



## Interstate 41 & N. Richmond St. (Hwy. 47) Appleton (Grand Chute), WI.

### Property Features

- Prime commercial development land on fast growing I-41/N. Richmond St. corridor.
- With 1.5 - 30 acres available, this is ideal for an office/retail development.
- High traffic counts of 62,000 vehicles per day on Interstate 41. Future land use is commercial.
- Neighbors include Navitus, Kwik Trip, Meijer, Unison Credit Union, Culver's, and many more businesses under construction.

<b>PRICE</b>	<b>\$4/SF - \$9/SF</b>
ACRES	1.5 - 30
MUNICIPALITY	TOWN OF GRAND CHUTE
UTILITIES	ELECTRICITY, GAS, SEWER, TELEPHONE, CABLE AT STREET

For more information:

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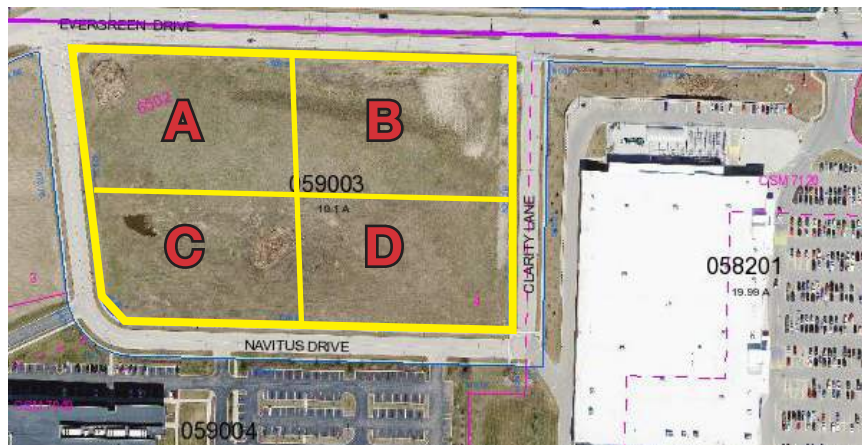
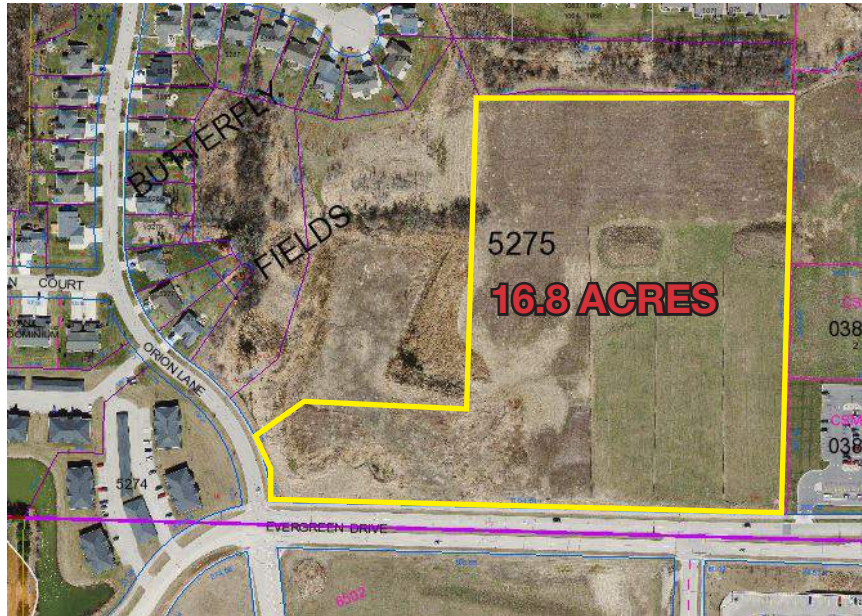
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 Appleton, WI  
 920.968.4700  
 naipfefferle.com



PARCEL NUMBER	LOT SIZE	PRICE PSF / EXTENDED
038010 <b>SOLD</b>	3.7 Acres	-----
038009 <b>SOLD</b>	6.66 Acres	-----
038005	2.12 Acres	\$9.00 PSF / \$831,125
038006	1.5 Acres	\$9.00 PSF / \$588,060
038007 <b>SOLD</b>	1.83 Acres	-----
038008 <b>SOLD</b>	2.25 Acres	-----

**PARCELS BELOW CANNOT BE DIVIDED**



PARCEL NUMBER	LOT SIZE	PRICE PSF / EXTENDED
5275	16.8 Acres	\$4.00 PSF / \$2,927,232
059003 (A or B)	2.5 Acres Each	\$6.00 PSF / \$653,400
059003 (C or D)	2.5 Acres Each	\$5.00 PSF / \$544,500

**RENDERING**



**Under Construction / Leasing Now**  
**North End Luxury Apartments**



Grand Chute is located in Wisconsin's Fox Cities region, a metropolitan area of approximately 400,000 residents. The area is located within a 3.5-hour drive north of Chicago; a 1.5-hour drive north of Milwaukee; and a 20-minute drive south of Green Bay, home of Lambeau Field. Within a 45-minute commute from its epicenter, the area boasts a population of almost 735,000 people and 404,000 workers.

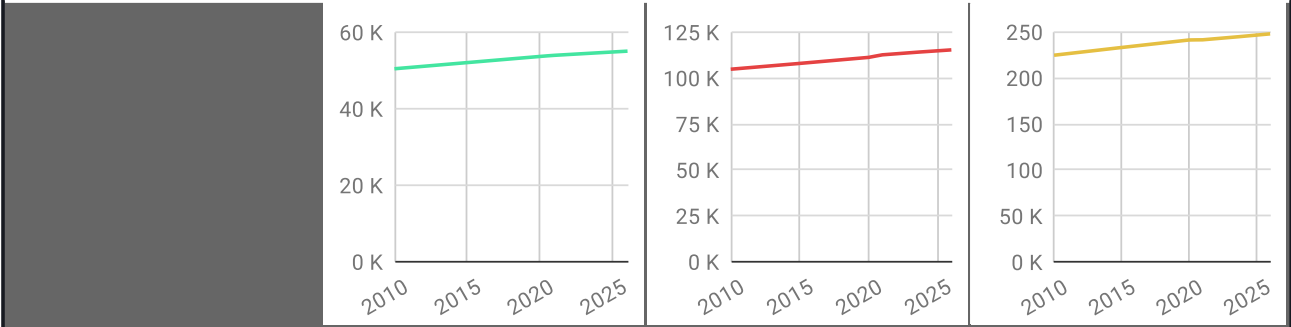
Nestled along the Fox River and Lake Winnebago, the Fox Cities are comprised of 19 communities – the largest being the City of Appleton – and is one of the state's fastest growing areas. The region is known and branded as "Wisconsin's best shopping destination." In addition to shopping, the Fox Cities is the proud home of notable school systems, colleges, and nationally ranked healthcare systems. It also offers a vibrant arts & culture scene, a year-round calendar of exciting events, one-of-a-kind museums, and fantastic outdoor recreation.

The area is also a premier place for business. Founded on a tradition of paper-making and printing, the Fox Cities remains a powerhouse for world-class manufacturers and corporations representing several business sectors. The region's largest employers include Kimberly-Clark, Gulfstream, Oshkosh Corporation, Sargento Cheese, Thrivent Financial, Bemis, Plexus, Nestlé, among other notable firms. Employers take advantage of low cost of operations, quality infrastructure, close proximity to major markets, and a highly-skilled and well-educated workforce.

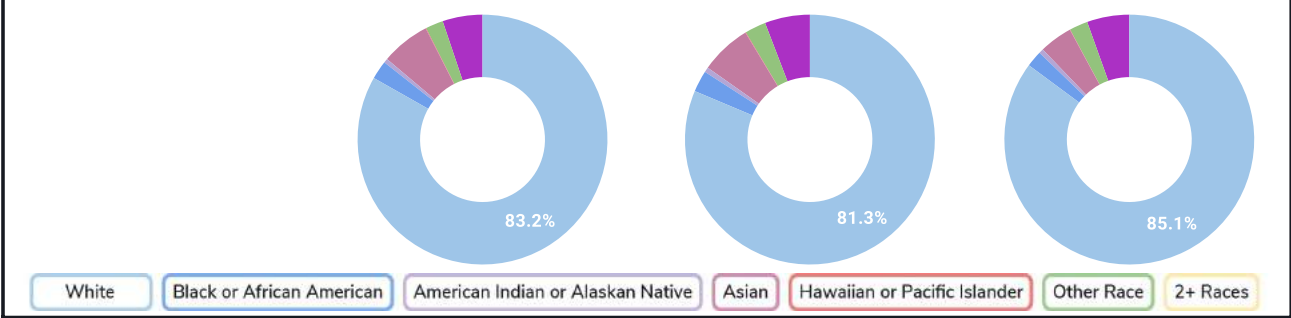
**4221 N Richmond St  
 Appleton, WI 54913**

**3 mi radius      5 mi radius      10 mi radius**

Population						
Estimated Population (2021)		53,966	112,696	241,471		
Projected Population (2026)		55,054	115,386	247,930		
Census Population (2020)		53,672	111,297	241,287		
Census Population (2010)		50,448	104,852	224,718		
Projected Annual Growth (2021-2026)	1,088	0.4%	2,690	0.5%	6,460	0.5%
Historical Annual Growth (2020-2021)	294	0.5%	1,399	1.2%	184	-
Historical Annual Growth (2010-2020)	3,224	0.6%	6,445	0.6%	16,569	0.7%
Estimated Population Density (2021)	1,909	<i>psm</i>	1,435	<i>psm</i>	769	<i>psm</i>
Trade Area Size	28.3	<i>sq mi</i>	78.5	<i>sq mi</i>	314.0	<i>sq mi</i>



Race and Ethnicity (2021)						
<b>Not Hispanic or Latino Population</b>	50,793	94.1%	105,027	93.2%	226,652	93.9%
White	43,877	86.4%	89,525	85.2%	201,263	88.8%
Black or African American	1,227	2.4%	2,989	2.8%	4,755	2.1%
American Indian or Alaska Native	224	0.4%	553	0.5%	1,088	0.5%
Asian	3,362	6.6%	7,340	7.0%	10,206	4.5%
Hawaiian or Pacific Islander	40	-	78	-	106	-
Other Race	202	0.4%	391	0.4%	714	0.3%
Two or More Races	1,862	3.7%	4,151	4.0%	8,519	3.8%
<b>Hispanic or Latino Population</b>	3,173	5.9%	7,669	6.8%	14,818	6.1%
White	1,023	32.2%	2,144	28.0%	4,317	29.1%
Black or African American	71	2.2%	135	1.8%	288	1.9%
American Indian or Alaska Native	69	2.2%	172	2.2%	346	2.3%
Asian	52	1.6%	97	1.3%	142	1.0%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	-	-
Other Race	1,031	32.5%	2,684	35.0%	5,027	33.9%
Two or More Races	927	29.2%	2,437	31.8%	4,699	31.7%



4221 N Richmond St  
 Appleton, WI 54913

3 mi radius

5 mi radius

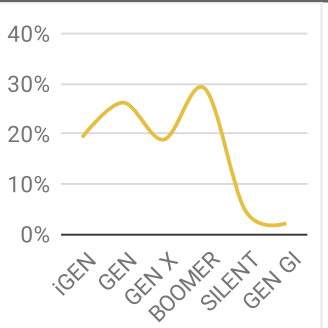
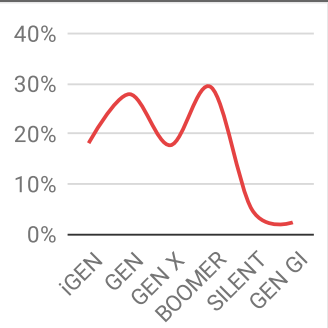
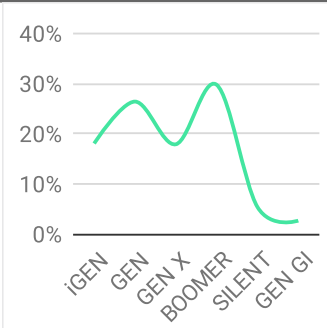
10 mi radius


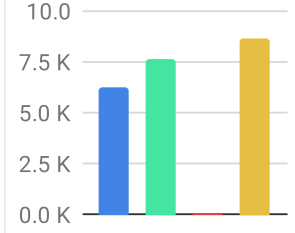
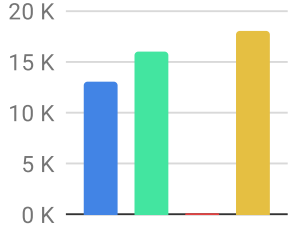
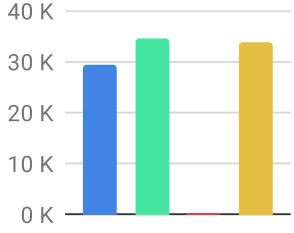

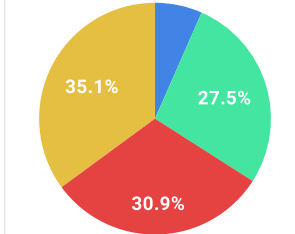
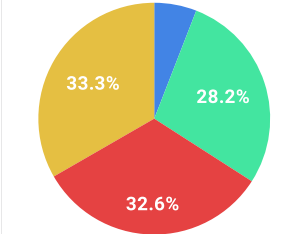
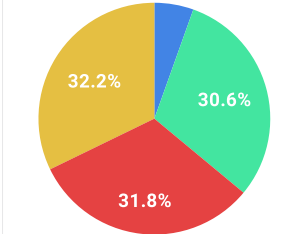
**Age Distribution (2021)**

Age Group	3 mi radius	5 mi radius	10 mi radius
Age Under 5 Years	3,109 5.8%	6,667 5.9%	14,672 6.1%
Age 5 to 9 Years	3,282 6.1%	6,818 6.1%	15,690 6.5%
Age 10 to 14 Years	3,332 6.2%	6,900 6.1%	16,114 6.7%
Age 15 to 19 Years	3,240 6.0%	7,144 6.3%	15,127 6.3%
Age 20 to 24 Years	3,510 6.5%	8,077 7.2%	14,737 6.1%
Age 25 to 29 Years	3,820 7.1%	8,324 7.4%	16,596 6.9%
Age 30 to 34 Years	3,666 6.8%	7,853 7.0%	16,744 6.9%
Age 35 to 39 Years	3,459 6.4%	7,212 6.4%	16,131 6.7%
Age 40 to 44 Years	3,215 6.0%	6,573 5.8%	15,161 6.3%
Age 45 to 49 Years	2,968 5.5%	6,133 5.4%	14,126 5.8%
Age 50 to 54 Years	3,518 6.5%	7,185 6.4%	15,531 6.4%
Age 55 to 59 Years	3,839 7.1%	7,848 7.0%	16,564 6.9%
Age 60 to 64 Years	3,697 6.8%	7,403 6.6%	15,534 6.4%
Age 65 to 69 Years	2,732 5.1%	5,816 5.2%	12,514 5.2%
Age 70 to 74 Years	2,259 4.2%	4,697 4.2%	9,939 4.1%
Age 75 to 79 Years	1,689 3.1%	3,233 2.9%	6,697 2.8%
Age 80 to 84 Years	1,201 2.2%	2,216 2.0%	4,455 1.8%
Age 85 Years or Over	1,430 2.6%	2,597 2.3%	5,138 2.1%
Median Age	39.2	37.9	37.9

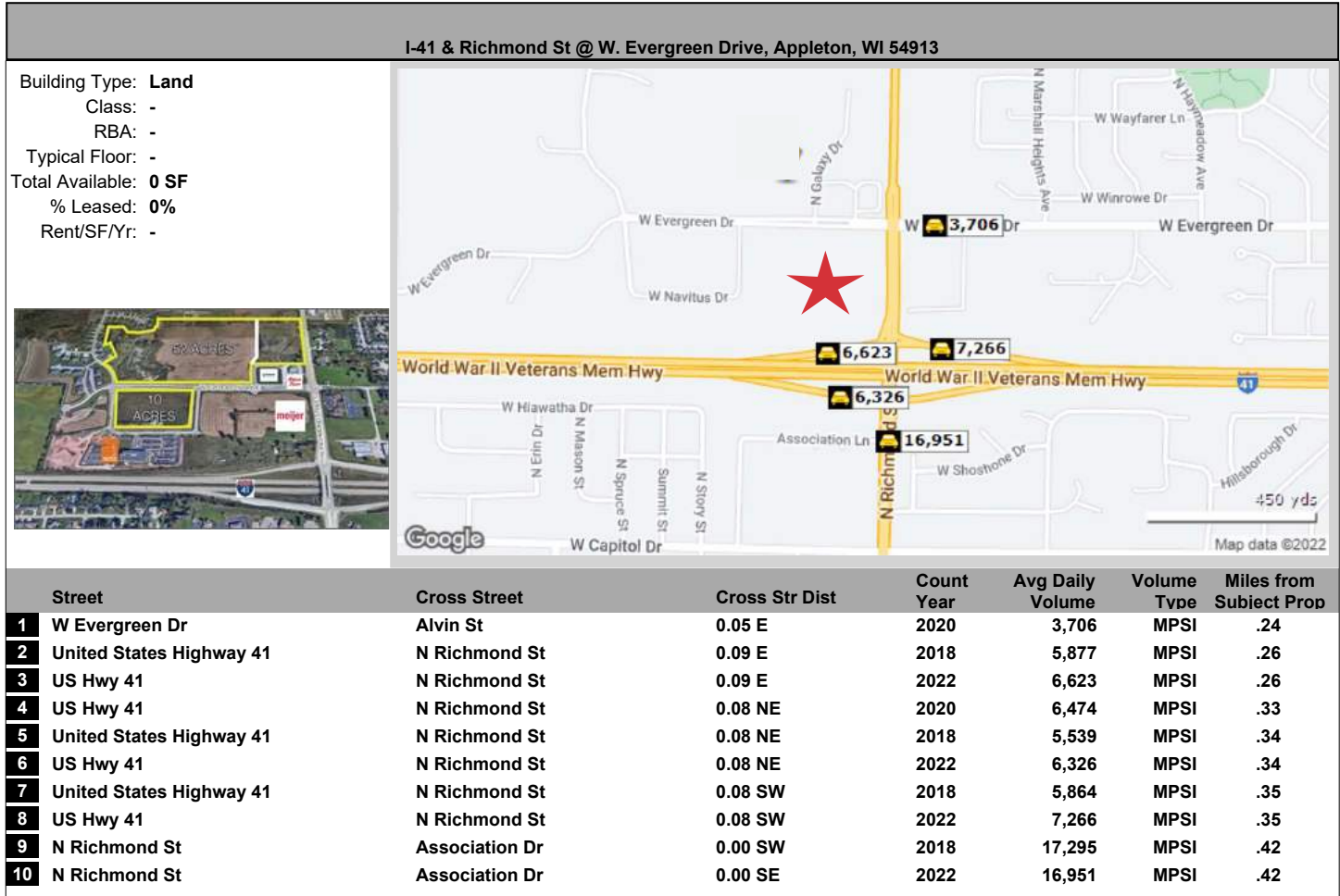
**Generation (2021)**

Generation	3 mi radius	5 mi radius	10 mi radius
iGeneration (Age Under 15 Years)	9,724 18.0%	20,385 18.1%	46,476 19.2%
Generation 9/11 Millennials (Age 15 to 34 Years)	14,236 26.4%	31,398 27.9%	63,205 26.2%
Gen Xers (Age 35 to 49 Years)	9,642 17.9%	19,919 17.7%	45,419 18.8%
Baby Boomers (Age 50 to 74 Years)	16,045 29.7%	32,949 29.2%	70,081 29.0%
Silent Generation (Age 75 to 84 Years)	2,890 5.4%	5,448 4.8%	11,152 4.6%
G.I. Generation (Age 85 Years or Over)	1,430 2.6%	2,597 2.3%	5,138 2.1%



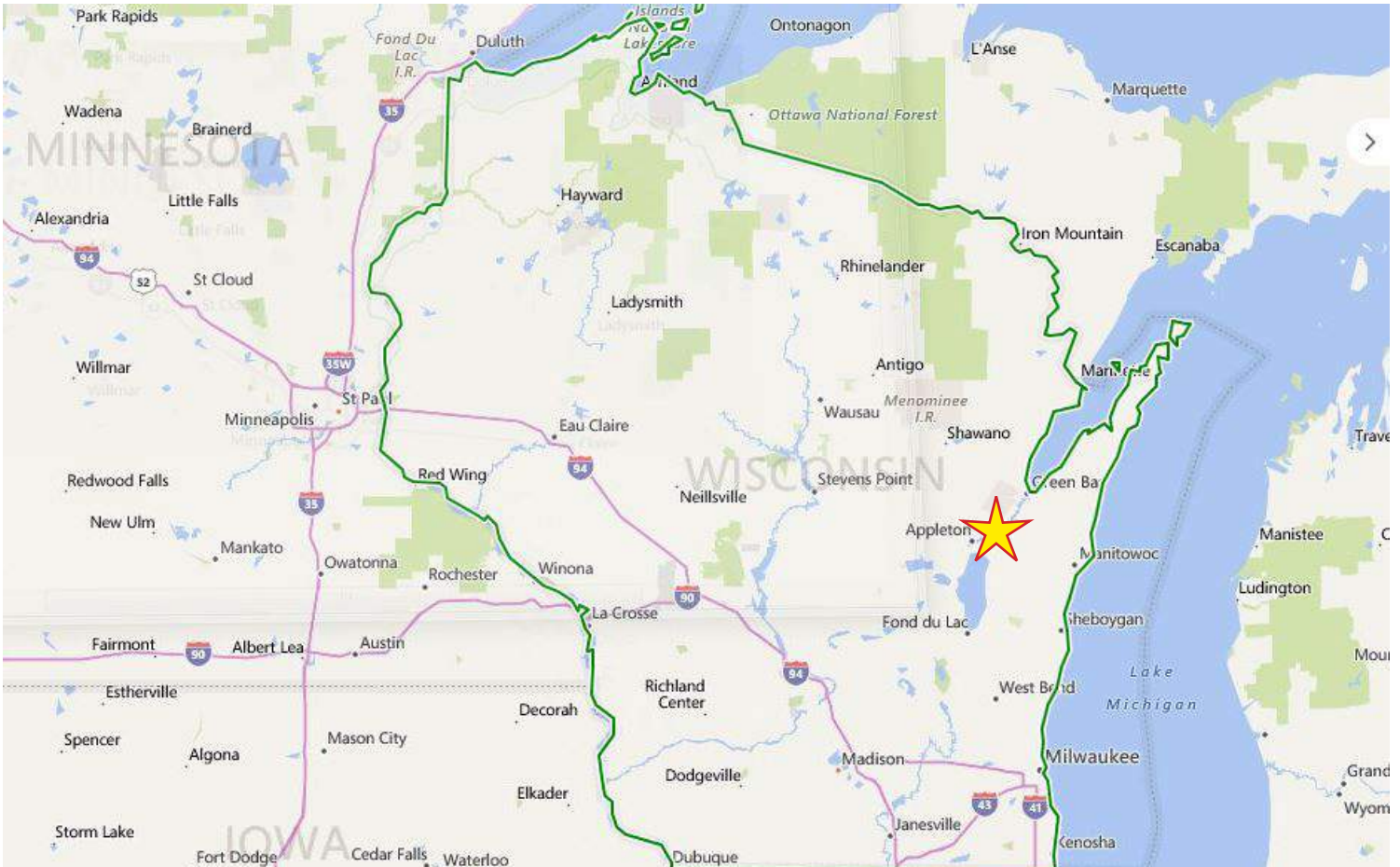
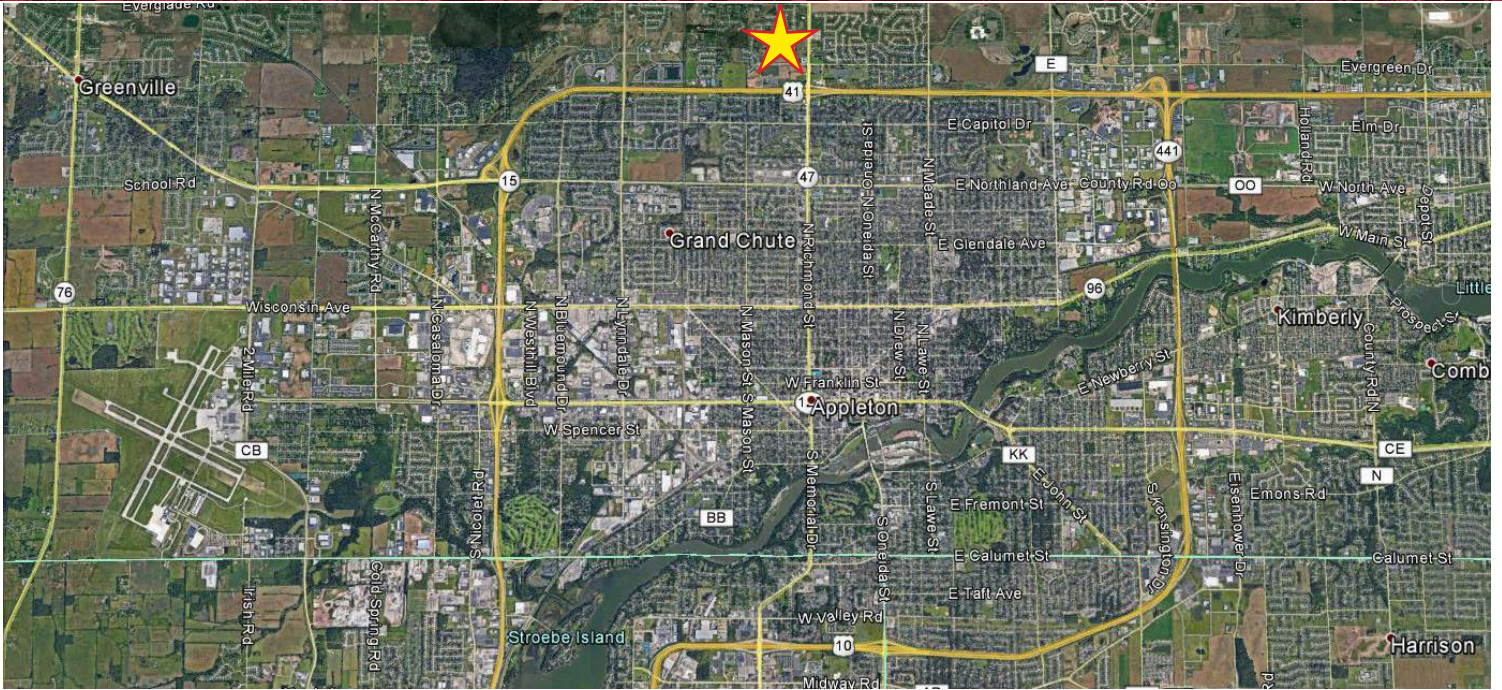
4221 N Richmond St Appleton, WI 54913	3 mi radius	5 mi radius	10 mi radius
<b>Household Type (2021)</b>			
Total Households	22,581	47,154	98,412
Family Households	13,837 61.3%	28,937 61.4%	64,025 65.1%
Family Households with Children	6,220 45.0%	13,024 45.0%	29,275 45.7%
Family Households No Children	7,617 55.0%	15,913 55.0%	34,749 54.3%
Non-Family Households	8,744 38.7%	18,216 38.6%	34,387 34.9%
Non-Family Households with Children	76 0.9%	171 0.9%	396 1.2%
Non-Family Households No Children	8,669 99.1%	18,045 99.1%	33,992 98.8%
			
<b>Education Attainment (2021)</b>			
Elementary or Some High School	2,470 6.6%	4,552 5.9%	9,016 5.5%
High School Graduate	10,295 27.5%	21,723 28.2%	50,473 30.6%
Some College or Associate Degree	11,575 30.9%	25,128 32.6%	52,463 31.8%
Bachelor or Graduate Degree	13,152 35.1%	25,686 33.3%	53,179 32.2%
			
<b>Household Income (2021)</b>			
Estimated Average Household Income	\$81,825	\$80,908	\$91,786
Estimated Median Household Income	\$68,262	\$66,755	\$72,859
HH Income Under \$10,000	665 2.9%	1,531 3.2%	2,965 3.0%
HH Income \$10,000 to \$34,999	4,565 20.2%	9,819 20.8%	18,019 18.3%
HH Income \$35,000 to \$49,999	2,800 12.4%	6,032 12.8%	12,011 12.2%
HH Income \$50,000 to \$74,999	5,313 23.5%	10,497 22.3%	20,681 21.0%
HH Income \$75,000 to \$99,999	3,446 15.3%	7,123 15.1%	15,038 15.3%
HH Income \$100,000 to \$149,999	3,247 14.4%	7,160 15.2%	17,648 17.9%
HH Income \$150,000 or More	2,546 11.3%	4,992 10.6%	12,049 12.2%

## Traffic Count Report



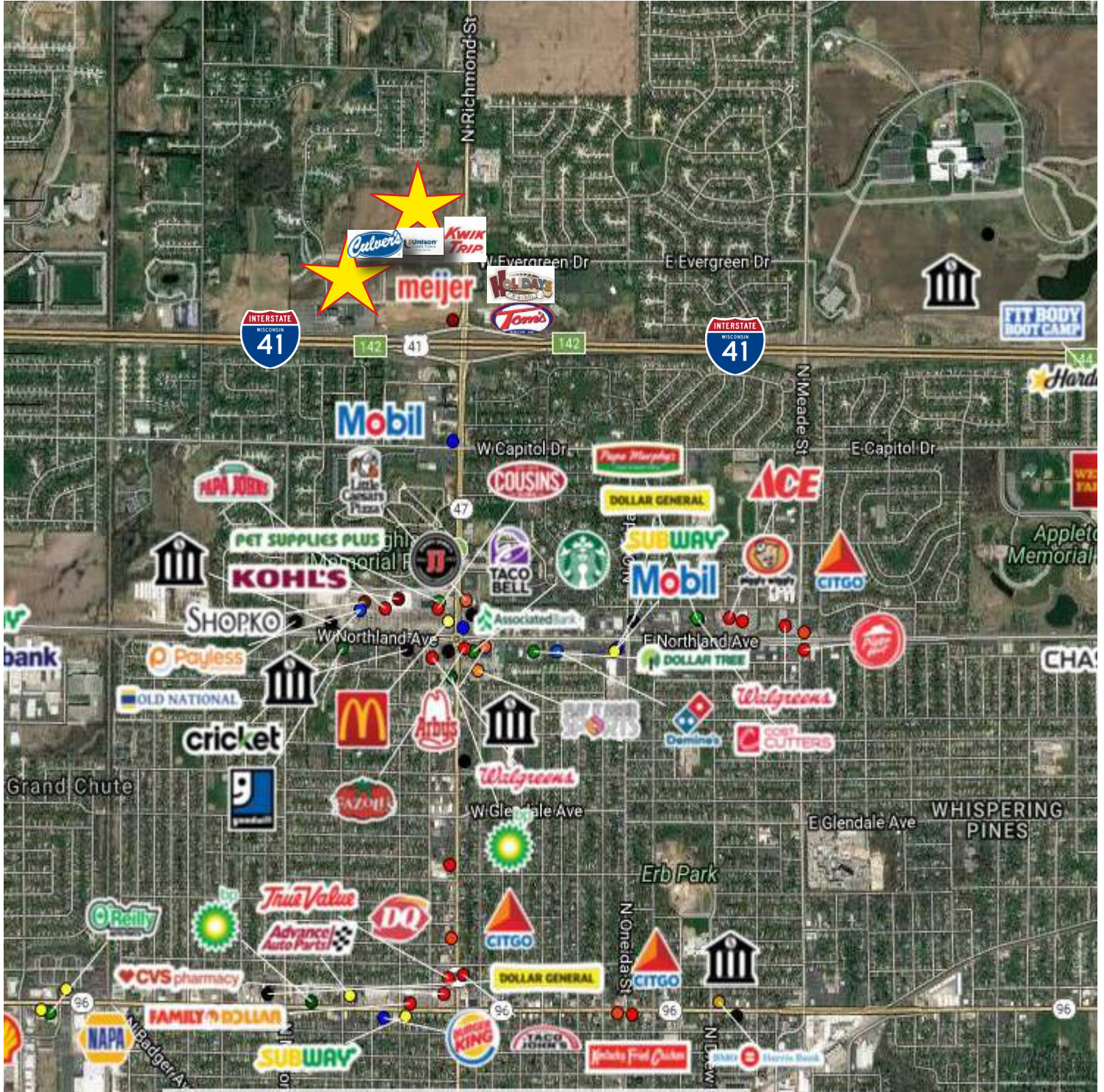
# NAIPfefferle

For Sale  
Interstate 41 & N. Richmond St. (Hwy. 47),  
Appleton (Grand Chute), WI.



# NAIPfefferle

200 E. Washington Street, Suite 2A  
Appleton, WI  
920.968.4700  
naipfefferle.com



## 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 NAI Pfefferle (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:

- 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 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 or 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.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
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

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

### 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.