 mi
Northern Rd	W Prospect Ave NE	7,039	2025	0.22 mi
W Prospect Ave	Bodoh Way E	10,595	2025	0.33 mi
W Prospect Ave	Northern Rd W	12,517	2018	0.40 mi
W Prospect Ave	Prospect Ave E	11,463	2025	0.40 mi
American Dr	Watermark Ct N	8,782	2025	0.45 mi

Data Source: CoStar Group

Made with TrafficMetrix® Products

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DISCLOSURE TO NON-RESIDENTIAL 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 Mahler Sotheby's (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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) 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.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) 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 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 Wis. Stat. § 452.01(5g).
- 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 by the Firm and its Agents): _____

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.

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