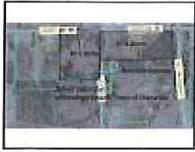


## Properties for Sale

### 1 Cty Hwy BB & Irish Road, Menasha, WI 54952



Price	\$2,687,300	Property Notes
Lot Size	77 AC	
Property Sub-type	Industrial (land)	
Broker Information	James Esler Esler Commercial, LTD. (920) 731-3800	
Status	Active	

#### Lots

#	Price	Size	Price/Size	Description
	\$2,687,300	77 AC	\$34,900 /AC	

#### Property Description

Land is zoned Agricultural. Future land use is projected to be Industrial zoning. Sewer and water is available on the west 39.5 acres. The east property is approximately 37.5 acres. The east and west properties can be purchased together or separately. There is a house that is rented on the west acreage that is included.

### 2 Cty. BB and N. Clayton Ave., Menasha, WI 54952



Price	\$2,525,599.98	Property Notes
Lot Size	63.14 AC	
Property Sub-type	Industrial (land)	
Broker Information	Patrick Connor Newmark Grubb Pfefferle (920) 419-3113	
Status	Active	

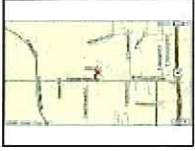
#### Lots

#	Price	Size	Price/Size	Description
	\$2,525,599.98	63.14 AC	\$40,000 /AC	

#### Property Description

Ideal location for a corporate campus including office, manufacturing, and warehouse/distribution. Convenient access to the west side arterial (CB) and I-41. Close proximity to Appleton International Airport. All utilities nearby. New 3 Phase power brought to the site. Located directly across from New Fox Valley Tech. Public Training Center. Village of Fox Crossing will provide Tax Increment Financing for any significant development.

### 3 Prospect Court & Abitz Road, Appleton, WI 54914



**Price** \$630,000 Property Notes  
**Lot Size** 14 AC  
**Property Sub-type** Commercial/Other (land)  
**Broker Information** Chris Winter  
 Rollie Winter & Associates, Ltd.  
 (920) 739-0101  
**Status** Active

#### Lots

#	Price	Size	Price/Size	Description
3	\$630,000	14 AC	\$45,000 /AC	

#### Property Description

Excellent location near the busy Hwy 41 and County "BB" intersection. Level and well drained. Current zoning is Light Industrial, Airport District 2A and 2B, allowing commercial and light industrial uses. (Restrictions regarding height, density, and development; Buyer should review zoning code). Sewer: 8-inch sanitary. Water: 8-inch water. Asking Price: \$45,000/acre - total price to be determined by survey. 2012 Rea Estate Taxes: \$8,355.88.

### 4 NW Corner of Casaloma & Converters Dr., Grand Chute, WI 54914



**Price** \$1,950,000 Property Notes  
**Lot Size** 13.07 AC  
**Property Sub-type** Industrial (land)  
**Broker Information** Travis Novotny  
 Midwest Properties  
 (920) 954-5554  
**Status** Active

#### Lots

#	Price	Size	Price/Size	Description
	\$1,950,000	13.07 AC	\$149,196.64 /AC	

#### Property Description

PRICE REDUCED!! 13.07 acres of easily accessible land perfect for retail project, strip mall, automotive dealership or light industrial just off of Hwy. 15 on Casaloma Dr. Lighted intersection and convenience store adjacent to property. 2007 traffic counts indicate approximately 31,000 cars per day are crossing the Hwy. 15 & Casaloma Dr. intersection.

5 Lot 1 (0000 Consolidated Ct.), Grand Chute, WI 54913



Price \$1,620,000  
 Lot Size 31.88 AC  
 Property Sub-type Industrial (land)  
 Broker Information Travis Novotny  
 Midwest Properties  
 (920) 954-5554  
 Status Active

Property Notes

**Lots**

#	Price	Size	Price/Size	Description
	\$1,620,000	31.88 AC	\$50,815.56 /AC	

**Property Description**

PRICE REDUCED!!! 31.88 acres, approx. 10 acres of field and 20 acres of woods, with 10 of the wooded acres being buildable. Located near the Fox River Mall, Hwy. 41, and the Outagamie County Airport. Can be split into smaller parcels if required. Image 3 shows a possible private road and how the 33.74 acres could be broken down into smaller lots and outlots. The possible lots would be priced at \$99,900 an ACRE.

6 2600 N Casaloma Drive, Grand Chute WI, Grand Chute, WI 54913



Price \$849,999  
 Lot Size 18.22 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Kara Homan  
 (920) 832-6034  
 Status Active

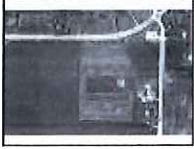
Property Notes

**Lots**

#	Price	Size	Price/Size	Description
	\$849,999	18.22 AC	\$46,651.98 /AC	

**Property Description**

18.22 Acres located on the corner of highway 15 and Casaloma Drive in the desirable Grand Chute Area. Located within close proximity to Interstate 41 and Appleton International Airport.



Price \$1,038,000  
 Lot Size 34.60 AC  
 Property Sub-type Industrial (land)  
 Broker Information DEWITT LONDRE  
 DeWitt Londre LLC  
 (920) 740-6660  
 Status Active

Property Notes

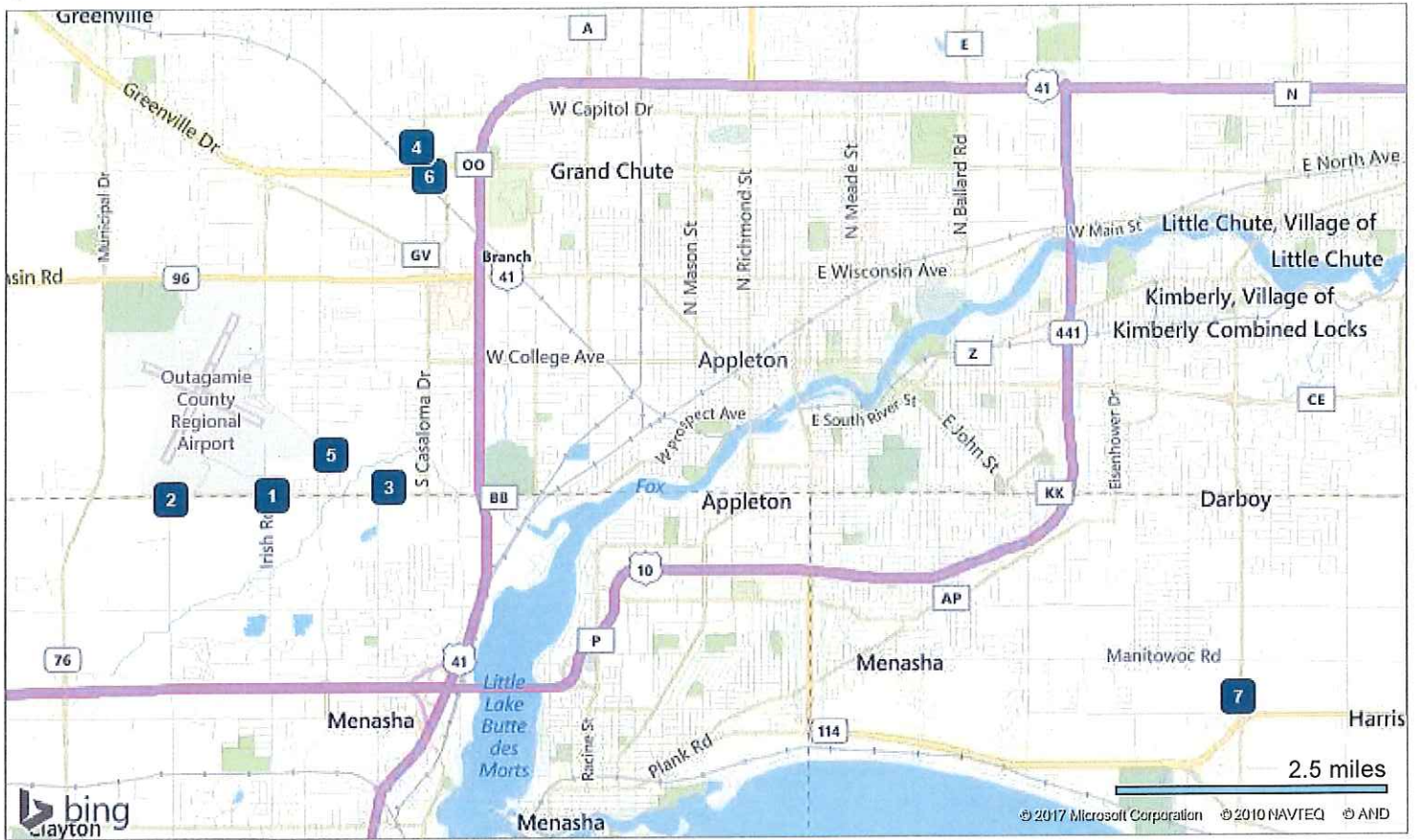
**Lots**

#	Price	Size	Price/Size	Description
	\$1,038,000	34.60 AC	\$30,000 /AC	

**Property Description**

Developmental land ability for multiple potential opportunities. Could be small subdivision or commercial property. Currently zoned as agricultural

Map



- |  |   |   |
|--|---|---|
| <p><b>1</b> Cty Hwy BB &amp; Irish Road<br/>Menasha, WI 54952</p>                    | <p><b>2</b> Cty. BB and N. Clayton Ave.<br/>Menasha, WI 54952</p>       | <p><b>3</b> Prospect Court &amp; Abitz Road<br/>Appleton, WI 54914</p>          |
| <p><b>4</b> NW Corner of Casaloma &amp; Converters Dr.<br/>Grand Chute, WI 54914</p> | <p><b>5</b> Lot 1 (0000 Consolidated Ct.)<br/>Grand Chute, WI 54913</p> | <p><b>6</b> 2600 N Casaloma Drive, Grand Chute WI<br/>Grand Chute, WI 54913</p> |
| <p><b>7</b> N8972 County Road N<br/>Appleton, WI 54915</p>                           |   |   |