3D REALTY GROUP

BROKERED BY eXp COMMERCIAL

Land Available For Development

1803 Shawano Ave

Green Bay, WI 54303

Property Information

Sale Price:	$248,000
Lot Size:	0.875 Acres

Vibrant commercial and residential landscapes surround this prime location in Green Bay, WI. Situated a half mile from Interstate 41 and on one of the city's main thoroughfares (Shawano Ave), it's approximately 3 miles to Lambeau Field and runs along a bus route. The area offers a perfect blend of retail, health care and housing. This property is also conveniently located 10 minutes from Austin Straubel International Airport. Nearby dining and entertainment options, in addition to retail and offices, contribute to the dynamic atmosphere of the area. Invest in the thriving Green Bay market and position your development for success in this sought-after location. This lot was used as a lit parking lot to a nearby business. That business no longer needs the additional parking, making this prime land now available for your next opportunity. This city lot is developed with curb cuts, sidewalks and electricity.

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Potential Uses

Currently zoned West Medical 1 which includes a majority of uses from the Office Residential (OR) zoning code. Potential uses could be:

(*Please verify with the City of Green Bay*)

- Assisted living, skilled nursing facility
- Group home, community living, rooming house, shelter facility
- Hotel
- Clinic, healthcare facility
- School, college, university
- Adult daycare, childcare center
- Community center
- Church
- Office
- Bank
- Medical office
- Studio
- Restaurant (without drive-through)
- Dog care service, animal hospital, animal grooming
- Funeral home
- Retail
- Bed & Breakfast
- Catering service
- Veterinary clinic
- Parking lot

Neighboring businesses are Fleet Farm, Meijer, Prevea St. Mary's Health Center, Kwik Trip, St. Mary's Hospital, The Home Depot, and McDonalds, Aldi, Petco, Woodman's, Menards, TJ Maxx, Dollar Tree, Starbucks & Resch Aqutic Center

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Photos

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Parcel Highlights

- Located along a bus route
- Zoned West Medical 1 that includes OR (Office Residential) for versatile use
- Ideal location in Green Bay area
- Close to amenities and services
- Promising investment potential
- Backs up to Badger Park
- Easy access to Interstate 41

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Retailer Map

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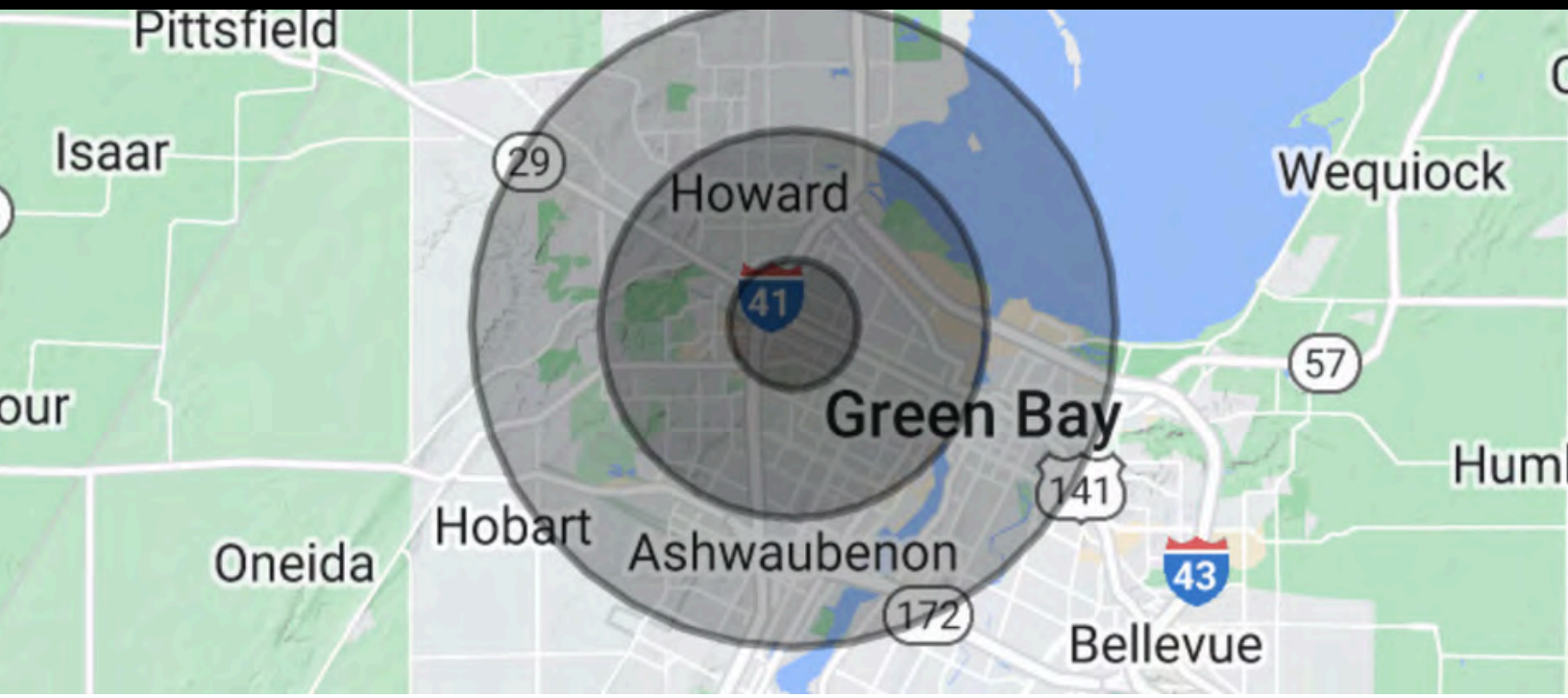
Demographics



Population	1 Mile	3 Miles	5 Miles
Total Population	9,404	68,137	120,005
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,503	29,424	50,607
# of Persons per HH	2.1	2.3	2.4

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DISCLOSURE TO NON-RESIDENTIAL 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 the brokerage firm (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:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) 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 (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) 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 and 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
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 (see lines 35-41) 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: _____

_____

_____

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

_____

_____

_____ *(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.

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