

SALE: Mega 130 Acre Development Site
\$2,995,000
 Featuring: 10 commercial/residential sites



Hwy 151 & Ducharme Pkwy to Hwy K, just north of Hwy 23 (Johnson Road), Fond du Lac, WI

- Straddles US 151 – major frontage and traffic counts
- Site plan approved by Municipality, and DNR
- All streets approved; most paved
- Shovel ready, park and wet lands allocated
- Infrastructure in place or up to site
- Residential lots still selling
- See following pages for site plan and details

List price: \$2,995,000 for the entire site

List price: \$4,803,000 if the lots are sold separately



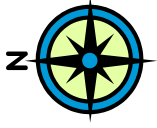
Information shown herein was furnished by sources deemed reliable and is believed to be accurate, however, no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices are subject to change without notice. All boundaries approximate and not to scale.

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Approx. 130 Acre Development
Fond du Lac, Wisconsin



 = Entire Development Boundary
 = Individual Parcel Boundaries

See Key - next page

Boundaries approximate and not to scale

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Fond du Lac, Wisconsin

Within 1.5 miles of:



Moraine Park Technical College



University of Wisconsin Extension - Fond du Lac



Fond du Lac High School

Hwy 151 Ducharme/Hwy 23 to Hwy K Development Fond du Lac, WI

Site Key - Individual Site Acreage and Zoning

Parcel Tax Key #	# of Units	Acres	Zoning	Price	Price/Acre
A 33-531-00		2.79	Commercial	\$799,000	\$286,380
B 33-530-00		2.539	Commercial	\$299,000	\$117,763
C 33-533-00	85	5.937	Office/Multi-family	\$499,000	\$84,049
D 33-523-00	77	7.952	HD Multi-family	\$599,000	\$75,327
E 33-529-00	9.6*	1.178	Lt. Commercial/Multi-family	\$199,000	\$168,930
F 33-513-00	45	4.537	HD Multi-family	\$299,000	\$65,903
G 8 duplex lots		2.315	Residential	\$280,000	\$120,950
H 5 single-family lots		3.626	Residential	\$175,000	\$48,263
I 105 lots		46	Residential	\$999,000	\$21,717
J 20 lots			Residential	\$660,000	
Total Individual				\$4,808,000	
Entire Development Site				\$2,995,000	\$23,038

The above prices reflect the asking prices for *individual* lots.

UTILITIES:

All utilities are available on some lots or are up to the lot. Sewer, Municipal water, gas, electric, telephone, cable available on some lots or in close proximity.

TRAFFIC COUNTS:

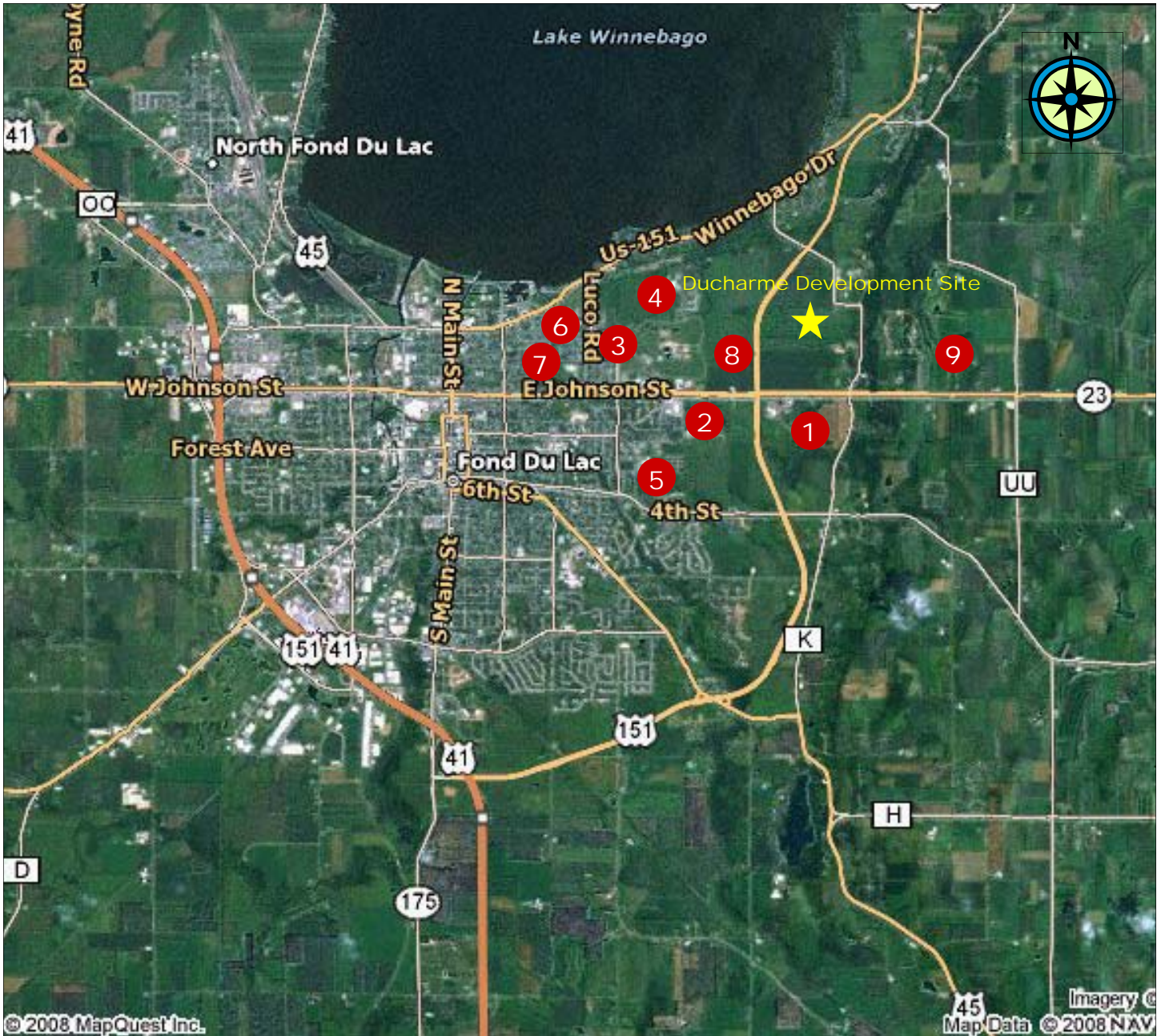
STH 151 - Newly opened 4-lane highway
 Hwy K - 4,500 VPD*
 Hwy 23 - 11,400 VPD
 (*VPD - Vehicles Per Day 2005)

DEMOGRAPHICS:

2007	1 Mile	3 Mile	5 Mile
Population	1,835	35,546	53,622
Average HHI	\$63,443	\$54,411	\$52,580
# of Households	655	13,707	21,409

*If combined with D

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Fond du Lac, Wisconsin



1. Aurora Health Care Center
2. Johnson Crossing Retail Center - Festival Foods
3. Fond du Lac High School
4. Lakeshore Elementary School
5. Woodworth Middle School
6. University of Wisconsin Extension - Fond du Lac
7. Moraine Park Technical College
8. St. Mary's Springs High School
9. Spring Lake Estate, Hunters Grove Subdivision

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BROKER DISCLOSURE TO 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 55-63**).
- 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 55-63**).
- 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.

44 **List Home/Cell Numbers:** _____

45 **SEX OFFENDER REGISTRY**

46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and **Equity Commercial Real Estate LLC** are working

50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's/Listing Broker's Agent) (~~Buyer's/Tenant's Agent or Buyer's Broker's Agent~~) **STRIKE ONE** .

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 _____

54 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.