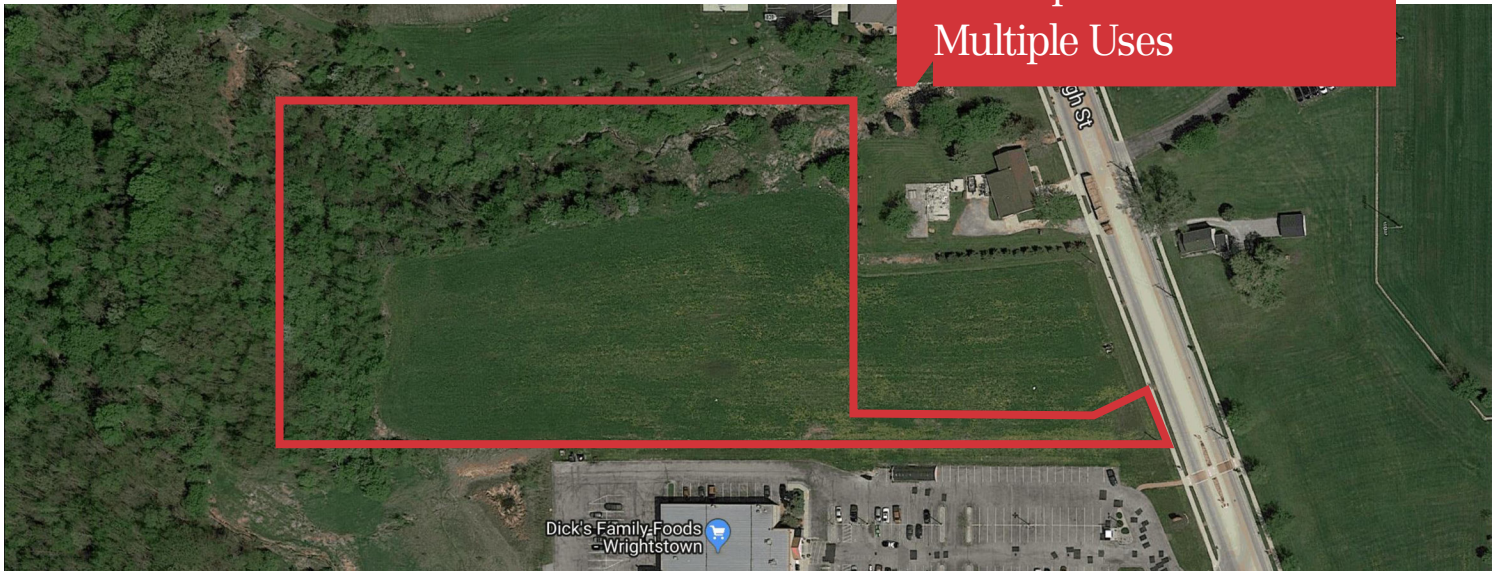


For Sale

7.211 Acres

Commercial Land  
Development

Multiple Uses



## 300 Block High Street

Wrightstown, WI

Located on the east side of Wrightstown adjacent to Dick's Family Foods grocery store and the Village of Wrightstown offices.

This parcel is ready for commercial development with multiple uses.

Great location for a small shop retail/office center or stand alone development.

Close to Wrightstown Elementary and Wrightstown High School.

High Street (CTH 96) is the artery giving access to the west side of the Fox River in Wrightstown.



<b>PRICE</b>	<b>\$80,000</b>
PARCEL SIZE	7.211 ACRES
PARCEL NUMBER	VW-53
POTENTIAL USES	Retail, Restaurant, Office, Medical, Bank

For more information:

**Adam Meyers**

920.560.5091 • AdamM@naipfefferle.com

**Tom Fisk**

920.560.5090 • TomF@naipfefferle.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

1192 Hansen Road, Suite 201

Green Bay, WI 54304

920.884.5000

[naipfefferle.com](http://naipfefferle.com)



For Sale  
 300 Block High St.  
 Wrightstown, WI

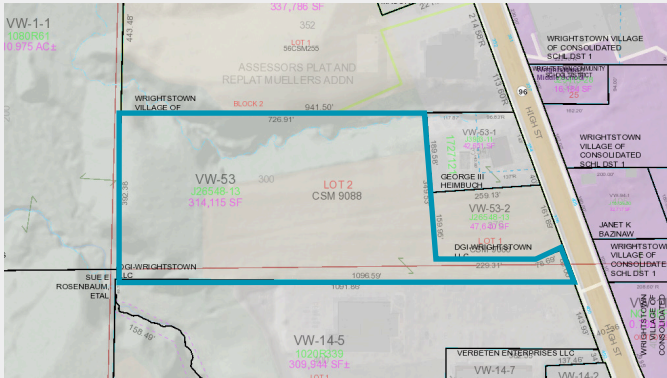
## 2019 Demographics

	1 MILE	5 MILES
POPULATION	3,336	10,141
HOUSEHOLDS	1,244	3,761
AVG HOUSEHOLD INCOME	\$81,606	\$83,659

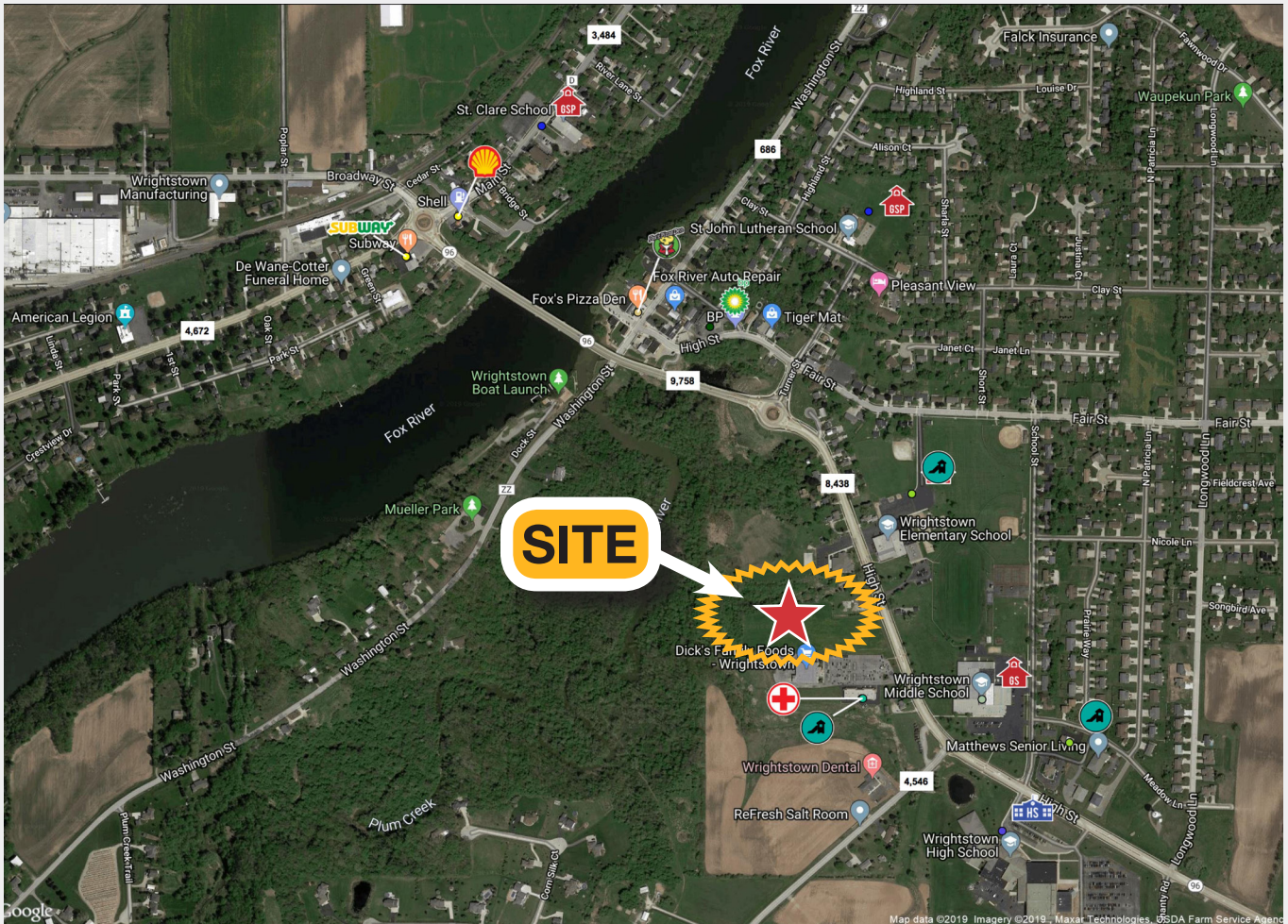
## Daily Traffic Counts

HWY 96 / HIGH STREET	9,758
MAIN STREET	4,672
PLUM ROAD	4,546

## GIS Map



## Area Business Map



1192 Hansen Road, Suite 201  
 Green Bay, WI 54304  
 920.884.5000  
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For Sale  
 300 Block High St.  
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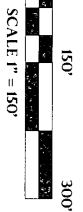
2870017

MAP# 9088  
 CHERYL BERKEN  
 BROWN COUNTY RECORDER  
 GREEN BAY, WI  
 RECORDED ON  
 08/13/2019 04:05 PM  
 REC FEE: \$2.00  
 REC FEE: 30.00  
 PAGES: 6

CERTIFIED SURVEY MAP



FIELDWORK COMPLETED ON MARCH 6-7, 2019



THE EAST LINE OF THE SE 1/4 OF SEC. 2, T.21N, R.19E EAST, WHICH BEARS N 02°05'46" E AS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM, NAD 83 (2011).

BASIS FOR BEARINGS

VOL. 40 CSMS. PG. 30-33  
 BY OTHERS  
 SEE EASEMENT AREA  
 DETAIL SHEET 2  
 CSM # 6036

BEING A PART OF LOT 1 OF BLOCK 2 OF ASSESSORS PLAT AND REPLAT OF MUELLER'S ADDITION, EAST SIDE OF THE FOX RIVER, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 2, TOWNSHIP 21 NORTH, RANGE 19 EAST, VILLAGE OF WRIGHTSTOWN, BROWN COUNTY, WISCONSIN.

**SURVEYOR'S NOTES**

1. "TOP OF SLOPE" LOCATED BASED ON DATA FROM BROWN COUNTY GIS MAPPING, AND IS APPROXIMATE SLOPES BETWEEN "TOP OF SLOPE" AND "EDGE OF CREEK" ARE 20% OR GREATER. SEE RESTRICTIONS ON PAGE 3. SEE ESA AND SETBACK DIMENSIONS ON PAGE 2.

2. THE "CREEK" AS SHOWN IS CONSIDERED A NAVIGABLE WATERWAY AND IS SUBJECT TO THE PUBLIC TRUST DOCTRINE FOR NAVIGABLE WATERS. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

JORDAN G. BROST  
 S-3098  
 WI 8-12-2019  
 LAND SURVEYOR

**LEGEND**

- 1/4" O.D. X 48" IRON PIPE SET WEIGHING 168 LBS/LIN. FT.
- 1/4" O.D. X 18" IRON PIPE SET WEIGHING 168 LBS/LIN. FT.
- 1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- MAG NAIL FOUND
- CALCULATED CORNER
- STONE MONUMENT FOUND
- RECORDED AS ACCESS LOCATION APPROVED WISCONSIN DOT.
- ENVIRONMENTALLY SENSITIVE AREA (ESA)

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST AND DRAWN BY TRAVIS PLANTICO

FIELD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 1 OF 6 SHEETS

JOB # 19.422

Land Surveying  
 Civil Engineering  
 Landscape Architecture

Jordan G. Brost, PLS #3009  
 4941 Kirschling Court  
 Stevens Point, WI 54481  
 715.344.9999 (Ph) 715.344.9922 (Fax)



# STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

**Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.**

## Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

## CONFIDENTIAL INFORMATION

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## NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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(Insert information you authorize to be disclosed, such as financial qualification information.)

## Definition of Material Adverse Facts

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

## Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.