



## 23 EAST AT 151 FOND DU LAC WI



This/the information found in this publication is deemed reliable, but not guaranteed.

# DEVELOPMENT OPPORTUNITY

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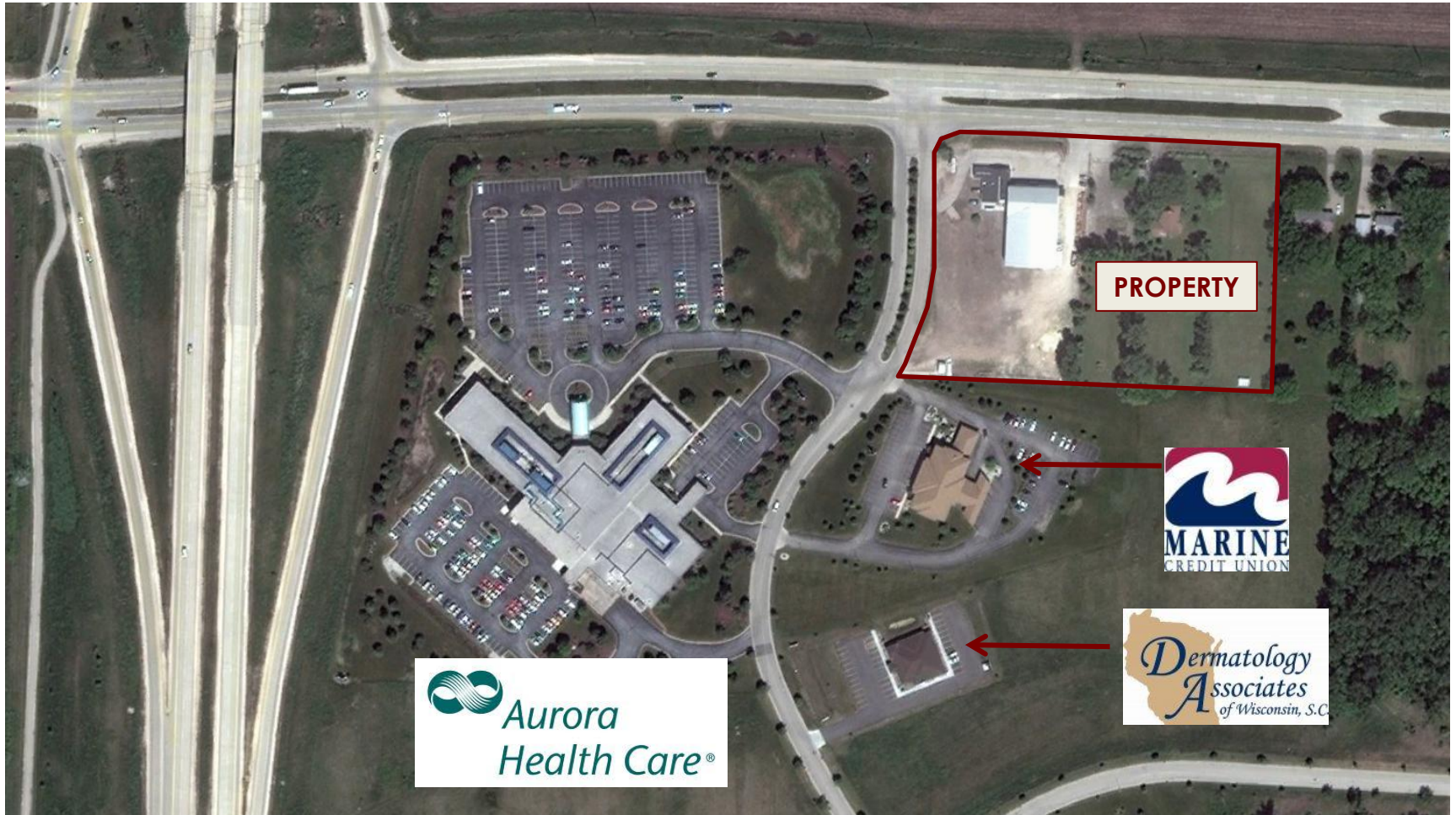


**FOR SALE \$1,155,000 ◦ SUPERB DEVELOPMENT OPPORTUNITY**

**4.6 ACRES NEXT TO AURORA HEALTH CENTER**

Prime commercial development location sure to create expanding shopping options in Fond du Lac's fastest growing retail corridor. An increasing traffic count, nearby businesses currently expanding, and growing roof tops - make this development an ideal location.

151 & EAST HWY 23 FOND DU LAC, WI



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## HARD CORNER. OUTSTANDING DEVELOPMENT VALUE BY COMPARISON.

Seeking Retail Or Professional Anchor Within Fond Du Lac's Fastest Growing Corridor.

First hard corner east of the 151 bypass on Hwy 23. Ideal location next to Aurora Health Center, Marine Credit Union, and many more . A clear price advantage within the corridor with multiple development pattern possibilities.

920-539-7014  
920-295-9884

**FOR SALE** ◦ **\$1,155,000** | **4.6 + ACRES**

### Site Details

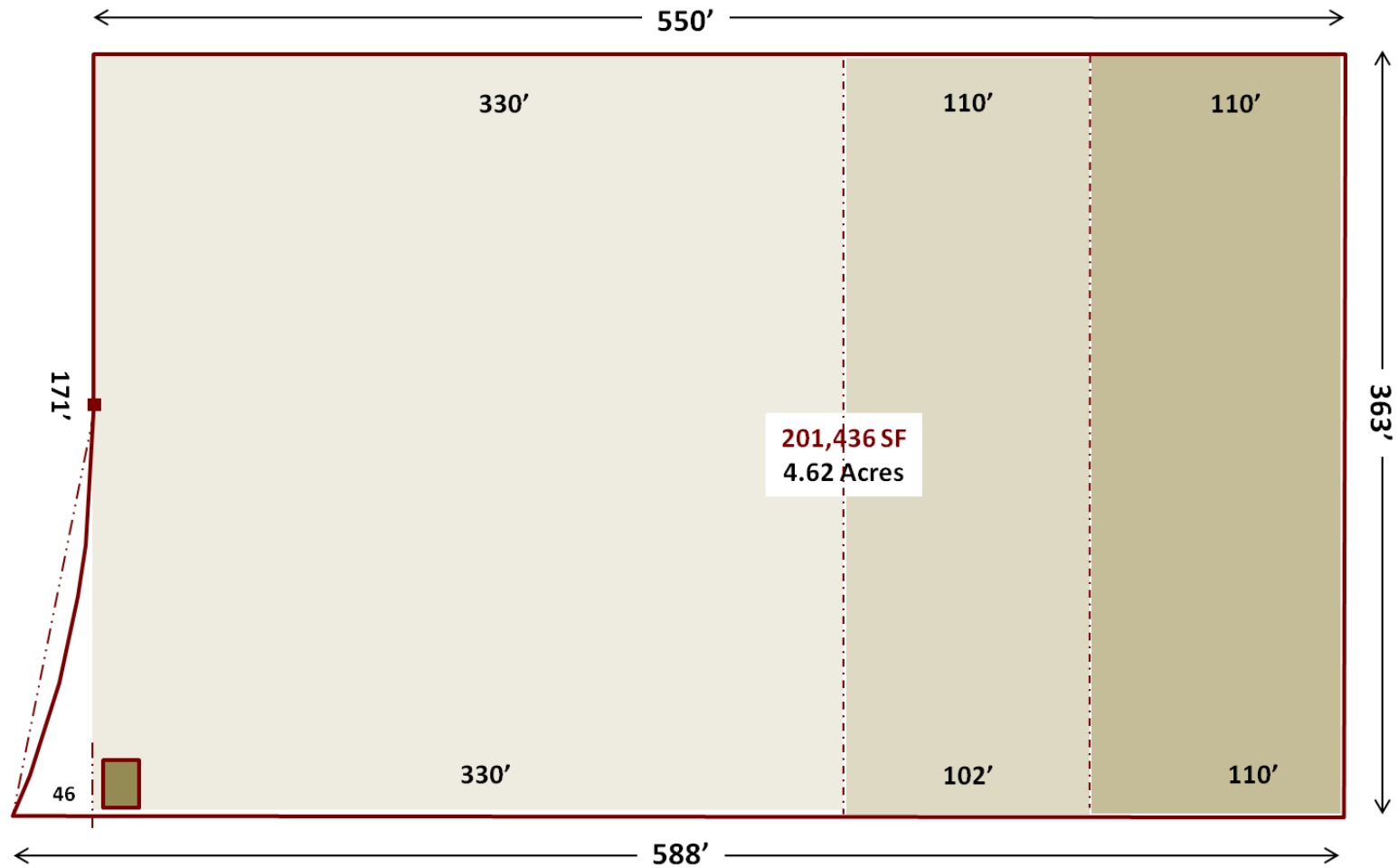
<b>Overall Size</b>	<b>Approx. 4.62 Acres</b>		
Development Pattern	Retail or Professional Excellent For Anchor/ Strip Center Concept		
Hard Corner - Yes	Hwy 23 & Wis. American Drive		
Building Area	Approx. 40,000± SF Subject To City Site Plan Review & Approval		
Municipal Sewer	Available		
Municipal Water	Available		
<b>Traffic Count</b>	<b>2008</b>		
Hwy. 23 / East Johnson Street	12,500		
151 Bypass at 23	TBD		
<b>Demographics (2007)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Est. Population	2,267	31,601	51,491
HH Income	\$76,492	\$59,981	\$58,303



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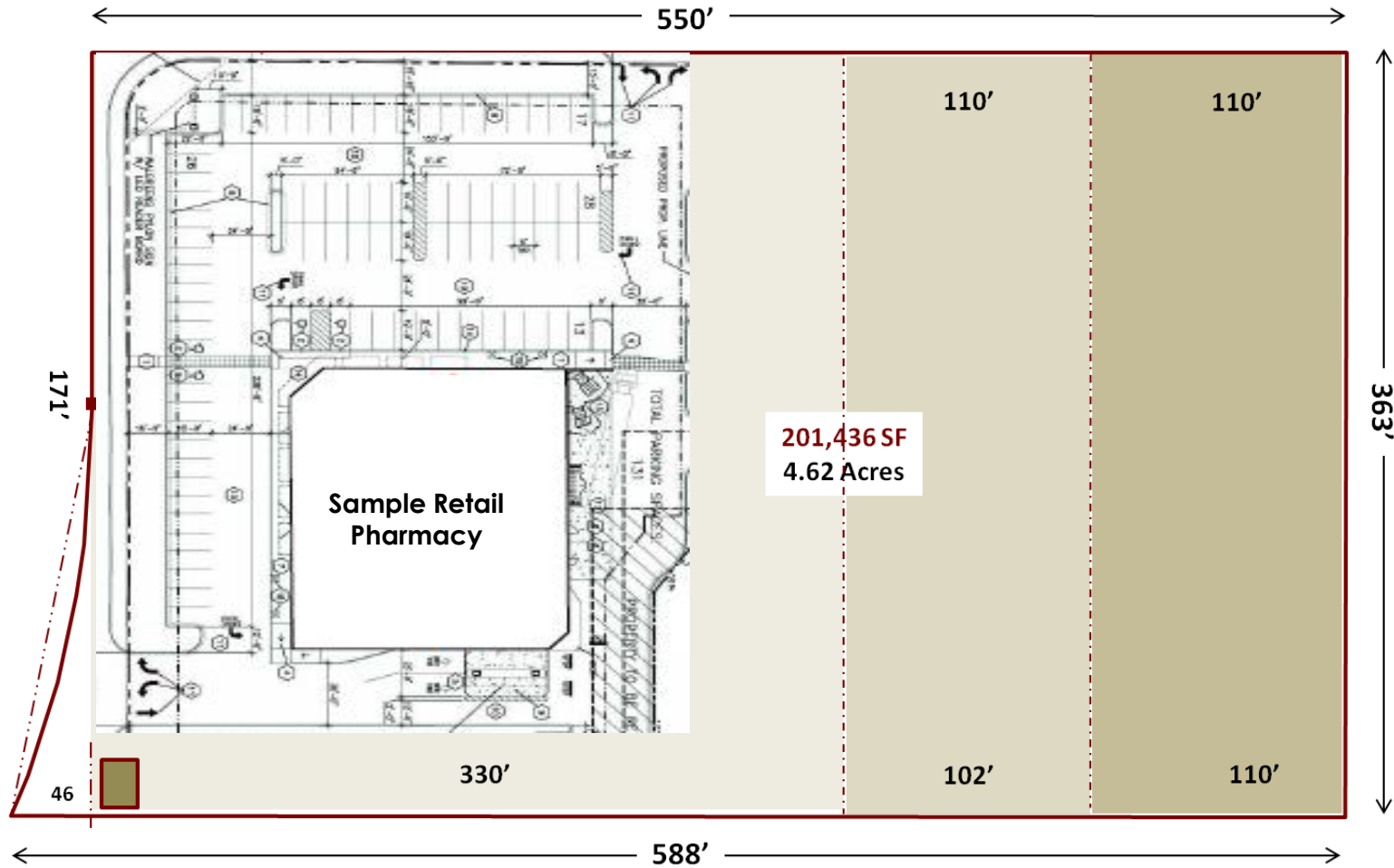


**SITE MEASUREMENTS (FEET) APPROXIMATE**



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### SITE WITH SAMPLE ANCHOR PLACEMENT



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**DEVELOPMENT VALUE BY COMPARISON - PRICING PER ACRE (Average)**

<b>1</b> \$250,000 per Acre	<b>3</b> \$875,000 per Acre	<b>5</b> \$750,000 per Acre	<b>7</b> \$1,000,000 per Acre
<b>2</b> \$850,000 per Acre	<b>4</b> Undisclosed	<b>6</b> \$1,000,000 per Acre	<b>8</b> Not On Market - FROR



## MAP.

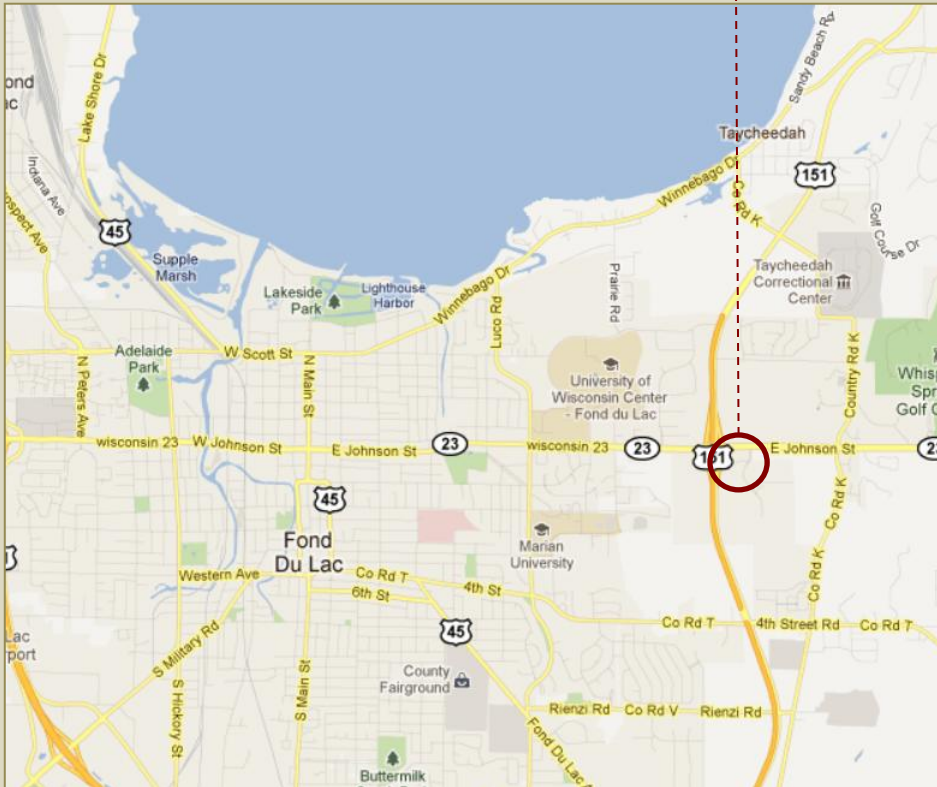
Contact Alex or Tom  
today for a personalized tour.

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## EAST JOHNSON AT HWY 151 FOND DU LAC WI



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