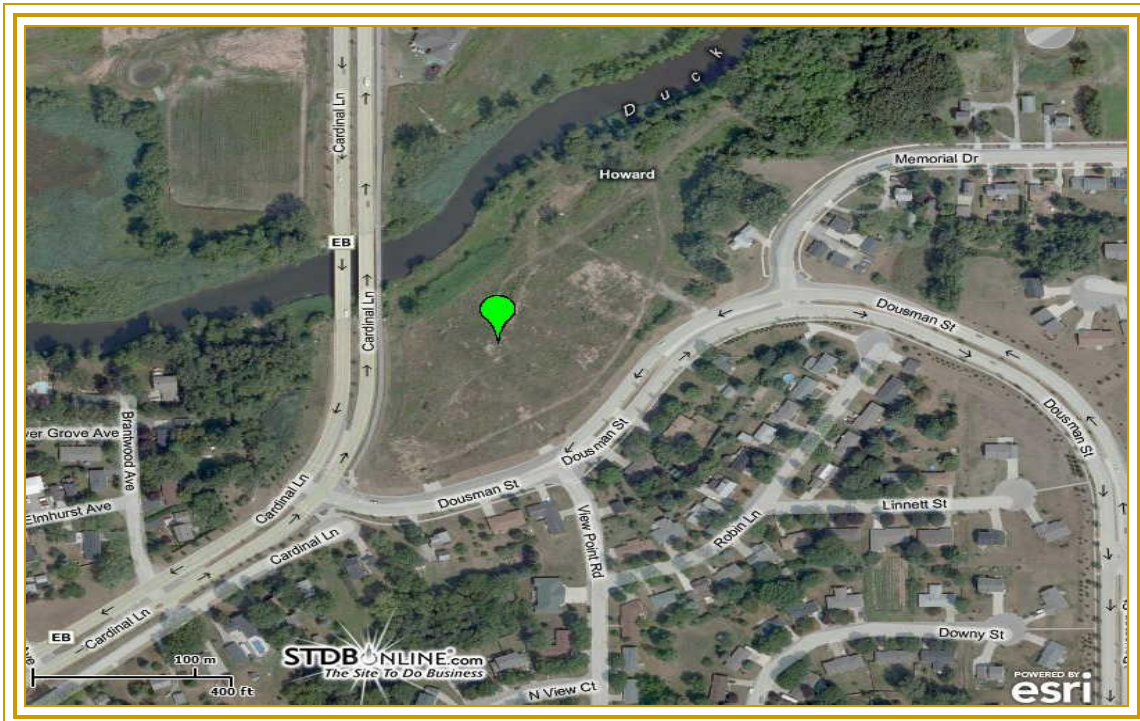


VACANT LAND
Cardinal - Memorial - Dousman
Village Of Howard



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

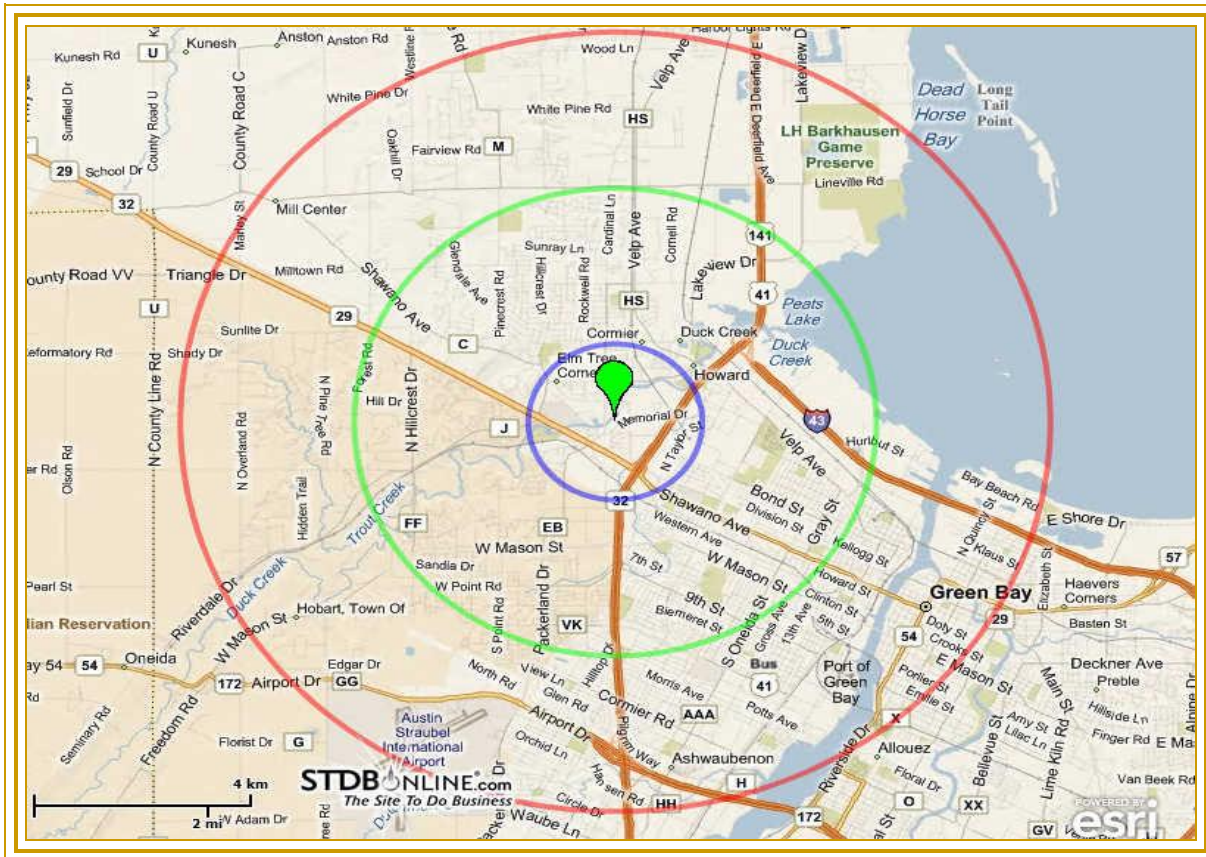
Zoned: South Cardinal Lane Business

2011 Taxes: \$4,383.60

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

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1569489

5500

CERTIFIED SURVEY MAP

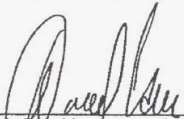
RETRACEMENT OF LANDS DESCRIBED IN J. 15896, I. 14

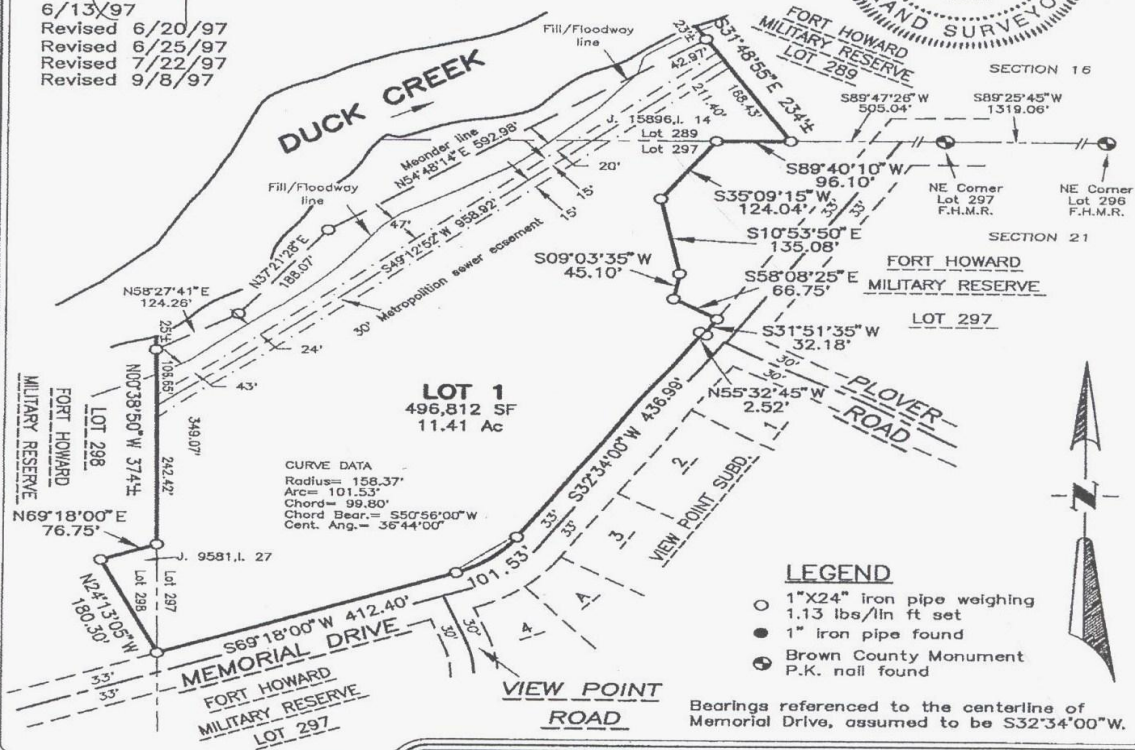
SURVEYOR'S CERTIFICATE

AND J. 9581, I. 27.

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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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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Drafted by Attorney Debra Peterson Conrad

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