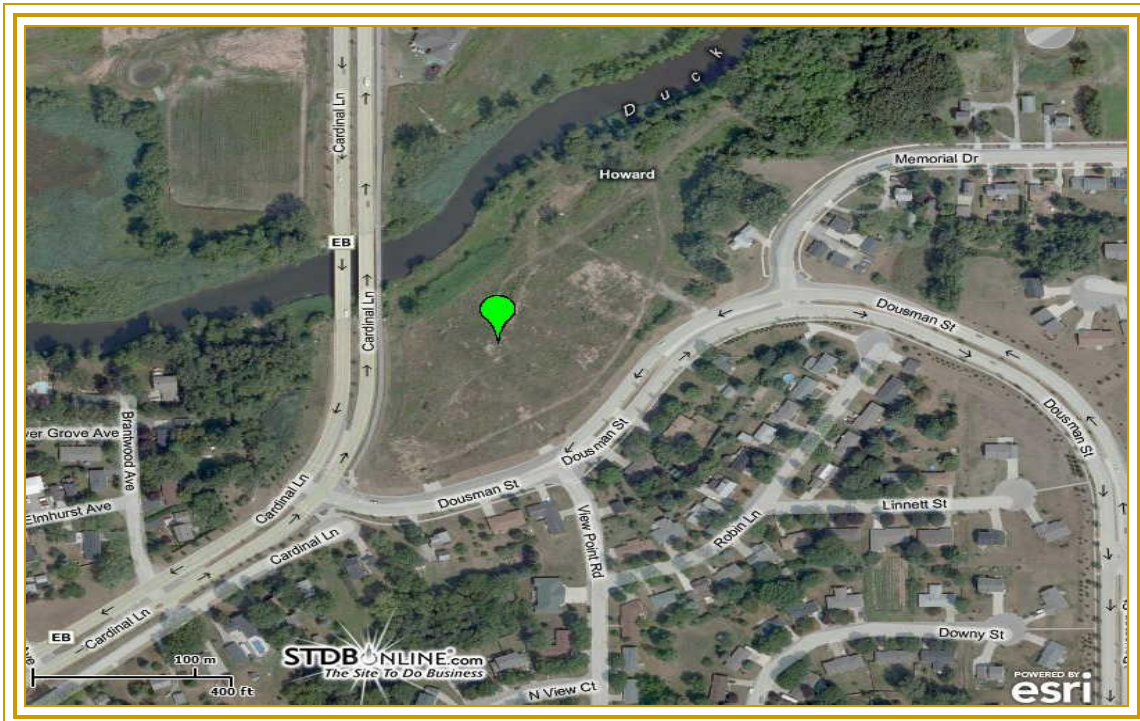


**VACANT LAND**  
Cardinal - Memorial - Dousman  
Village Of Howard



**VANDER ZANDEN**  
REAL ESTATE COMPANY, LLC  
107 S. Madison Street  
Green Bay, WI 54301  
**920-437-9797**



**SITE**

Approximately 10 ½ acres of retail land located in the Village of Howard on Cardinal Lane. The site is approximately one block north of Highway 29 (Shawano Avenue) and is part of the intense retail district of Howard. The site also has frontage on Memorial Drive which is the extension of Dousman Street. The buildable area which lies outside of the floodway is approximately 9 acres of land.

Traffic count in 2009 was approximately 18,000 cars per day on Cardinal Lane and 7,000 cars per day on Memorial Drive for a total of 25,000. These traffic counts have increased since 2009.

Approximately 10 ½ acres

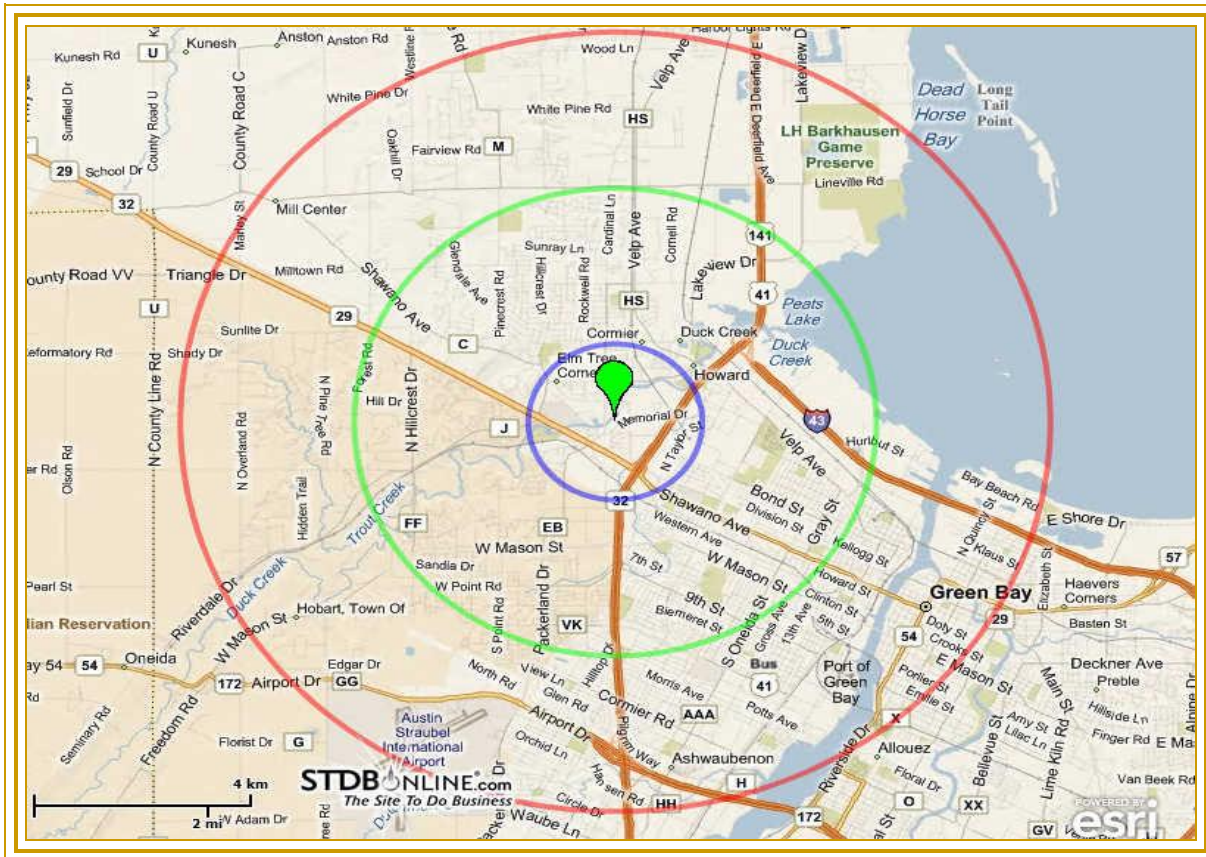
Zoned: South Cardinal Lane Business

2010 Taxes: \$4,409.60

**ASKING PRICE \$2,500,000**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

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| <b>Ring: 1 mile Radius</b>    | <b>2000</b>   | <b>2010</b>    | <b>2015</b>    |
|-------------------------------|---------------|----------------|----------------|
| <b>Population</b>             | <b>4,601</b>  | <b>5,070</b>   | <b>5,225</b>   |
| <b>Households</b>             | <b>1,828</b>  | <b>2,078</b>   | <b>2,158</b>   |
| <b>Families</b>               | <b>1,178</b>  | <b>1,315</b>   | <b>1,356</b>   |
| <b>Average Household Size</b> | <b>2.49</b>   | <b>2.41</b>    | <b>2.40</b>    |
| <b>Median Age</b>             | <b>33.5</b>   | <b>36.3</b>    | <b>37.2</b>    |
| <b>Ring: 3 mile Radius</b>    | <b>2000</b>   | <b>2010</b>    | <b>2015</b>    |
| <b>Population</b>             | <b>48,612</b> | <b>51,858</b>  | <b>52,754</b>  |
| <b>Households</b>             | <b>20,088</b> | <b>21,980</b>  | <b>22,501</b>  |
| <b>Families</b>               | <b>12,866</b> | <b>13,924</b>  | <b>14,179</b>  |
| <b>Average Household Size</b> | <b>2.40</b>   | <b>2.34</b>    | <b>2.32</b>    |
| <b>Median Age</b>             | <b>35.4</b>   | <b>37.3</b>    | <b>37.4</b>    |
| <b>Ring: 5 mile Radius</b>    | <b>2000</b>   | <b>2010</b>    | <b>2015</b>    |
| <b>Population</b>             | <b>98,654</b> | <b>102,258</b> | <b>103,026</b> |
| <b>Households</b>             | <b>39,715</b> | <b>42,154</b>  | <b>42,742</b>  |
| <b>Families</b>               | <b>25,043</b> | <b>26,255</b>  | <b>26,483</b>  |
| <b>Average Household Size</b> | <b>2.44</b>   | <b>2.39</b>    | <b>2.37</b>    |
| <b>Median Age</b>             | <b>34.7</b>   | <b>36.5</b>    | <b>36.6</b>    |

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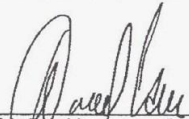
# CERTIFIED SURVEY MAP

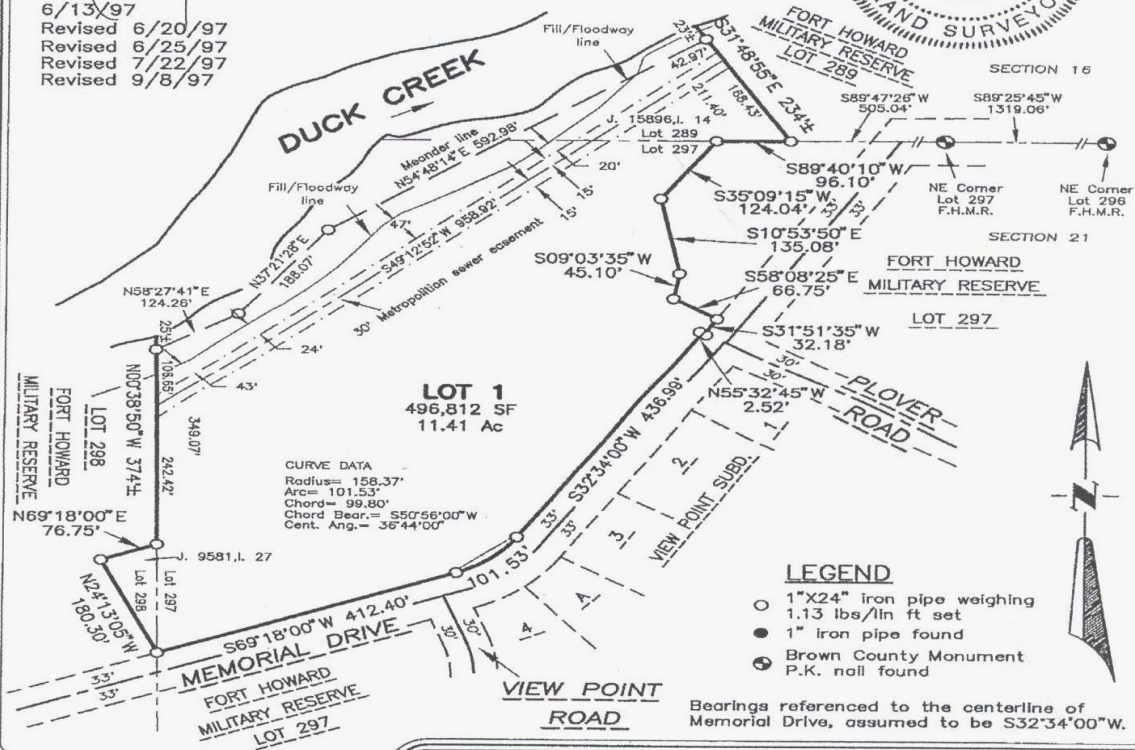
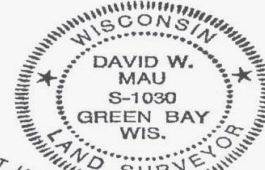
RETRACEMENT OF LANDS DESCRIBED IN J. 15896, I. 14 AND J. 9581, I. 27.

SURVEYOR'S CERTIFICATE

I, David W. Mau, Registered Land Surveyor, do hereby certify this certified survey map is not a division of property but solely a retracement and depiction of the land boundaries recording in J. 15896, I. 14 and J.9581, I. 27, Brown County records and located in Lots 289, 297 and 298 Fort Howard Military Reserve, Village of Howard, Brown County, Wisconsin, more fully described on Sheet Two.

That such plat is a correct representation of all the exterior boundaries of the land survey. That I have made such a survey and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the Brown County Planning Commission in surveying and mapping the same. This map shall not create additional lots that are not of record.

  
 David W. Mau S-1030  
 6/13/97  
 Revised 6/20/97  
 Revised 6/25/97  
 Revised 7/22/97  
 Revised 9/8/97



**MAU & ASSOCIATES**  
 LAND SURVEYING \* CIVIL ENGINEERING

CLIENT: Richard Sturzl  
 DATE DRAFTED: 5/20/97  
 AUTOCAD DRAWING NO.: S-12484D  
 DRAFTED BY: STD

**SCALE: 1" = 200'**

Sheet One of Two  
 Project No.: S-12484  
 Drawing No.: L-4377

## VANDER ZANDEN REAL ESTATE COMPANY, LLC

107 South Madison Street  
 Green Bay, Wisconsin 54301

920.437.9797

www.vanderzanden.net

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