



BOMIER PROPERTIES, INC.

5553 Waterford Lane, Suite A • Appleton, WI 54913 • Office (920) 739-5300 • Fax (920) 739-7007

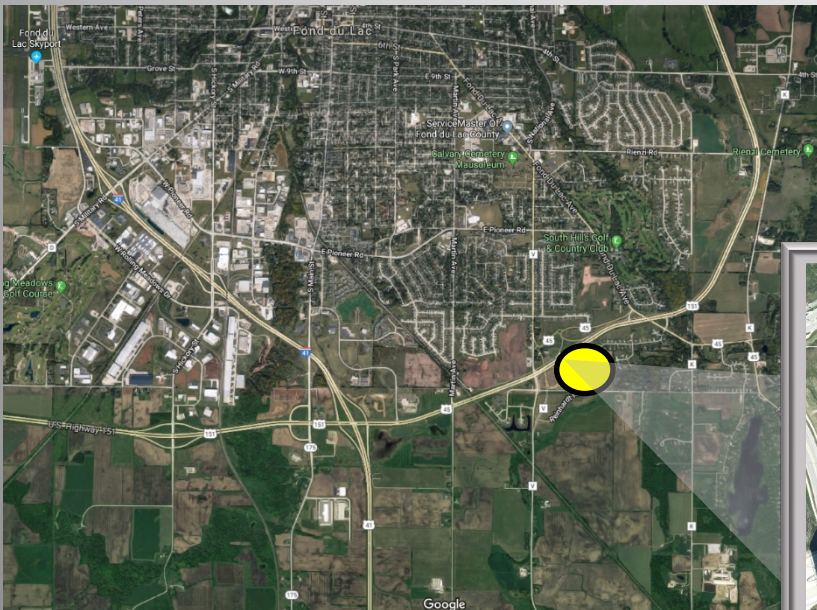
Please Contact: Troy Rademann, CCIM • Email: troyrademann@gmail.com • Website: www.bomier.com

**COMMERCIAL
REAL ESTATE
PROFESSIONALS**

FOR SALE

PRIME VACANT LAND

HWY 151/CTY V • TOWN OF FOND DU LAC • FOND DU LAC COUNTY



First time on the market! Well situated for residential, multifamily and commercial uses. Great access to Hwy 151, Interstate 41 and city of Fond du Lac. Property will be annexed to the city for development. Not currently serviced by utilities; zoning and site plan will need city approval. Property may be subject to land use conversion assessment.



Acreage – 42.8 acres

2018 Taxes – \$159.01

Zoning – Agricultural

Hwy 151 – 16,000 VPD

Sale Price \$1,285,000.00



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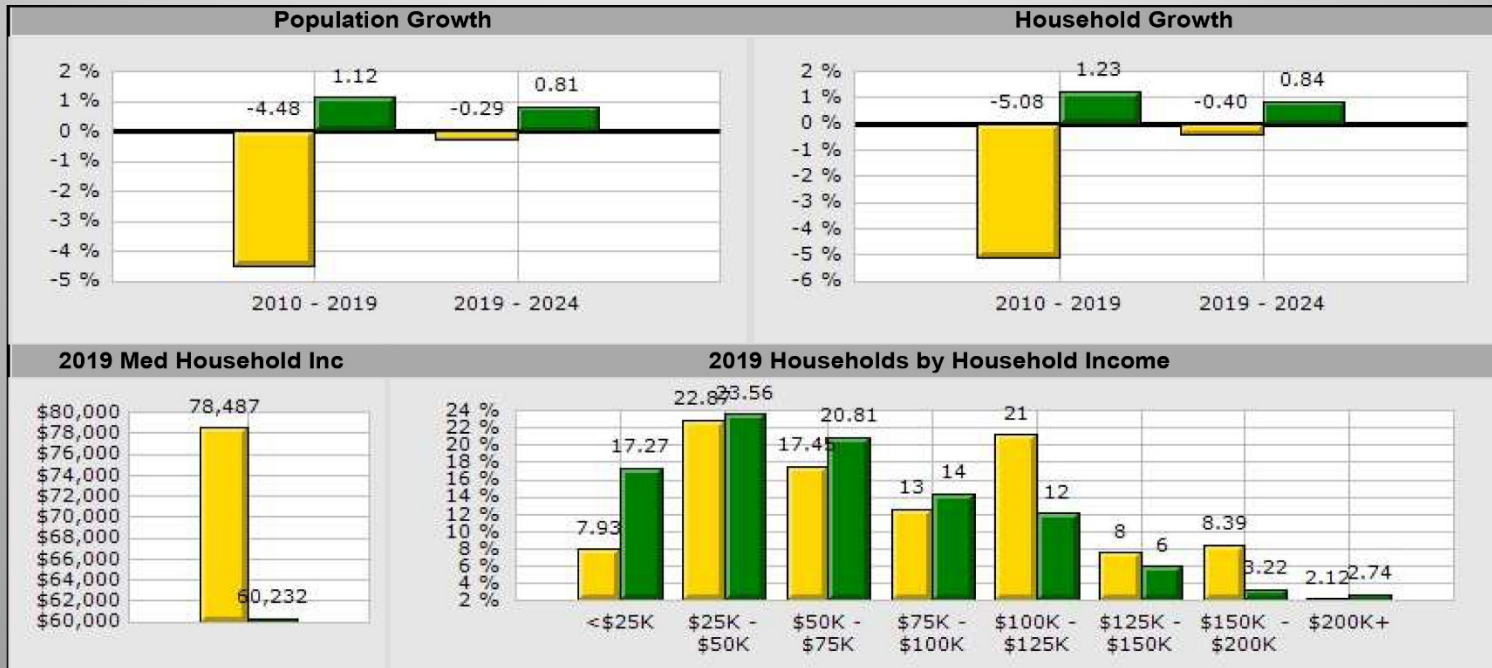
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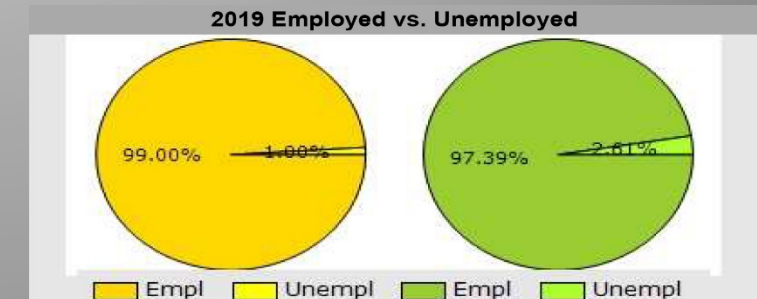
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FOR SALE PRIME VACANT LAND

HWY 151/CTY HWY V • TOWN OF FOND DU LAC • FOND DU LAC COUNTY



			5 Mile
Population	2019 Total Population:	3,839	31,221
	Average Age:	42.40	39.90
Households	2019 Total Households:	1,513	12,970
	Median Household Inc:	\$78,487	\$55,019
Housing	Median Home Value:	\$192,153	\$154,206
	Median Year Built:	1991	1965
			1968





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HWY 151/CTY HWY V • TOWN OF FOND DU LAC • FOND DU LAC COUNTY

Vacant Land

US Highway 151 @ County Highway V, Fond Du Lac, WI 54935

2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$42,781	\$303,816	\$482,409

Total Apparel	\$2,384	\$17,498	\$27,824
Women's Apparel	980	6,873	10,884
Men's Apparel	516	3,738	5,923
Girl's Apparel	177	1,394	2,232
Boy's Apparel	128	955	1,526
Infant Apparel	96	808	1,299
Footwear	487	3,731	5,960

Total Entertainment & Hobbies	\$3,418	\$24,971	\$39,547
Entertainment	545	3,843	6,019
Audio & Visual Equipment/Service	1,523	11,476	18,277
Reading Materials	200	1,336	2,103
Pets, Toys, & Hobbies	1,150	8,317	13,148
Personal Items	3,393	24,105	38,265

Total Food and Alcohol	\$11,549	\$85,026	\$135,680
Food At Home	6,379	47,721	76,399
Food Away From Home	4,384	31,334	49,839
Alcoholic Beverages	786	5,971	9,442

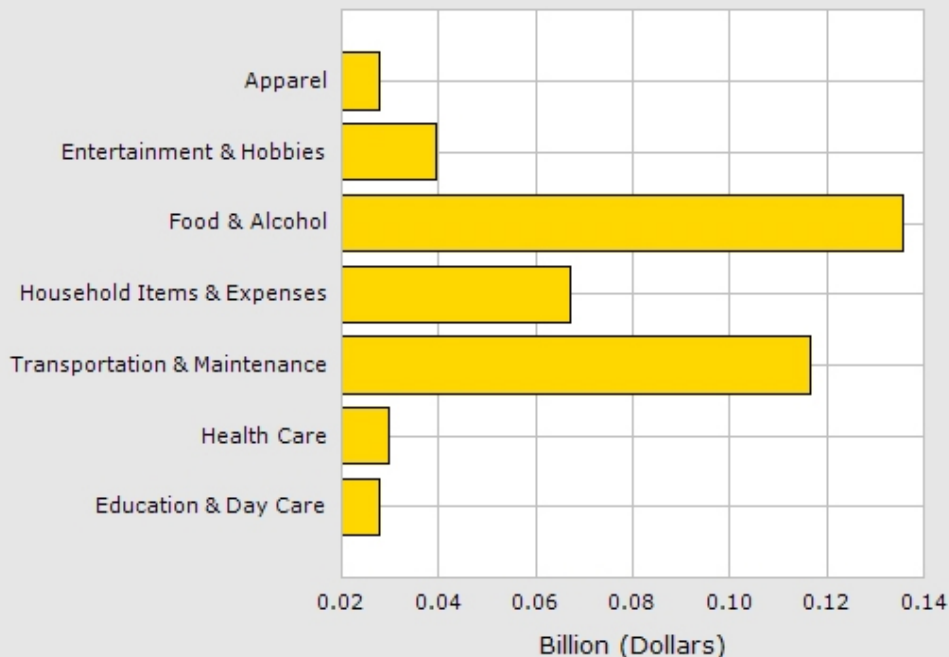
Total Household	\$6,200	\$42,494	\$67,018
House Maintenance & Repair	1,276	8,598	13,497
Household Equip & Furnishings	2,522	17,449	27,651
Household Operations	1,791	12,585	19,842
Housing Costs	610	3,862	6,028

2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$10,473	\$73,286	\$116,523
Vehicle Purchases	4,745	31,971	50,659
Gasoline	3,420	25,300	40,619
Vehicle Expenses	300	2,135	3,127
Transportation	711	4,607	7,246
Automotive Repair & Maintenance	1,297	9,274	14,872

Total Health Care	\$2,675	\$18,724	\$29,765
Medical Services	1,490	10,419	16,547
Prescription Drugs	941	6,642	10,570
Medical Supplies	245	1,663	2,648

Total Education/Day Care	\$2,688	\$17,712	\$27,788
Education	1,750	11,539	18,112
Fees & Admissions	938	6,173	9,676

2019 Consumer Spending



FOR MORE INFORMATION PLEASE CONTACT

TROY RADEMANN, CCIM
OFFICE: (920) 739-5300
CELL: (920) 913-7355
EMAIL: info@bomier.com

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

35 _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

38 _____

39 _____

40 _____

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

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

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

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