

SAM'S CLUB OUTLOT

INTERSTATE 41 & WISCONSIN AVE., APPLETON, WI

**ADDRESS:**

1000 N. Westhill Blvd, Appleton, WI 54914

PROPERTY DETAILS:

1.06 Acres - Parcel ID# 102-3276-0

PRICE:

Negotiable

ZONING:

G2 - Regional Commercial

TAXES (2018):

\$ 8,785.08

TRAFFIC COUNTS:

11,400 AADT (N. Westhill Blvd)
 26,000 AADT (W. Wisconsin Ave)
 30,100 AADT (Interstate 41)

PROPERTY FEATURES:

- Parcel is visible from US HWY 41
- Come join the many national and local retailers that occupy Appleton's busiest retail corridor

NEIGHBORING RETAILERS INCLUDE:

SAM'S CLUB OUTLOT

INTERSTATE 41 & WISCONSIN AVE., APPLETON, WI



SAM'S CLUB OUTLOT
I-41 & WISCONSIN AVE., APPLETON, WI

OF
LOT 1 OF OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. 3809 OF
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 29, TOWNSHIP 21 NORTH, RANGE 17 EAST, AND ALL OF
LOTS 12 AND 13, AND PART OF LOTS 11 AND 14, WESTHILL EAST,
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



Street Markers
 Blue = 20000
 Top marker = 27650
 Marker indicates an area
 of survey, visible to
 satellite search

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Deciduous Trees
 Bush
 Light Pole
 Telephone Line
 Electric Pedestal/Transformer
 Electric Meter
 Gas Valve
 Telephone Pedestal
 TV Valve
 Weather Vane
 Valve Box/Valve and Valve
 Fire Hydrant
 Sanitary Sewer
 Sanitary Manhole
 Storm Sewer
 Man and End Section
 Storm Manhole
 Curb Inlet Type 700
 Sign
 Mailbox
 Signal Post
 Mass Area
 Property Line
 Easement Right-Of-Way Line
 Building Setback Line
 Section Line
 Easement Line
 Costover Line
 Set 10' P Line
 Found Measurement
 Record Distance
 Measured Distance

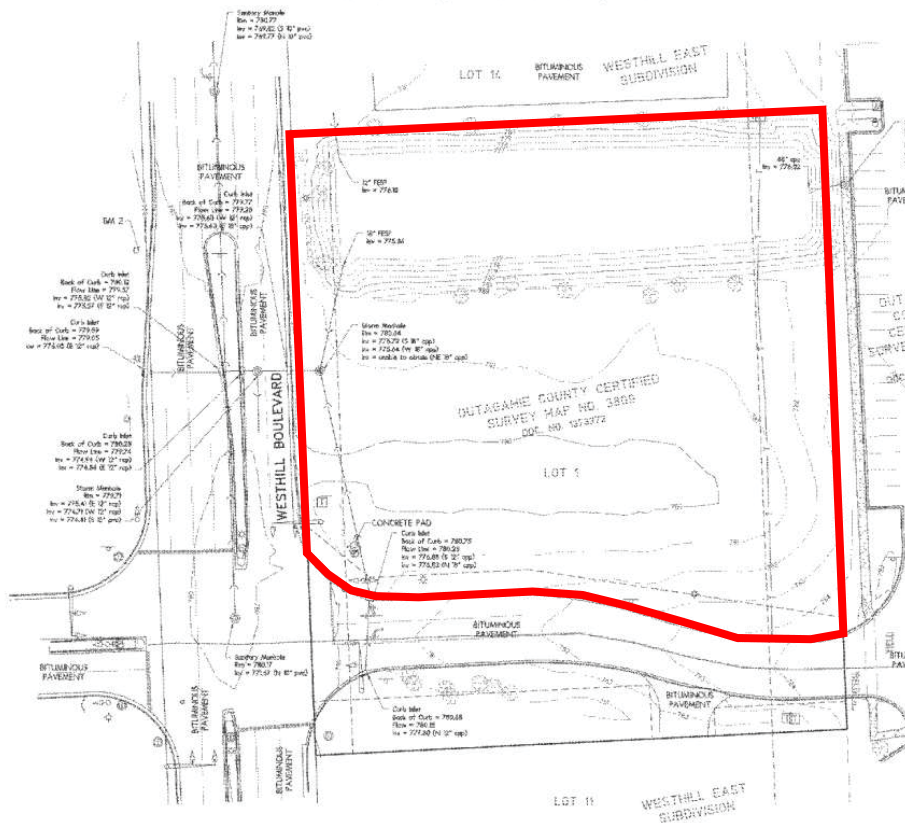
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VICINITY MAP

DESCRIPTION	ELEVATION (UGGS)
BENCHMARK 1 TOP NORTHWEST BOLT ON FIRE HYDRANT APPROXIMATELY 26' EASTLY OF NORTHEAST CORNER OF PROPERTY	785.34
BENCHMARK 2 TOP NORTHWEST BOLT ON FIRE HYDRANT ON MED. TRAIL OF-WAY LINE OF WEST 10th. BULEVARD APPROXIMATELY 104' SOUTHWESTLY OF NORTHWEST CORNER OF PROPERTY	781.56



SAM'S CLUB OUTLOT I-41 & WISCONSIN AVE., APPLETON, WI

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

EDG 18 LLC

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____
38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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Unfiled