

GREEN BAY
37 MILES



MENASHA, WI (RACINE RD)

Development Site

VERSATILE DEVELOPMENT SITE
GROWING APPLETON SUBURB

 **CP PARTNERS**
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Wisconsin Broker
#938545-91



Listing Team

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2.43 Acre Development Site

TAX PARCEL NO. [710078202, 710078600, 121032902](#) 

LOT SIZE (SF) 105,851 SF

LOT SIZE (AC) 2.43 AC

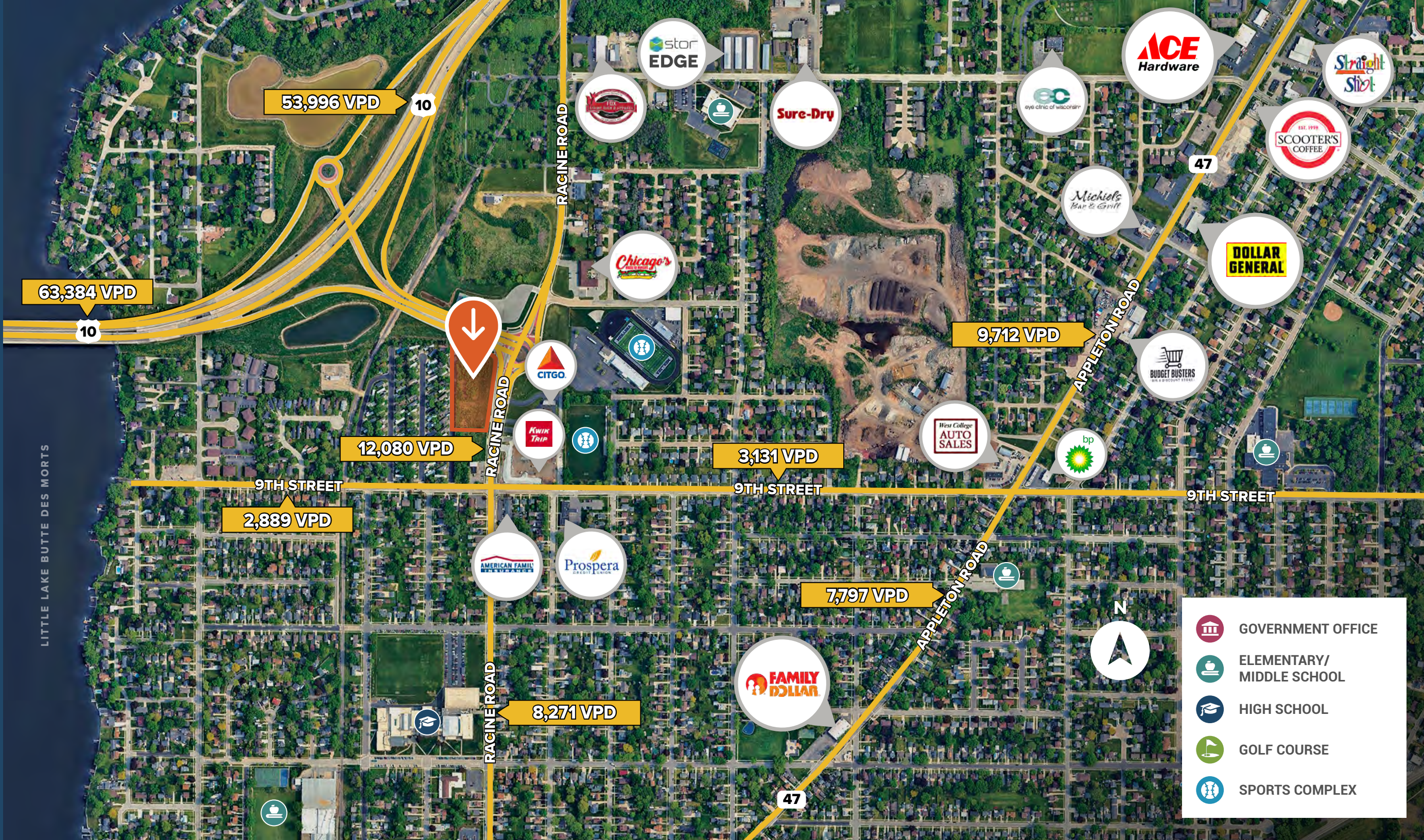







2.43 Development Parcel directly across from Kwik Trip

With **strong traffic along Racine Road**, the site offers flexible opportunities for future development. Contact the broker to discuss potential uses and **long-term optionality**.

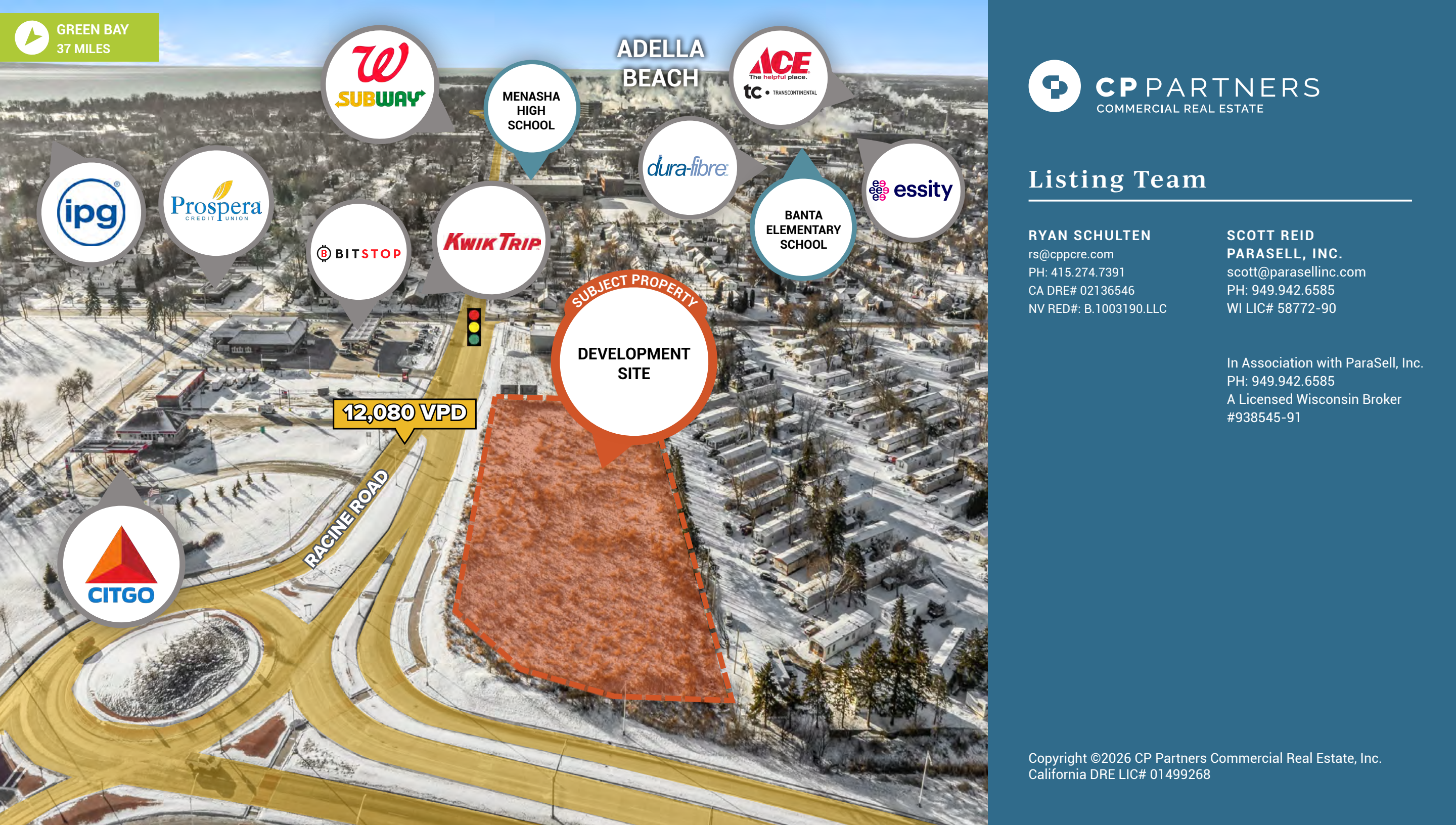


LITTLE LAKE BUTTE DES MORTS



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX





GREEN BAY
37 MILES



MENASHA
HIGH
SCHOOL

ADELLA
BEACH



BANTA
ELEMENTARY
SCHOOL



SUBJECT PROPERTY
DEVELOPMENT
SITE

12,080 VPD

RACINE ROAD



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