

LAND FOR SALE

\$25,000 Per Acre

Vision Business Park

WIS 23 & CO RD TT
Sheboygan Falls, WI 53085

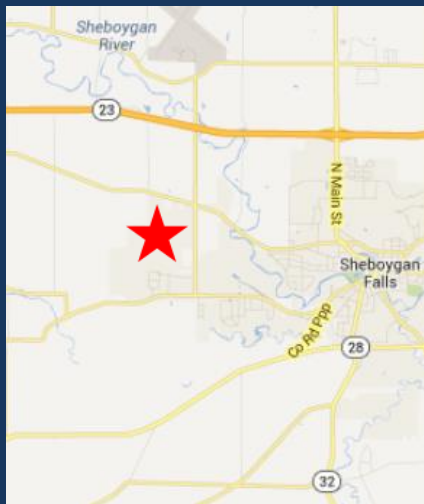
For Information Contact:

City of Sheboygan Falls

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City Administrator
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Shad@shebfalls.com

Sheboygan County EDC

Dane Checolinski
Director
920.452.2479
Info@SheboyganCountyEDC.com



- 1.5 TO 8.5 ACRE LOTS AVAILABLE
- ZONED BUSINESS PARK
- MUNICIPAL OWNED
- NEW ROADS & INFRASTRUCTURE
- NEARBY AIRPORT
- LOAN AND INCENTIVE PROGRAMS
- WETLANDS DELINEATED

Sheboygan County EDC

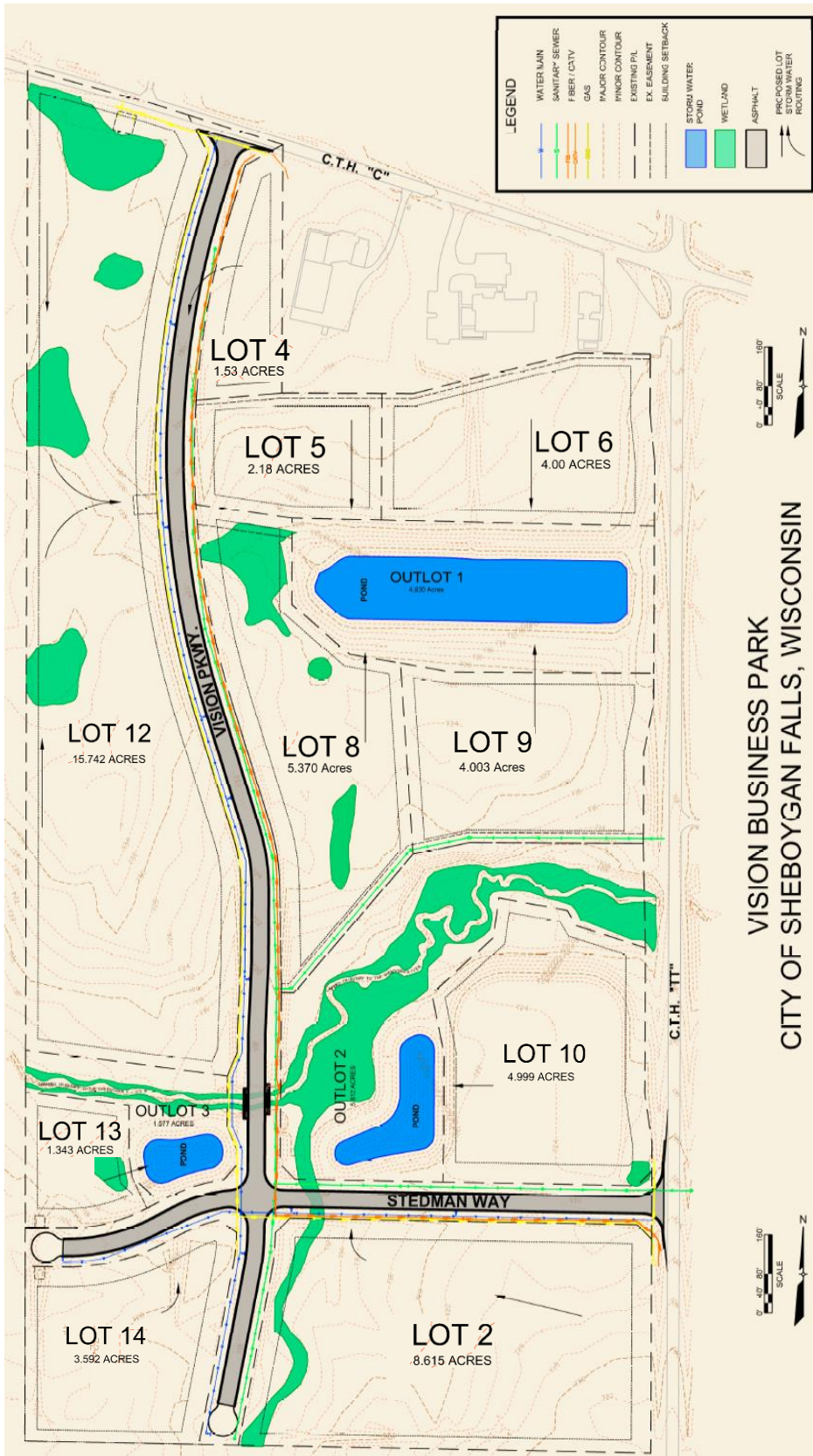
508 New York Ave., Suite 209
Sheboygan, WI 53081
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SHEBOYGAN COUNTY
ECONOMIC DEVELOPMENT
CORPORATION
DO MORE.



Lot Availability



Brokerage Commission's Document

Real Estate Compensation Memorandum of Understanding (MOU) City of Sheboygan Falls

The development of the publicly owned property within the City of Sheboygan Falls Business or Industrial Parks is the product of a successful public-private partnership. The sales policies and guidelines described herein this MOU govern publicly owned land transactions between the City (i.e. the seller) and the buyer. These policies, in combination with the applicable covenants / codes, are intended to promote orderly and quality-conscious development and ensure a positive return on the public's investment.

1. Any Real Estate Broker, licensed to conduct business within the State of Wisconsin (herein referred as "Agents"), are eligible to market, sell and receive a commission for successfully securing a client / tenant. A commission, up to \$2,500 per acre of City owned industrial or commercial land, is payable to the Agent submitting an accepted written Offer to Purchase. This commission is subject to the following conditions:
 - A. The Agent has signed and returned this MOU *prior* to any land transaction negotiations.
 - B. The Agent's client / tenant has *not* already communicated with the City of Sheboygan Falls prior to contacting and/or securing an Agent's services.
 - C. Agents are required to communicate and coordinate client / tenant activities through the City of Sheboygan Falls for the purposes of coordinating permitting, zoning and/or Offer to Purchase conditions, as well as securing publicly financed business development incentives. Agents understand and accept that City of Sheboygan Falls and/or its agents will continue to market the subject property.
 - D. One hundred (100%) percent of the commission will be provided to the Agent during the successful subject property closing.
 - E. The City reserves the right to adjust said property sale prices. Such adjustment would likely occur if the sale price is significantly different than recent comparable property sales.
 - F. All commissions are subject to the City of Sheboygan Falls approval (including staff and Common Council).
2. The City of Sheboygan Falls and Agents will discuss, monitor and evaluate subject property activities and these policies on an as-needed basis.

Agent Name & WI Real Estate License # (print / type)

Signature & Date

City of Sheboygan Falls Mayor (print / type)

Signature & Date