

New Development Coming Soon

328 Oak Ave West

Menomonie, WI



- 5.18 acres of premier retail/office land available across from the newest Kwik Trip and next to Market Place Foods and Fleet Farm in Menomonie, WI.
- Leasing or purchase opportunities available. Call for pricing.
- Just off I-94 and Hwy 25 with a strong traffic base from all directions.
- This is an University town with 9,600+ student enrollments and is the County Seat.
- Strong employment base with several large existing businesses.
- This property is suited for free-standing or multi-tenant buildings. Drive-thru opportunities, easy access and plenty of room for parking.

A.F.T

Real Estate, Inc.

www.aftrealestate.com

Al Taft:

715.839.1234

Cell: 715.577.3333

altaft@aftrealestate.com

Don Myers:

715.839.1234

Cell: 715.308.7777

don@aftrealestate.com

1324 W Clairemont Ave. Ste 4

Eau Claire, WI 54701-6191









SUBJECT PROPERTY
328 OAK AVE W
WENOMONA E, WA

PROPERTY ZONING INFORMATION

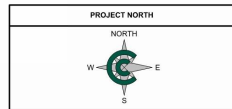
PROPERTY INFORMATION	
ADDRESS:	328 OAK AVE
MUNICIPALITY:	CITY OF MEMPHIS
COUNTY:	DUNN COUNTY
ZONING DESIGNATION:	B-2
PROPERTY BUILDING SETBACKS	
FRONT YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	10 FEET
REAR YARD SETBACK:	25 FEET
MAXIMUM BUILDING HEIGHT:	77 FEET
PARKING REQUIREMENTS	

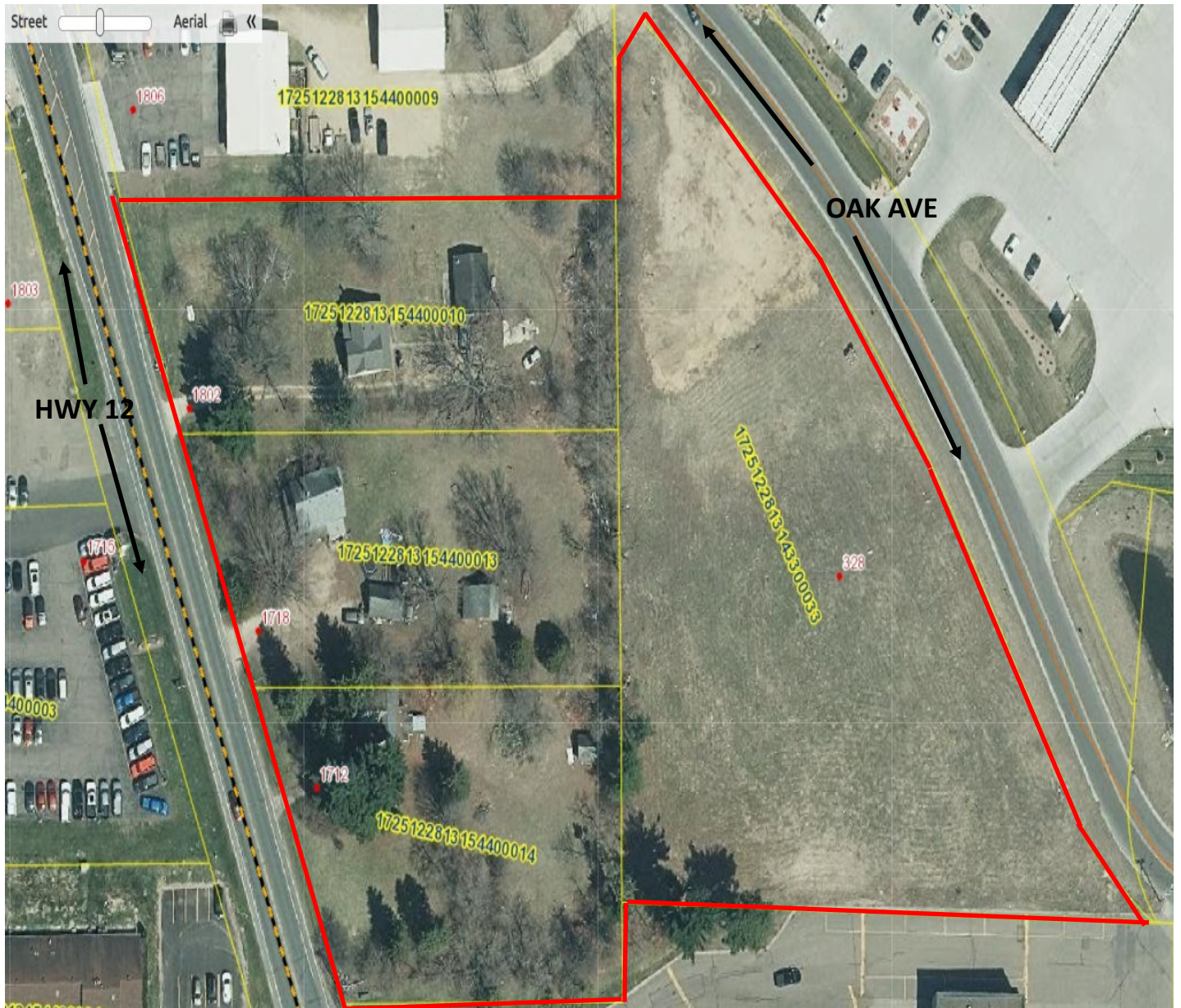
MATERIAL LEGEND

	BUILDING		ASPHALT
	GRASS		CONCRETE
	LANDSCAPING		RETENTION POND



1 ARCHITECTURAL SITE PLAN
A1 1" = 50'-0"







624 Wilson Avenue
 Neenah, WI 54956
 Office: (778) 235-1001
 Fax: (778) 235-7372
 Toll Free: 800-472-7372
 www.cedarcorp.com

A.L.T.A./N.S.P.S. Land Title Survey

FOR:
NAI Pfeifferle
 815-520-0001
 328 OAK AVE WEST
 MENAUNEE, WI 54751
 DUNN COUNTY

SURVEYOR'S CERTIFICATION

To Bremer Bank, National Association, NAI Pfeifferle and Chicago Title Insurance Company, a Nebraska Corporation.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Required Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NPSI in 2016, and includes items 1, 2, 3, 4, 5(6), 7(6), 7(9)(1), 8, 9, 10(6), 11, 13, 14, 17, 18, and 19 of Table A hereof. This plat was completed on 07/23/2018.

Survey by: **DUSTIN J. LABONDE**
 Wisconsin Professional Land Surveyor No. 3096
 604 Wilson Avenue
 Menasha, WI 54751
 Date of Survey: 12-05-18
 Date of Last Renewal: 07-25-19

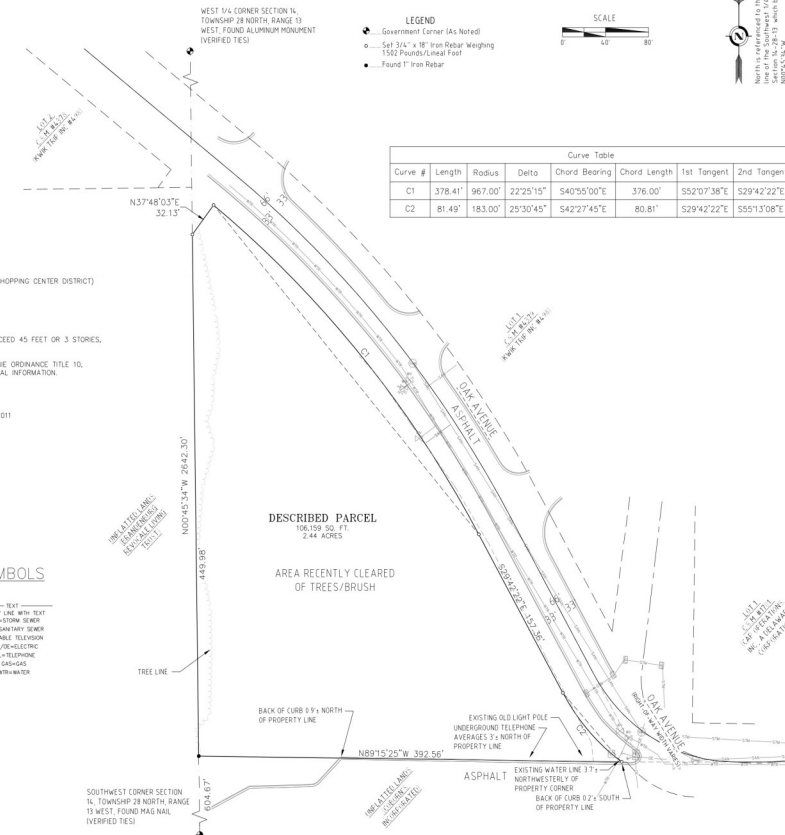
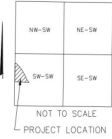
Title Commitment Legal

This land referred to in this Title Insurance policy, according to File # 891482, dated October 08, 2018 is described as follows:
 Lot 2 of Certified Survey Map No. 4379 recorded in Volume 21, Page 149 as Document No. 825850, being part of the SW 1/4 of the SW 1/4, Section 14, Township 28 North, Range 13 West, City of Menomonee, Dunn County, Wisconsin.

Items Dedicating to Schedule B, Part 2 EXCEPTIONS

- 200. Public or private rights, if any, in such portion of the Land as may be presently used, but not, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
- 201. Easement and other matters contained in the instrument recorded February 15, 1984 Vol 327 Page 515 as Document No. 351709. (Is not on the surveyed property)
- 202. Easement and other matters contained in the instrument recorded February 15, 1984 Vol 327 Page 518 as Document No. 351710. (Is not on the surveyed property)
- 203. Easement and other matters contained in the instrument recorded February 15, 1984 Vol 327 Page 538 as Document No. 351716. (Is not on the surveyed property)
- 204. Restrictions and other matters contained in the instrument recorded June 17, 1958 Vol 164 of Records, Page 23 as Document No. 250181. (Is not on the surveyed property)
- 205. Reestablishment and other matters contained in the instrument recorded June 17, 1958 Vol 164 of Records, Page 26 as Document No. 252000. (Is not on the surveyed property)
- 205. Easement and other matters contained in the instrument recorded May 15, 1996 Vol 634 of Records, Page 58 as Document No. 64248. (Is not on the surveyed property)
- 206. Survey exceptions as described on ALTA/ACSM Land Title Survey by Real Land Surveying dated October 26, 2016 as CAD No. 15276 ALTA.
 - a) Subbacks
 - b) Underground cable line.

LOCATION SKETCH
 SW 1/4, SEC.14, T28N, R13W



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C1	378.41'	967.00'	22°25'15"	S40°55'00"E	376.00'	S52°07'38"E	S29°42'22"E
C2	81.49'	183.00'	29°30'45"	S42°27'45"E	80.81'	S29°42'22"E	S55°13'08"E

ZONING CLASSIFICATION
 CURRENTLY ZONED: B3 (LOCAL SHOPPING CENTER DISTRICT)
BUILDING SETBACKS:
 FRONT YARD: 50 FEET
 REAR YARD: 25 FEET
 SIDE YARD: 10 FEET
BUILDING HEIGHT: SHALL NOT EXCEED 45 FEET OR 3 STOREYS, WHICHEVER IS LEAST.
 REFER TO THE CITY OF MENOMONEE ORDINANCE TITLE 10, CHAPTER 10-13-2 FOR ADDITIONAL INFORMATION.

FLOOD ZONE DESIGNATION
 ZONE 1
 PANEL NUMBER 550330318C
 EFFECTIVE DATE DECEMBER 02, 2011

- STANDARD SYMBOLS**
- ⊕ EX. ELEC. MANHOLE
 - UTILITY POLE
 - ⊥ GUY WIRE ANCHOR
 - LIGHT POLE
 - TEXT
 - UTILITY LINE WITH TEXT
 - 3"=30" CROWN SENSOR
 - 5"=5" SANITARY SENSOR
 - 7"=7" CABLE TELEVISION
 - USE/ELECTRIC
 - TEL=TELEPHONE
 - GAS=GAS
 - W=WATER

Survey is for roughly the East half of the property.

New Development

Location	328 Oak Avenue West, Menomonie, WI, 54751
COUNTY	Dunn
APN	17251-2-281314-330-0033
Cross Street	N Broadway/Highway 25
Traffic Count	N Broadway/Hwy 25 17,000 VPD

PROPERTY FEATURES

LAND ACRES	2.44
YEAR BUILT	2023
ZONING TYPE	B-2, Local Commercial District
TOPOGRAPHY	flat
NUMBER OF INGRESSES	2-3
NUMBER OF EGRESSES	2-3
NUMBER OF PARCELS	1 currently

Menomonie Wisconsin...

- County seat for Dunn County
- Home of UW-Stout and Chippewa Valley Technical College
- Major employers include: UW-Stout, 3M Company, Menomonie School District, Walmart Store and D.C., Anderson Windows, Phillips-Medisize, Dunn County, Mayo Clinic Health Systems, ConAgra Foods, and CEVA Logistics.



POPULATION

3.00 MILE	5.00 MILE	10.00 MILE
16,202	22,407	30,947



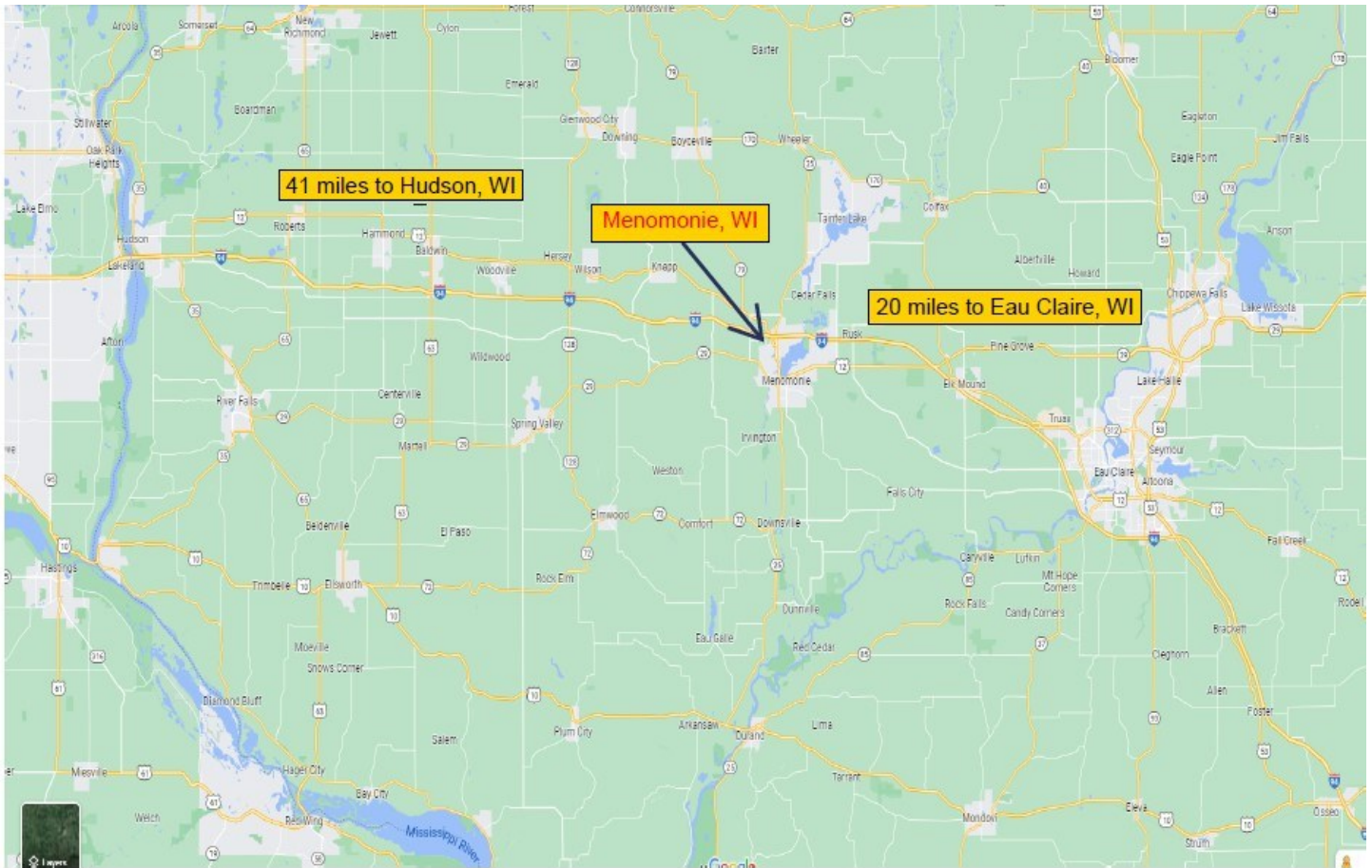
AVERAGE HOUSEHOLD INCOME

3.00 MILE	5.00 MILE	10.00 MILE
\$66,414	\$69,636	\$74,236



NUMBER OF HOUSEHOLDS

3.00 MILE	5.00 MILE	10.00 MILE
5,879	8,350	11,748



POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	14,303	19,711	26,918
2010 Population	15,560	21,519	29,661
2021 Population	16,202	22,407	30,947
2026 Population	16,574	22,903	31,651
2021-2026: Population: Growth Rate	2.30 %	2.20 %	2.25 %
2021 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	763	946	1,126
\$15,000-\$24,999	568	755	944
\$25,000-\$34,999	832	1,082	1,380
\$35,000-\$49,999	717	974	1,399
\$50,000-\$74,999	1,087	1,608	2,293
\$75,000-\$99,999	812	1,168	1,694
\$100,000-\$149,999	681	1,195	1,979
\$150,000-\$199,999	252	392	548
\$200,000 or greater	169	230	384
Median HH Income	\$50,927	\$54,697	\$58,754
Average HH Income	\$66,414	\$69,636	\$74,236

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2000 Total Housing	5,099	7,261	10,179
2010 Total Households	5,392	7,724	10,899
2021 Total Households	5,879	8,350	11,748
2026 Total Households	6,084	8,618	12,119
2021 Average Household Size	2.23	2.31	2.37
2000 Owner Occupied Housing	2,416	3,775	5,979
2000 Renter Occupied Housing	2,385	3,062	3,549
2021 Owner Occupied Housing	2,636	4,213	6,933
2021 Renter Occupied Housing	3,243	4,137	4,815
2021 Vacant Housing	484	705	1,042
2021 Total Housing	6,363	9,055	12,790
2026 Owner Occupied Housing	2,787	4,438	7,274
2026 Renter Occupied Housing	3,297	4,181	4,845
2026 Vacant Housing	511	739	1,086
2026 Total Housing	6,595	9,357	13,205
2021-2026: Households: Growth Rate	3.45 %	3.15 %	3.10 %

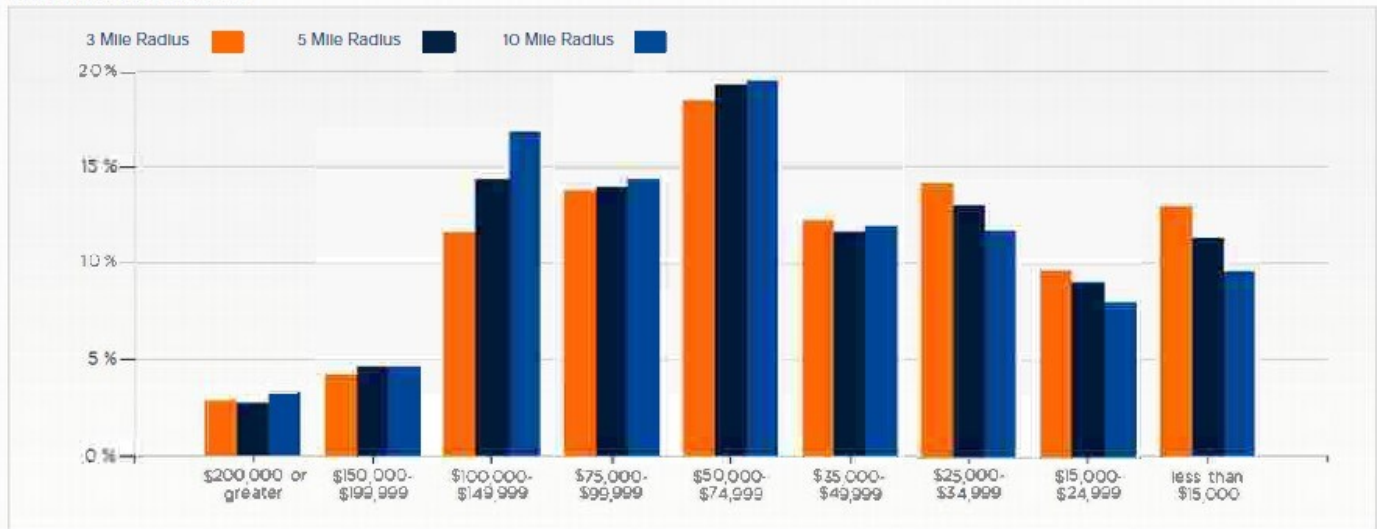
2021 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2021 Population Age 30-34	805	1,319	1,796
2021 Population Age 35-39	712	1,092	1,631
2021 Population Age 40-44	583	909	1,446
2021 Population Age 45-49	566	885	1,426
2021 Population Age 50-54	600	944	1,549
2021 Population Age 55-59	640	1,026	1,716
2021 Population Age 60-64	726	1,147	1,827
2021 Population Age 65-69	659	1,004	1,603
2021 Population Age 70-74	518	833	1,316
2021 Population Age 75-79	364	559	861
2021 Population Age 80-84	244	357	516
2021 Population Age 85+	483	588	710
2021 Population Age 18+	14,125	19,083	25,834
2021 Median Age	25	28	33

2021 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$58,261	\$63,189	\$68,152
Average Household Income 25-34	\$73,974	\$76,613	\$80,223
Median Household Income 35-44	\$69,929	\$73,549	\$76,631
Average Household Income 35-44	\$85,046	\$87,418	\$90,547
Median Household Income 45-54	\$75,054	\$76,972	\$79,625
Average Household Income 45-54	\$89,100	\$90,423	\$94,055
Median Household Income 55-64	\$57,379	\$62,193	\$67,220
Average Household Income 55-64	\$72,190	\$76,157	\$82,237
Median Household Income 65-74	\$53,817	\$54,159	\$54,463
Average Household Income 65-74	\$68,685	\$68,480	\$69,966
Average Household Income 75+	\$47,600	\$48,882	\$49,251

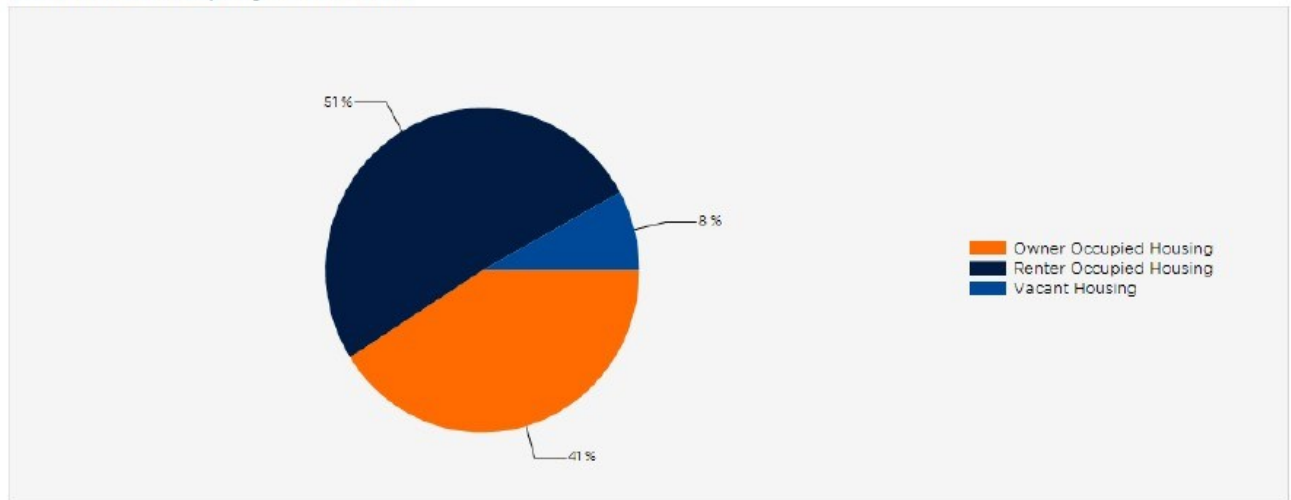
2026 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2026 Population Age 30-34	700	1,100	1,569
2026 Population Age 35-39	781	1,255	1,785
2026 Population Age 40-44	638	1,000	1,576
2026 Population Age 45-49	612	944	1,513
2026 Population Age 50-54	602	916	1,469
2026 Population Age 55-59	589	931	1,556
2026 Population Age 60-64	680	1,055	1,734
2026 Population Age 65-69	683	1,066	1,721
2026 Population Age 70-74	628	940	1,486
2026 Population Age 75-79	506	780	1,195
2026 Population Age 80-84	308	458	696
2026 Population Age 85+	447	563	712
2026 Population Age 18+	14,463	19,536	26,462
2026 Median Age	25	29	34

2026 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$62,757	\$68,113	\$74,884
Average Household Income 25-34	\$80,249	\$83,270	\$87,954
Median Household Income 35-44	\$74,271	\$77,482	\$81,226
Average Household Income 35-44	\$90,668	\$93,538	\$97,874
Median Household Income 45-54	\$77,740	\$80,336	\$84,638
Average Household Income 45-54	\$96,201	\$98,428	\$103,785
Median Household Income 55-64	\$61,646	\$66,937	\$74,954
Average Household Income 55-64	\$78,792	\$83,359	\$91,645
Median Household Income 65-74	\$56,823	\$57,698	\$59,307
Average Household Income 65-74	\$74,721	\$75,627	\$78,844
Average Household Income 75+	\$53,024	\$55,454	\$57,619

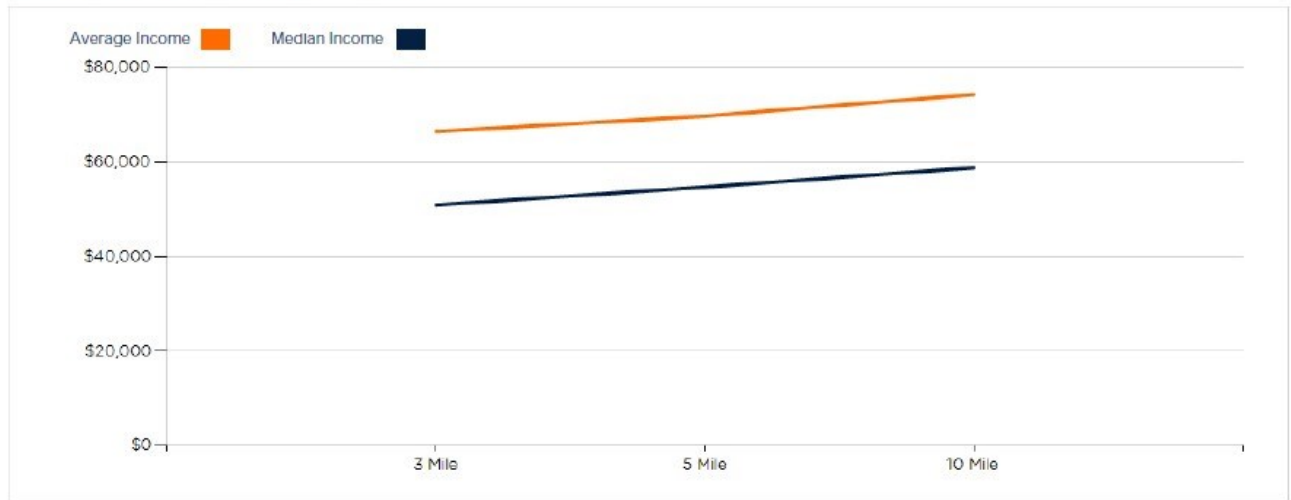
2021 Household Income



2021 Household Occupancy - 3 Mile Radius



2021 Household Income Average and Median



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.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

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

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

42 **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.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad