

1.44 ACRES BUILD TO SUIT

HILGENBERG REALTY

Real Estate Solutions Since 1963
920-435-2002



301 E. GREEN BAY STREET, SHAWANO, WI 54166

PROPERTY FEATURES

- Exceptional Retail, Office, Medical or Automotive Location w/ Easy Access To All Area Highways
- In Close Proximity to the Economically Growing Downtown and Retail Area in a Thriving Tourism Community
- Fully Improved Site is Ready for Immediate Development
- Work With an Established Local Development Company With Decades of Commercial Real Estate Experience

OFFERING DETAILS

- Site Size: 1.44 Acres (Dividable)
- Building Size: Up to 3,000 to 12,000 SF
- Zoning: Urban Mixed Use
- Utilities: Municipal Sewer & Water, Electrical and Natural Gas Services
- Municipality: City of Shawano

DEMOGRAPHICS	2025/ 2030		
	5 MILES	10 MILES	15 MILES
MEDIAN HH INCOME	\$63,328 / \$67,727	\$66,127 / \$71,912	\$66,770 / \$73,052
POPULATION	14,401 / 14,522	26,572 / 26,680	40,121 / 40,180

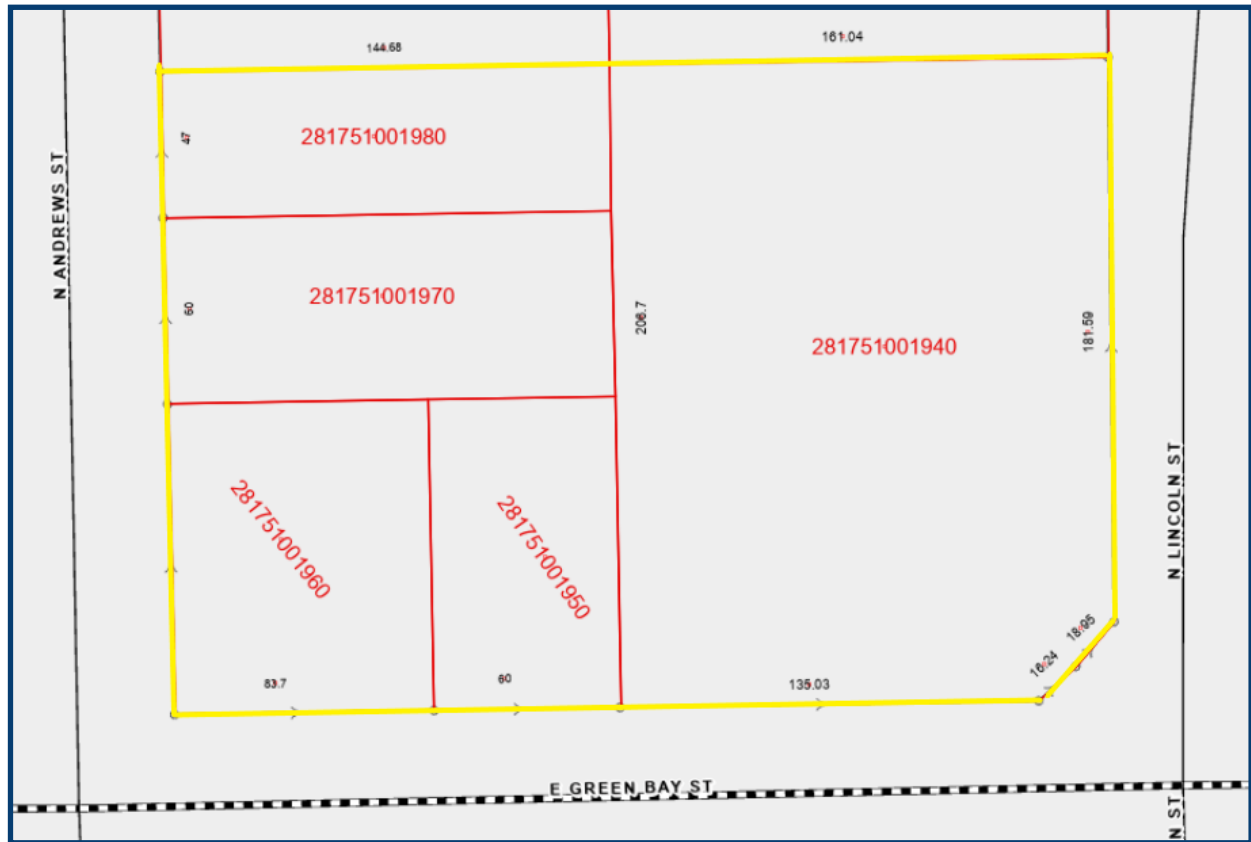
Offered By
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The information included in this advertising packet has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Licensees affiliated with Hilgenberg Realty, LLC have an ownership interest in the listed property and will act as principal.



PARCEL MAP & TRAFFIC COUNTS



WISCONSIN DOT DAILY TRAFFIC COUNTS

8,900 at Green Bay Street

6,400 at Main Street

12,800 at Hwy 29

* Updated 1/17/24

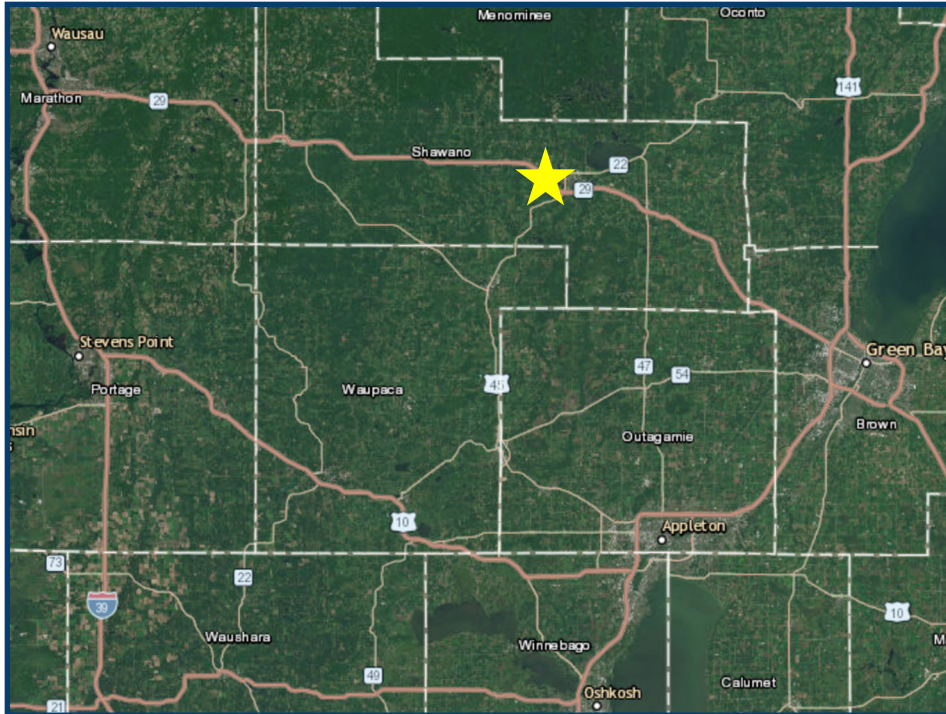
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301 E GREEN BAY ST
SHAWANO, WI

REGIONAL AND CITY MAPS



ABOUT SHAWANO, WI

- 37 miles Northwest of Green Bay
- Located in Shawano County with a population of 40,800+ people
- City of Shawano has 9,200+ residents, and offers excellent schools, 24 parks, miles of hiking and biking trails, safe neighborhoods, healthy economic growth, and a reemerging downtown.
- Shawano County has a thriving tourism industry, contributing \$98 million in total economic impact annually. A great place for families, farming, and lake recreation.

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Disclosure

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 Hilgenberg Realty, LLC (the "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 (the "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 brokerages 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.

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The following information is required to be disclosed by law:

- Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes.
- 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)

(insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in section 452.01(5g) of the Wisconsin Statutes 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 section 452.01(1e) of the Wisconsin Statutes 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 their 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 Wisconsin Department of Corrections on the internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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