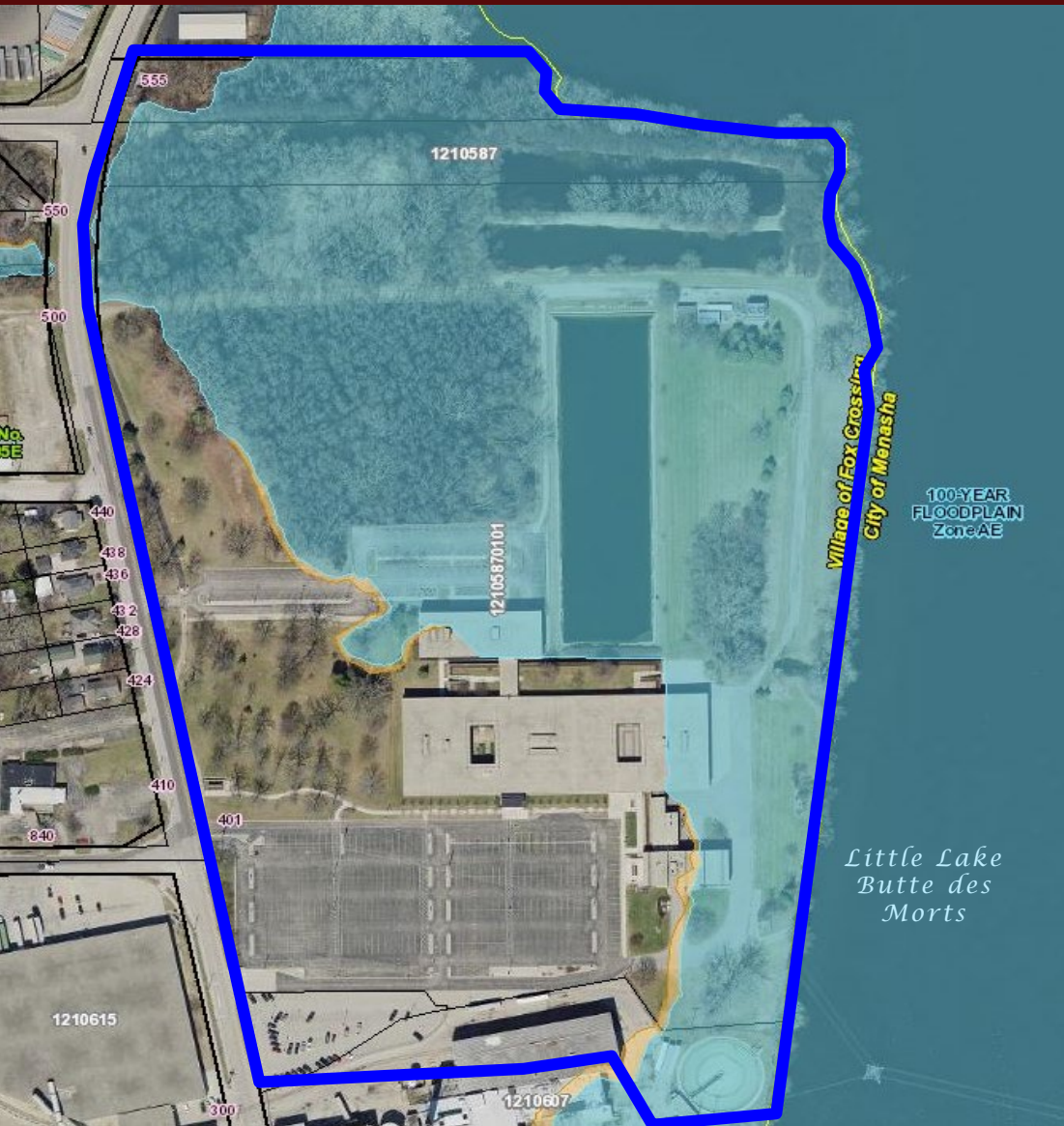


FOR SALE:

RARE RIVERFRONT REDEVELOPMENT SITE

401 N Lake Street | Neenah, WI



Rare ± 43 acre site with over 2,200 feet of river frontage available for sale. This site is ideally suited for redevelopment capitalizing on the beautiful waterfront views on both the north and east sides of the property. Property is located along beautiful Little Lake Butte des Morts, and has easy access to nearby I-41. The site sits on the north side of Neenah in close proximity to the cities Menasha and Appleton surrounding it with many stores/restaurants.

Property includes wooded areas with mature trees, walking paths, and over 2,200' of lake frontage. The existing office building has been meticulously maintained, and includes a floor-to-ceiling glass exterior, large balconies, as well as beamed ceilings.

Suggested potential reuses include:

- Mixed-use office and entertainment center
- Hotel Expo Center
- Manufacturing/Light Industrial and Offices
- Co-work Building w/fitness center and dining amenities
- Live/Learn Community
- Senior Housing
- Multi-Family

Site may be eligible for a possible TID through the Village of Fox Crossing.

RE Commercial LLC

677 Baeten Rd, Green Bay, WI 54304
www.recommercialwi.com

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FOR SALE:

RARE RIVERFRONT REDEVELOPMENT SITE

401 N Lake Street | Neenah, WI



PROPERTY INFORMATION

SITE SIZE	43.32 acres
RIVER FRONTAGE	± 2,200 feet
BUILDING SIZE	178,004 sf
SALE PRICE	Please contact Listing Brokers
MUNICIPALITY	Village of Fox Crossing
HEAT/WATER	City of Neenah
ELEVATORS	3
ELECTRICAL	4160V, 1200AMP
SPRINKLERED	Yes, wet
PARCEL #S	121-05870101, 121-0587, and 121-0491
ZONING	I1-Light Industrial District and R3-Surburban Mid Density District
TAXES	\$112,128.09
INCENTIVES	<ul style="list-style-type: none">• Potential TID through the Village of Fox Crossing• Eligible for a Historic Tax Credit application

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NEENAH/MENASHA, WI



The Neenah/Menasha area offers a rich variety of neighborhoods, vibrant walkable downtowns, an abundance of city parks, many miles of walking/biking trails, as well as beautiful shorelines along the Fox River and Little Lake Buttes des Morts. Residents enjoy a healthy and diverse economy, high quality medical care, excellent schools.

The Fox Valley area offers ample employment opportunities. Some of the largest employers include Plexus Corporation, Presto Products, Pierce Manufacturing, Thrivent Financial, ThedaCare, Fox Valley Technical Collage, Menasha Corporation, Gulfstream Aerospace, UnitedHealthCare Group, Neenah Foundry, Plexus Corporation, Appleton Paper, Bergstrom Automotive Group, and Miller Electric. Currently, the unemployment rates is 2.6%.

Neenah's desirability as a place to live has resulted in low vacancy rates for both owner occupied as well as rental housing. However, the need for available housing has long been a concern for the area municipalities where the *"limited mixed-use housing options, lack of senior housing, variety of housing choices" were all identified as issues/weaknesses.

** Village of Fox Crossing Comprehensive Plan*

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FOX CITIES AREA

DEMOGRAPHICS

Source: Fox Cities Chamber



314,540

Current Population



326,363

2028 Estimated Population



177,564

Employee Population



11,035

Total Businesses



\$84,717

Average Household Income



0.40%

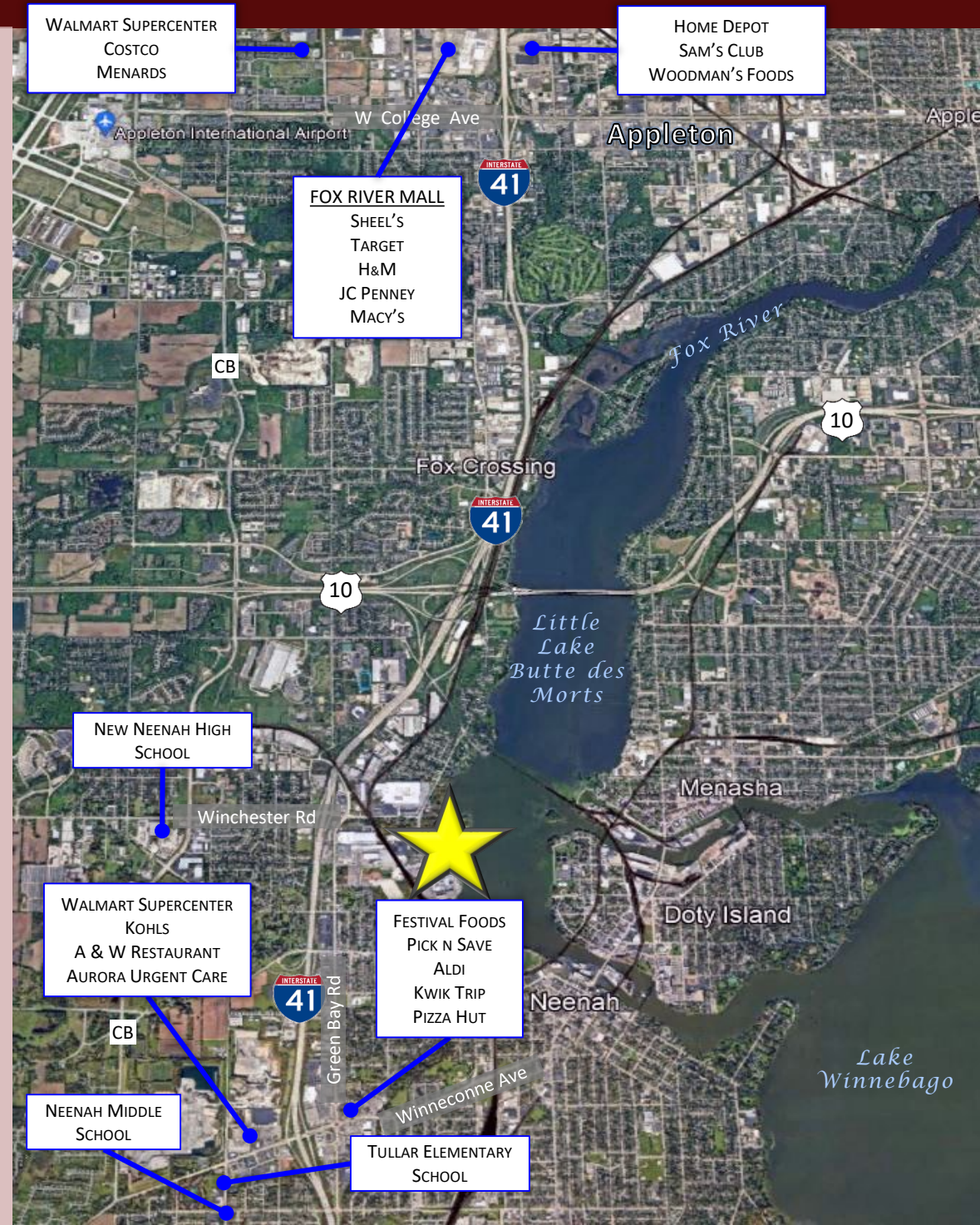
Estimated Population Growth Rate



29,154

Renter Occupied Housing Units

All of the information furnished above is believed to be accurate in all rational respects and was obtained from source(s) reasonably believed to be reliable. However, RE Commercial LLC has not verified the accuracy of such information and makes no guarantees, warranties or representations about the accuracy and validity of such information or its source(s). The information provided herein is subject to the possibility of errors, omissions and/or changes relating to the price, condition and/or any other circumstance without notice. RE Commercial LLC shall not be liable for any losses or damages, including, without limitation, any indirect or consequential losses or damages, whatsoever, arising from or out of the reliance on the accuracy and validity of the information provided for herein.



PHOTOS



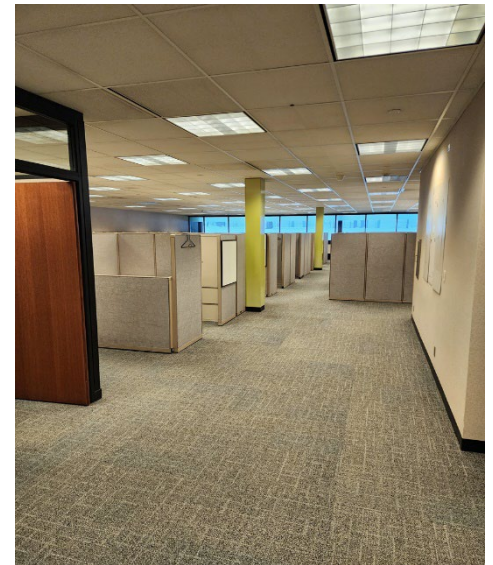
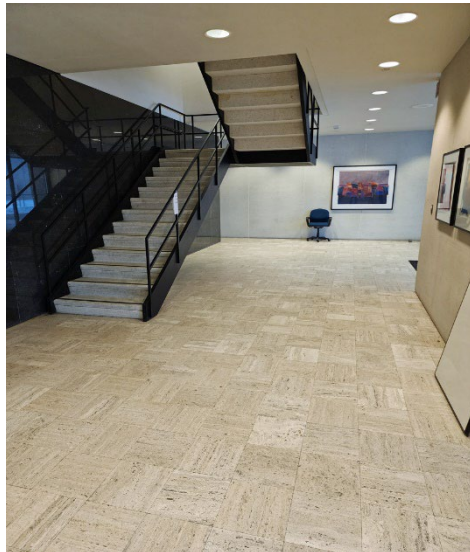
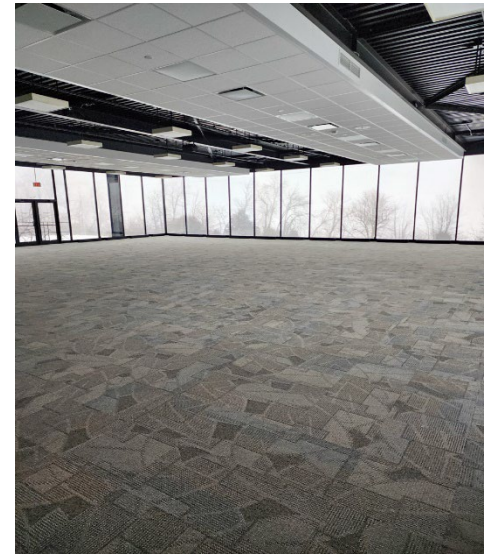
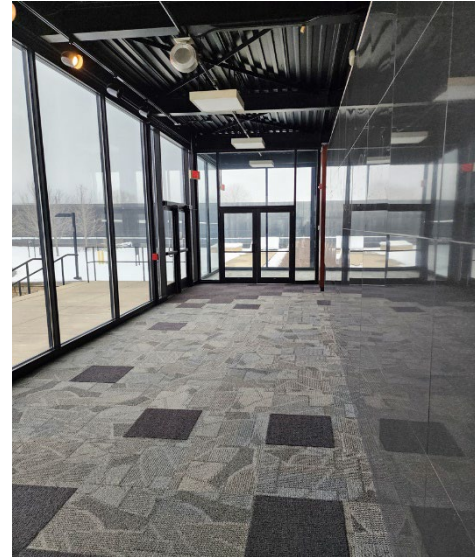
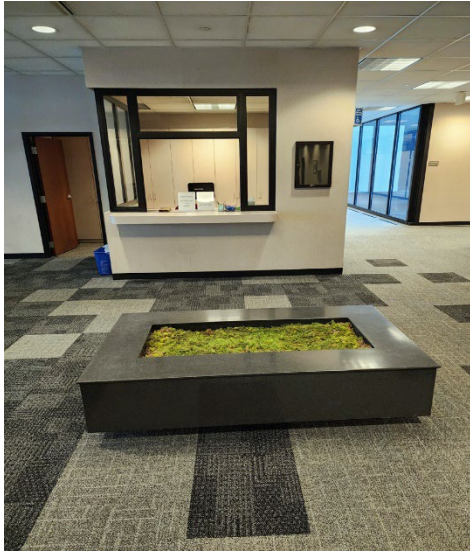
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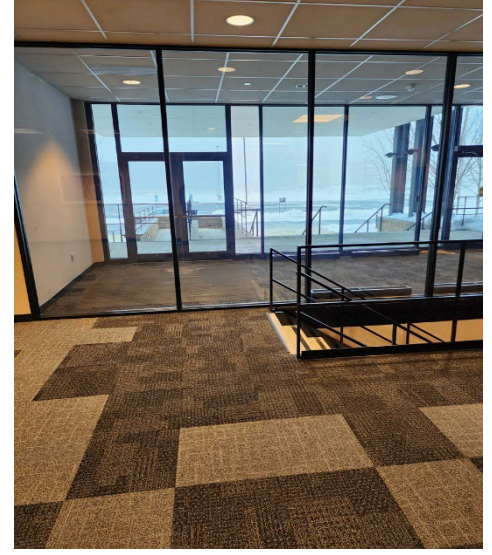
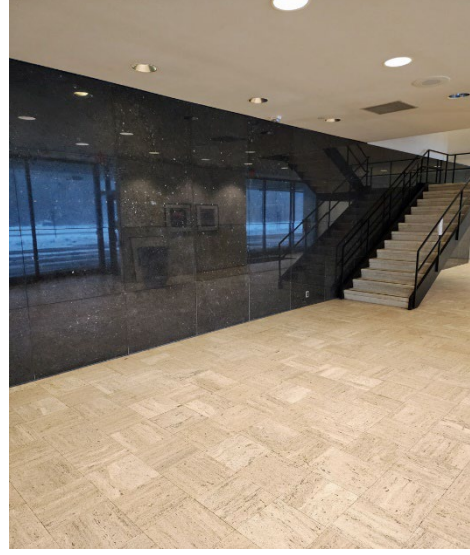
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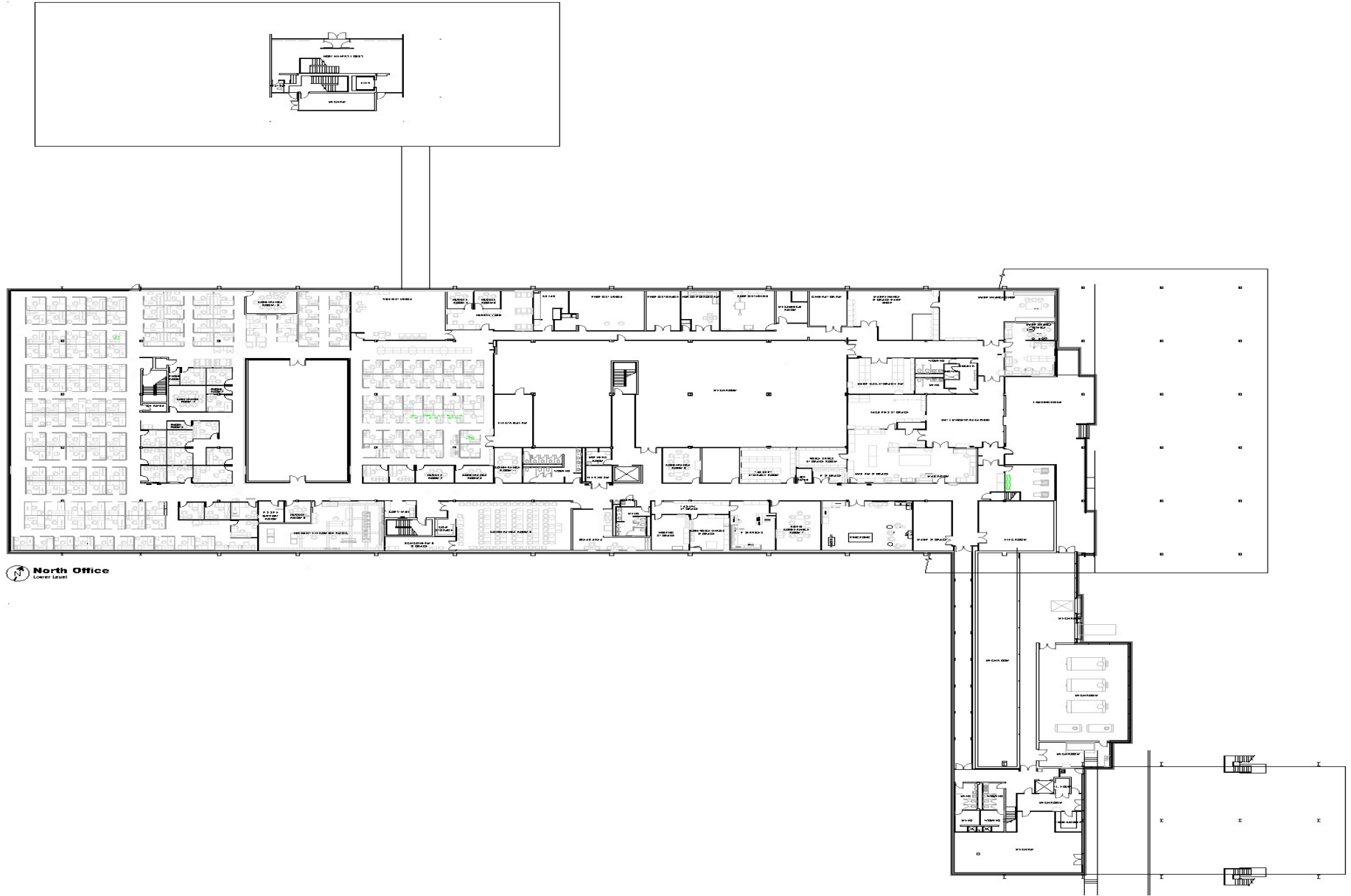
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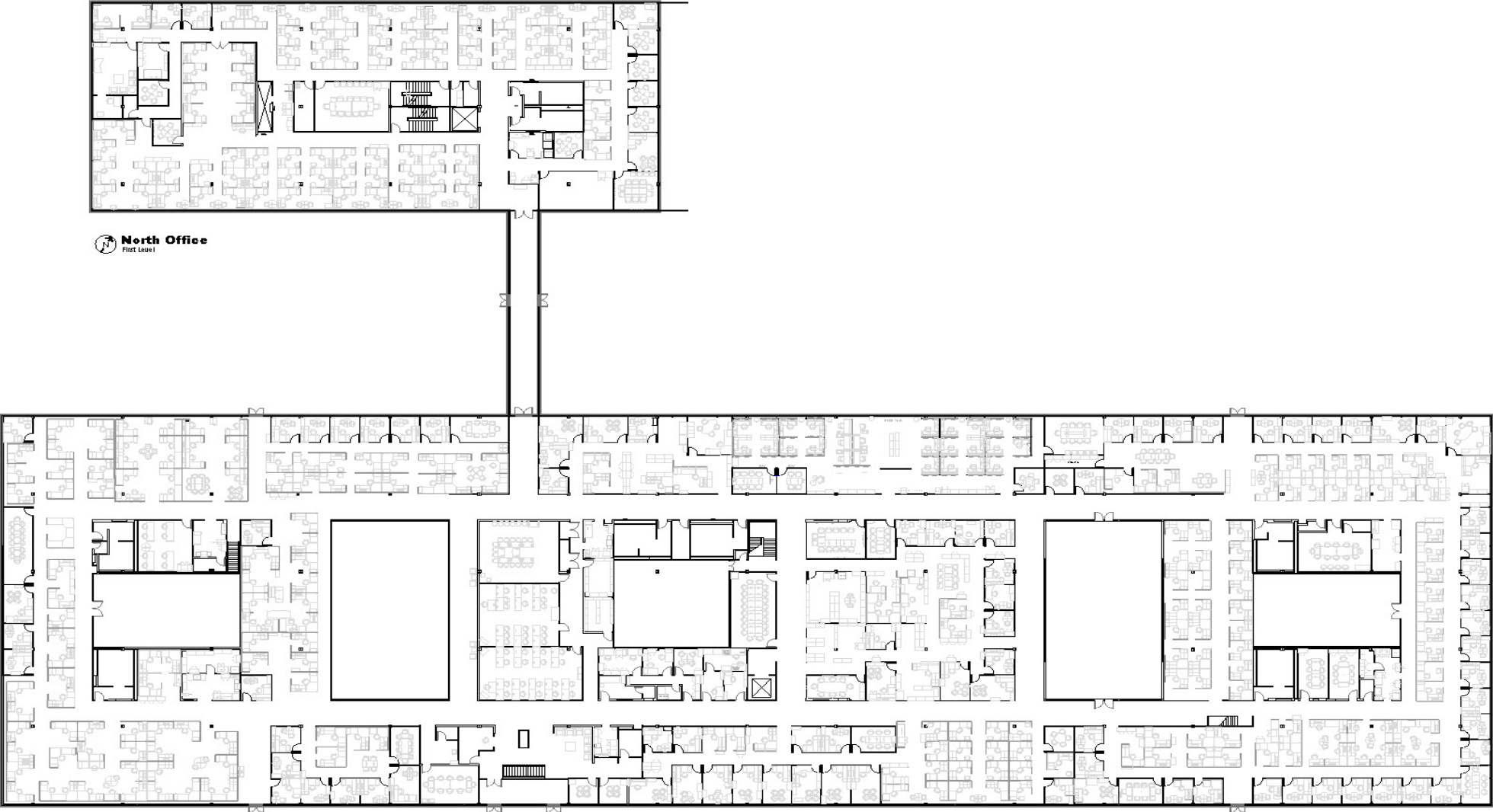
FLOOR PLAN

LOWER LEVEL



FLOOR PLAN

FIRST LEVEL



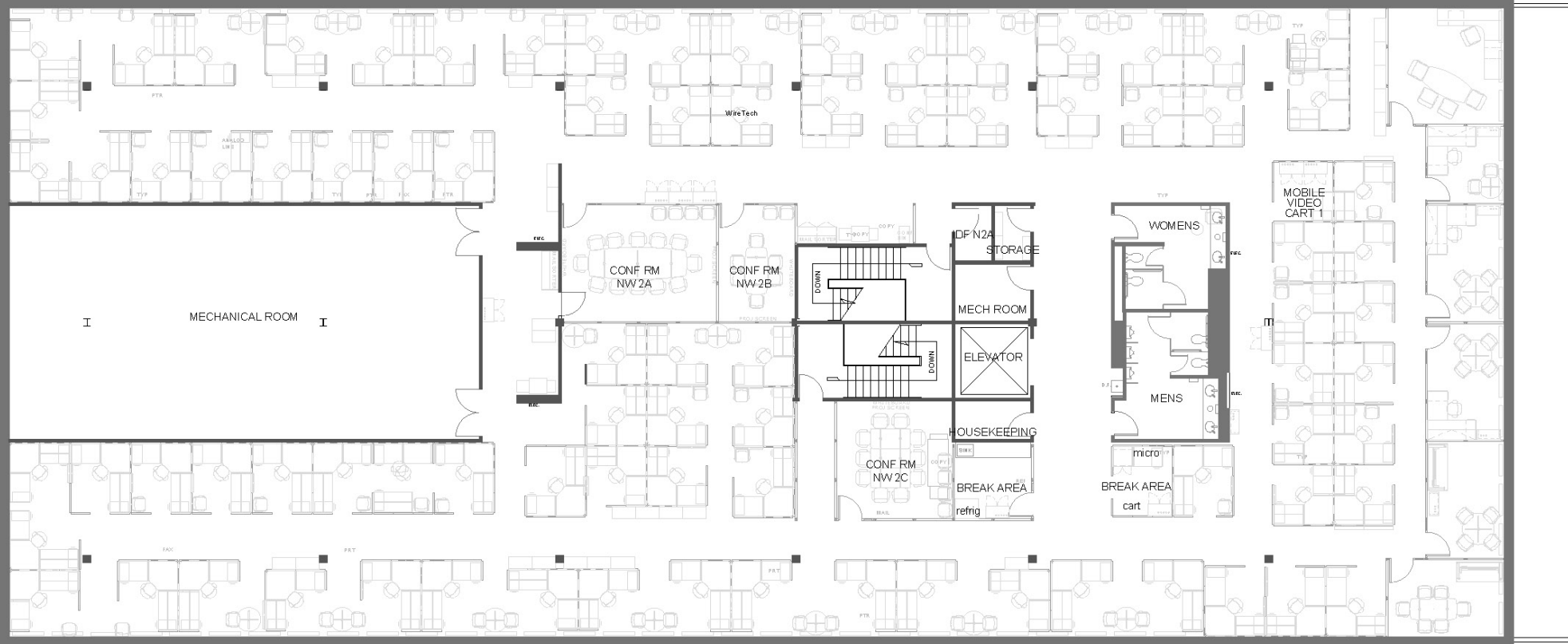
 **North Office**
First Level

 **North Office**
First Level



FLOOR PLAN

LEVEL TWO



 **North Office**
Level Two

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.)

42 **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