

## INDUSTRIAL LAND PRICE COMPARISON

### Municipally Owned Land Price Comparison

	Ask Price/Ac.	Regional Stormwater	Concrete Streets	Utilities	Incentives
Appleton	\$40,000-45,000	Y	Y	Y	TIF (In Southpoint Only)
Neenah	35,000	Y	Y	Y	TIF/Land Grant
Menasha	52,400	Y	Y	Y	TIF
Kaukauna	38,000	Y	Y	Y	Redev. Authority loans

### Privately owned land price comparison (Over 10 Acres, per Loopnet listings)

Municipality	Ask Price Per Acre	Largest Contiguous Lot(In Acres)	Location	Notes	
Menasha	34,900	77.00	Hwy BB & Irish Rd.		
Menasha	40,000	63.14	Cty. BB & N. Clayton		
Grand Chute	45,000	14.00	Prospect & Abitz	Werner Elec. Site	
Grand Chute	149,197	13.07	Casaloma & Converters	Potential Commercial too	
Grand Chute	50,816	31.88	Lot 1 Consolidated Ct.		
Grand Chute	46,652	18.22	2600 N. Casaloma		
Menasha	30,000	34.60	N8972 Cty Rd N		

Sources:

*Seller Contact*  
*LoopNet*  
*WI Dept. of Revenue*