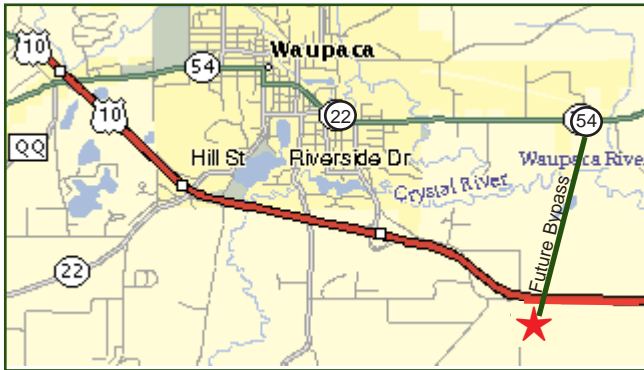


F O R S A L E

BIG BOX SITES - WAUPACA, WI

PRIME NEW INTERCHANGE ON HIGHWAY 10



KEY FACTS

Site: This new interchange is the first leg of the Hwy. 54 Waupaca bypass.

Uses: Big Box, Retail, Shopping Mall, Auto Dealer, Highway Business, Office, Hotel, Conference, Travel Center, etc.

Utilities: Water and Sewer services available.

Site A: 33+/- acres

Municipality: City of Waupaca

Zoning: Strip Commercial District

Utilities: Water and Sewer services available.

Price: \$43,560/acre.

Site B: 37+/- acres

Municipality: City of Waupaca

Zoning: Strip Commercial District

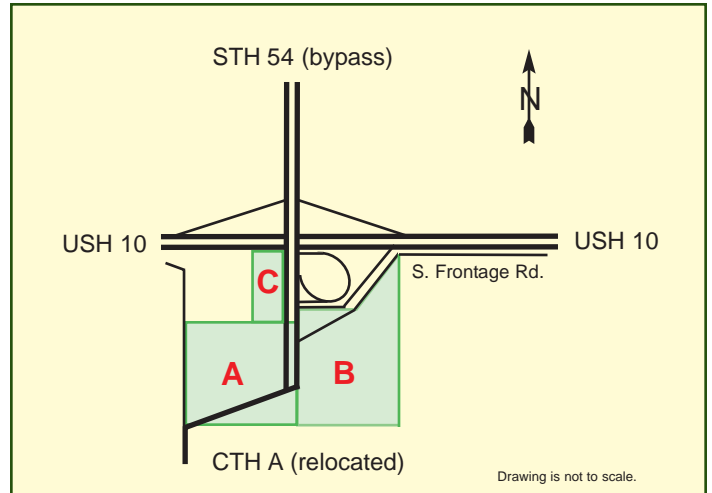
Price: \$2.00-\$5.00/sq. ft.

Site C: 6.2 acres - 325' x 831' (approx.)

Municipality: City of Waupaca

Zoning: Strip Commercial District

Price: \$500,000.



- This new interchange will change traffic patterns and redefine retail shopping patterns in the greater Waupaca area.
- Highway 10 carries heavy traffic volume between Appleton and Stevens Point.
- Highway 10 has been upgraded to a 4-lane freeway which has expanded the trade area by providing improved traffic access.
- Highway 54 will be re-routed out of downtown Waupaca, shifting the commercial dynamics away from the older West side interchanges.
- The Highway 54 bypass will bring new shoppers from the communities to the North directly to this site.
- Other areas of retail interest have been fully developed, and redevelopment of these areas is cost prohibitive.
- This newly emerging Eastside opportunity is Waupaca's most exciting development news.

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