

COLLEGE AVENUE DEVELOPMENT



MID-AMERICA[®]
Real Estate-Wisconsin, LLC

FOR SALE/GROUND LEASE

I-41 & College Avenue / Grand Chute, WI



RETAIL OPPORTUNITY

COLLEGE AVENUE DEVELOPMENT



Address

110 N. Fox River Drive
Grand Chute, WI 54913

Availability

2.4 acres
For Sale or Ground Lease

Traffic Counts

17,200 VPD on College Ave. west of Mall Dr.
77,100 VPD on I-41
33,900 VPD combined on on/off ramps of I-41

Area Retailers



Features

- Land available in regional trade area at on/off ramps of I-41 and entrance to the Fox River Mall
- Surrounded by nationally branded hotels and retailers, including Target, Woodman's, and Scheels, as well as a multitude of national restaurants
- Excellent visibility to I-41
- Ideal for retail, restaurant, hotel, or bank
- Zoned: CR - Commercial Regional
- 2019 Taxes: \$13,930.90

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	3,901	46,285	133,517
HOUSEHOLDS	1,946	20,059	57,449
AVE HOUSEHOLD INCOME	\$80,486	\$75,257	\$77,482
DAYTIME POPULATION	9,763	57,074	144,715

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REMARKS (DRAW 89)

- BM 0 NGS PID D7571
BRONZE DISH IN CONCRETE
ELEV. 781.74'
- BM 1 NORTH RIM OF ELECTRIC MANHOLE
±43' SW OF NW CORNER OF PROPERTY
ELEV. 773.88'
- BM 2 FIRE HYDRANT, TAG BOLT
±50' SE OF SE CORNER OF PROPERTY
ELEV. 768.73'

STRUCTURE TABLE

Sanitary

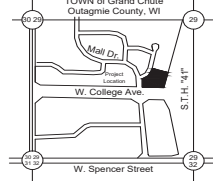
- MH 1 Rim 774.10'
8" PVC NW 781.80'
10" PVC NE 761.67'
10" PVC S 761.55'
- MH 2 Rim 770.30'
10" PVC SW 762.10'
10" PVC N 762.15'
- MH 3 Rim 769.55'
10" PVC S 762.85'
10" PVC N 762.88'

Storm

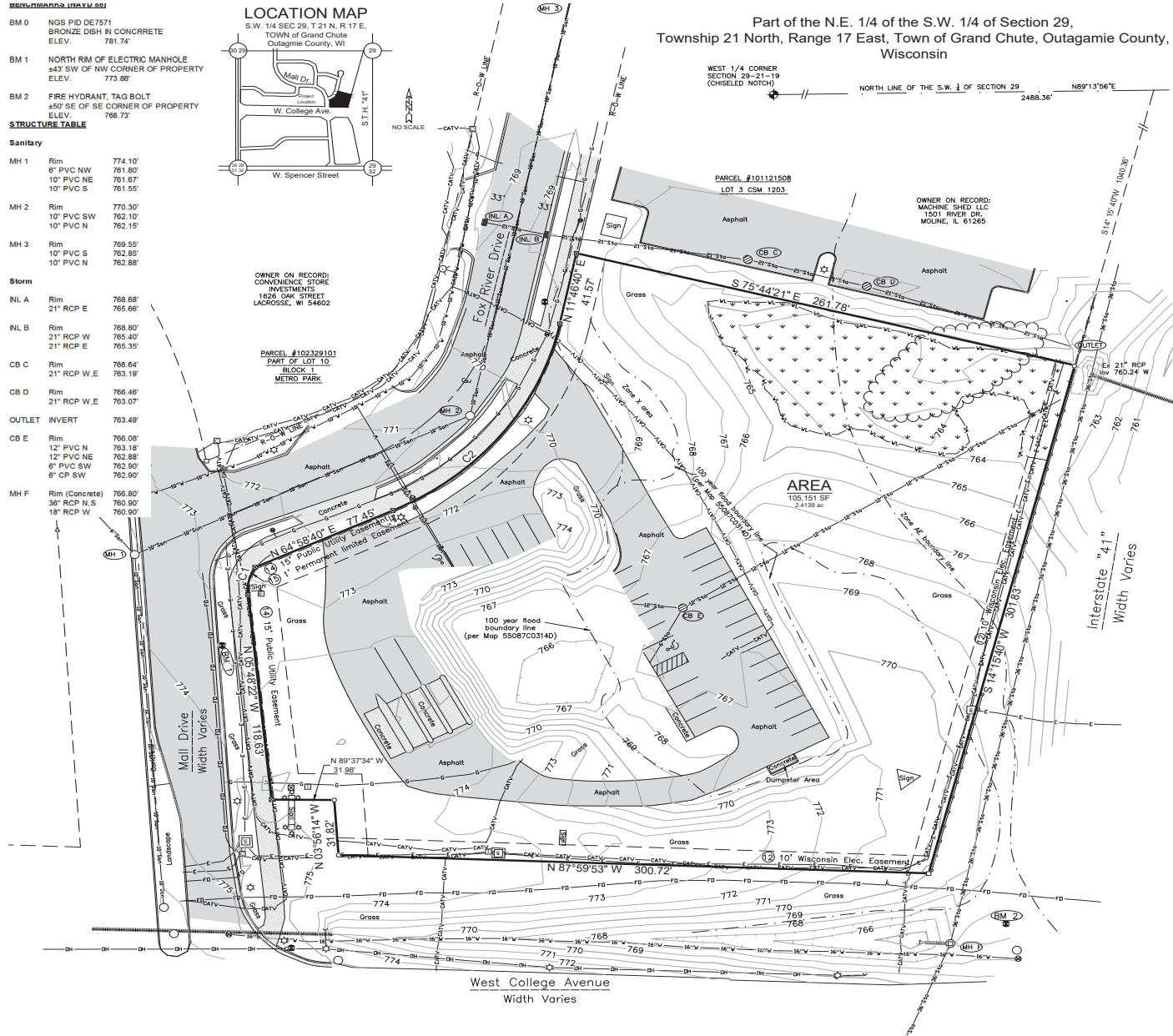
- NL A Rim 768.68'
21" RCP E 785.68'
- NL B Rim 768.80'
21" RCP W 765.40'
21" RCP E 765.35'
- CB C Rim 766.64'
21" RCP W.E 763.19'
- CB D Rim 766.46'
21" RCP W.E 763.07'
- OUTLET INVERT 763.49'
- CB E Rim 766.08'
12" PVC N 763.18'
12" PVC NE 762.88'
6" PVC SW 762.00'
6" CP SW 762.00'
- MH F Rim (Concrete) 766.80'
36" RCP N.S 760.90'
18" RCP W 760.90'

LOCATION MAP

S.W. 1/4 SEC 29, T 21 N, R 17 E,
TOWN of Grand Chute
Outagamie County, WI



Part of the N.E. 1/4 of the S.W. 1/4 of Section 29,
Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County,
Wisconsin



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Appleton is home to
76,875 RESIDENTS
in 2 counties:
Calumet and Outagamie

45th on the Forbes list of
**BEST SMALL PLACES
FOR BUSINESS AND CAREERS**
& Milken Institute ranks Appleton 57th
for **BEST PERFORMING CITY**

Appleton International Airport is the
4TH FASTEST GROWING AIRPORT
in the United States

Appleton hosts more than
110 COMMUNITY EVENTS
welcoming more than
500,000 VISITORS
each year

AREA TRAFFIC GENERATORS

FOX RIVER MALL

The 1.2 million square foot, super-regional shopping center contributes approx. 1 billion dollars annually to local economy



1,500+ students and nearly 200 faculty



The Wisconsin Timber Rattlers minor league baseball team
Average annual attendance: 250,000+

AREA EMPLOYERS


ThedaCare
1,100+ employees


THRIVENT FINANCIAL
2,000+ employees


Miller
1,400+ employees

APPLETON
1,425 employees

APPLETON TRADE AREA

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Fred
Stallé

T: 414.390.1415

F: 414.273.4605

FStalle@MidAmericaGrp.com



600 N. Plankinton Ave, Suite 301
Milwaukee, Wisconsin 53203
414.273.4600

MidAmericaGrp.com

CONTACT

BROKER 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:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (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 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) (see "Definition of Material Adverse Facts").
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. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

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.)

CONFIDENTIAL 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.

