

LAKEVIEW PLAZA

+ SURROUNDING PROPERTIES

MILLENNIUM PARK

GREEN BAY, WI

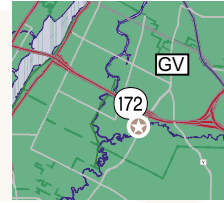
54311



AT HWY 172 & GV



LOCATION



High Visibility 172 & GV Commercial Property for Sale.

*2601 Millennium Park, Village of Bellevue
Green Bay, Wisconsin 54311*

The Village of Bellevue is one of Green Bay's most rapidly growing areas on the East side of the Fox River. It is growing with both commercial developments as well as residential. County Hwy GV is quickly becoming a retail corridor servicing Bellevue, Allouez, De Pere, Ledgeview, and East Green Bay.

Hwy 172 is a major highway that moves traffic East and West over the Fox River. This highway services the south portion of Green Bay and the surrounding towns and villages. It is the main vehicular corridor that moved an average of 63,339 vehicles per day in 2005. Highway 172 services County Hwy GV exit which averaged 22,500 vehicles per day in 2003. GV is a main artery for North and South bound traffic.

***This site provides easy vehicular access,
visual access, and prime location.***

DEVELOPMENT DR



OVERVIEW



Lot 5

2601 Development Drive (B-1717) 3.28 acres with 475.38' of Hwy 172 frontage.

Lot 6

2609 Development Drive (B-1718) 1.99 acres with 289.29' of Hwy 172 frontage.

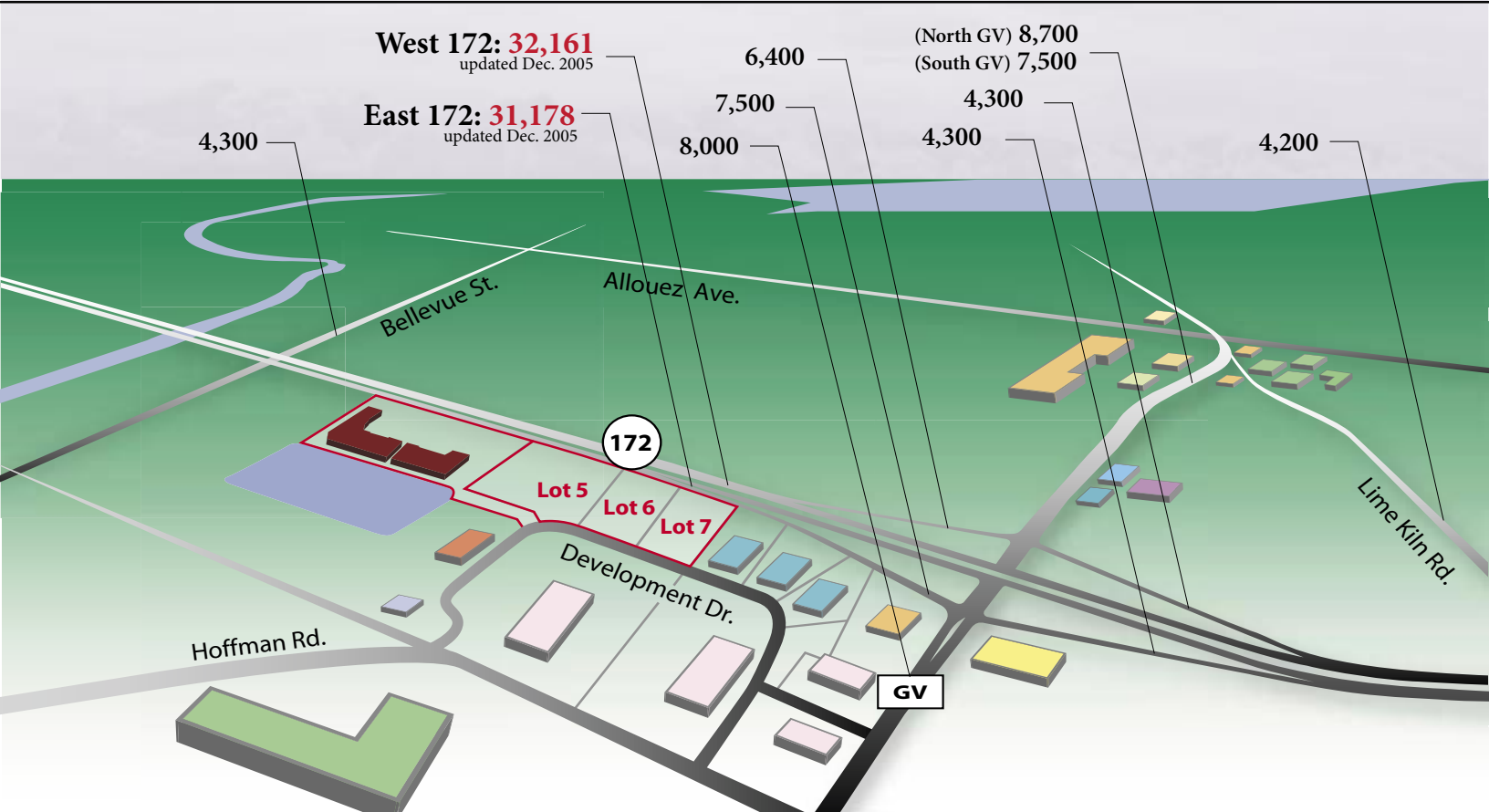
Lot 7

2617 Development Drive (B1719) 1.99 acres with 289.22' of Hwy 172 frontage

All three lots, located directly south of 172 and ½ mile west of County Hwy GV, total 7.26 acres of land.

- High Visibility from Hwy 172.
- Located directly south of 172 and ½ mile west of county Hwy GV
- Easy vehicular accessibility from GV exit on 172 (172 exit GV south to Development Drive west ½ mile)
- 316,712 square feet of space available
- Located in a rapidly growing area of Bellevue
- Lots are ready to sell, or build to suit
- GV is quickly becoming a retail corridor in Bellevue, servicing surrounding suburbs of Allouez, De Pere, and Ledgeview

2003 AVERAGE DAILY TRAFFIC - VILLAGE OF BELLEVUE - BROWN COUNTY



DIMENSIONS



Lot 5

Price: \$1,150,000

3.28 acres. Dimensions 475.38' N;
451.74' S; 286.66' W; 300.51' E

Lot 7

Price: \$695,000

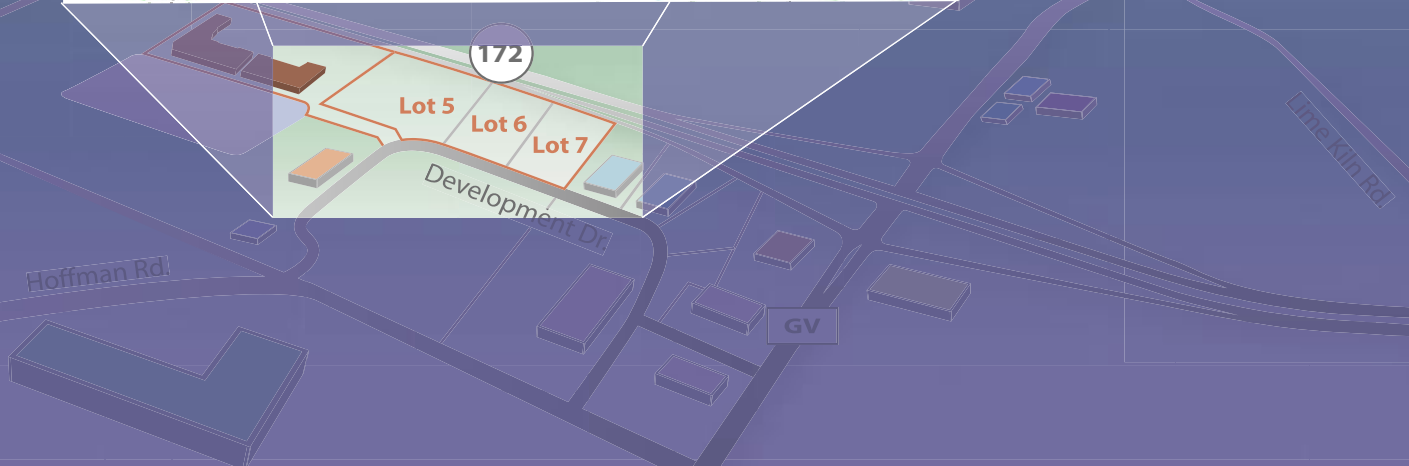
1.99 acres. Dimensions 289.22' N;
289.22' S; 300.51' W; 301.76' E.

Lot 6

Price: \$695,000

1.99 acres. Dimensions 289.29' N;
289.29' S; 300.51' W; 300.5' E

Utilities for these lots include City Water,
City Sewer, Electric, Gas, Telephone and
Cable. Current zoning is B-1 (Business
Intensive and/or General Business)



SERVICES



Anchor Retailers

Target, Cops, Shopko Express

Specialty

Artsy Crafter, Nala's Fromagerie, Wine Premier, Lady Savannah, Rocky Outdoor Store, Diamonds & Gold, Robert Heim Jewelers, Olson Sales, Dreams Come True, Uniform Shop, Chameleon Day Spa, Sunny Dayz Tanning & Beauty Spa, SunSeekers By Rosie, Winn's Nails & Skin Care, The Creative Cookie Jar, Ultimate Closet, The Readers Loft

Professional

East Shore Dental Professional Center, Bellin MRI Center, Christopher Laws D.D.S., H&R Block

Financial Institutions

M&I Bank, Anchor Bank

Service

Tiny Town Child Care, Mr. Golf, Citgo Gas Station, BP Gas Station, Shell Gas Station, Kwik Trip Gas Station, US Cellular, Cost Cutters, Golrusk Pet Care, Lamers, Waste Management, Salon Forte

Home & Automotive

Exhaust Pros, Pennzoil Quick Lube, MJ's Body & Paint, Tim Halbrook Builders, B&B Pavers, Homestead Décor

Restaurant

Burger King, McDonalds, Taco Bell, Koko Sushi Bar & Lounge, Grapevine Cafe, Subway, Andrew's, Tucson's Southwest Grille & Bar, Jitterbean Cafe, Panda House

Surrounding Developments

The Millennium Park Lifestyle Center, Womens Specialty Clinic, Angelus Retirement Center, Hearthstone Retirement Center



Bellevue keeps booming

Proposed retail development spans 56 acres along GV

BY LISA HILDEBRAND
Green Bay Press-Gazette

Midwest Expansion has proposed a 56 acre retail development in the rapidly expanding area along Brown County GV in Bellevue.

Centre Pointe Village would be three times as large at the developer's Shoppes at the Village in Ashwaubenon, said company president and chief officer Jeff Noeldner.

The company, which is under contract to purchase the land from Village President Bob Schlag, has not yet taken its plans to the Village Board. However, Noeldner is optimistic about its approval.

"I'd think they'd be very cooperative," he said.

Village administrator Randy Friday would not comment about the development when contacted Friday afternoon.

The open-air shopping center would be built in two phases.

The first would be on 38 acres on the east side of Brown County GV, followed by 18 acres on the west side.

The hot intersection of Allouez Avenue, Lime Kiln road and Brown County GV already is home to Target, which opened in fall 2002 and a Copps Food Center, which opened in fall 2003.

As the Shoppes at the Village, center Point Village will be a mix of local and national retailers.

"Our job is to assemble the mom-and-pops with the nationals," said Mike Maedke, Midwest's vice president of leasing and marketing.

The Shoppes at the Village will be anchored by Gerondale's Home Furniture- a local business- and will include national retailers such as Krispy Kreme Doughnuts and David's Bridal.

Through the Shoppes, Midwest has established relationships with numerous retailers,

Noeldner said. "We put it in front of a few people and there's interest," Noeldner said.

"We have a lot of people who want to be in Green Bay."

This is Midwest's first venture into Bellevue, which has seen its population increase 17% since the 2000 census.

Noeldner believes that as Brown County's fastest growing community, Bellevue is in need of retail development.

"What we're creating here is a pocket development," said Noeldner. "In this pocket, there's a lack of retail density. We need to create the retail density. That's why we went and brought 60 acres."

The combined Bellevue development will have about 4,000,000 square feet of space, compared to 650,000 square feet at Bay Park Square in Ashwaubenon, the area's largest shopping mall. Neither figure includes outlots.

Bellevue leads metro area's growth spurt

BY JOHN DIPKO
Green Bay Press-Gazette

MADISON - Every Brown County community can lay claim to growing population this decade, but the village of Bellevue led with more than 2,000 new residents as of January 1, new state figures show.

The town of Lawrence led the percent game, having grown by more than 35% to 2,096 from 1,548 under the 2000 census.

It's proof that metropolitan Green Bay is continuing its steady growth and showing itself to be an attractive place to live and work, county Planning Director Chuck Lamine said.

"It shows there are opportunities and options for where people want to build," he said. "Hopefully, it also shows people are attracted to quality development and are interested not just in the subdivisions, but in how these new developments or neighborhoods fit into the larger community."

The state Department of Administration's Demographics Services Center issues community-by-community population estimates in August every year. The numbers are used to calculate financial grants and aids to local and county governments.

Bellevue's steady climb to 13,836 from 11,828 in 2000 came as no surprise to village resident Linda Coutley, who

bought her Bellevue home in May with her husband, Michael. The couple was relocating from Pound in Marinette County to be closer to a family member, and they looked at communities such as Howard, Denmark, and even Abrams in neighboring Oconto County.

"We found a house we liked, it's a nice area and in a nice neighborhood," said Linda Coutley, a retired office worker who had lived in neighboring Allouez until about six years ago. "Bellevue's a newer community and it has room to grow."

The new homes and businesses have required Bellevue's government to expand accordingly: The community changed from a town to a village in 2002 and is now looking at items like so-called "impact fees" as a potential way to help cover certain programs like parks and fire protection, Village Administrator Randy Friday said.

Such fees are charged to developers who usually pass them on to the home buyer. Ashwaubenon just this week passed a fee system of \$878 per home, \$568 per multifamily unit and, in a bracketed system, roughly \$81 per employee for nonresidential developments.

Bellevue's level of high-density housing also has prompted officials to consider ways to slow such development down,

Friday said.

Still, Bellevue has a lot of room to grow, the administrator said.

"It's a trend continuing toward having the amenities of urban life close to you while at the same time having less-than-urban influences at your doorstep," Friday said.

Estimates show Brown County grew by 4.9 percent from 226,658 in the 2000 census to 237,841 as of January 1. Statewide, the population grew 3.14 percent to 5.53 million from 5.36 million in 2000.

The numbers the state Department of the Administration's Demographics Services Center uses several methods and formulas to estimate population, including examinations of tax filings, motor vehicle registration, school enrollments and municipal records of births and deaths. Local officials have until September 15 to review and make any challenges to the numbers.

Accurate numbers are important because they're used to calculate what local and county governments get in the way of aids and grants. They also are used to determine things like how many liquor licenses of a certain type a community may issue under state law.

Developer eyes Bellevue growth

Projects make room for business

BY JOSE DE JESUS
AND LISA HILDEBRAND
Green Bay Press-Gazette

Norm Watermolen is branching out into retail buildings while taking advantage of the rapid growth in Bellevue.

Watermolen has two developments planned – one in Bellevue and the other at the corner of East River Drive and Hoffman Road in Allouez.

“This is my first adventure in a mall-type situation,” said Watermolen, a local commercial developer.

Watermolen’s Bellevue development –known as Windsor Plaza—at the corner of Bellevue Street and Princeton Place will include a 16,800-square foot building with two to five tenants, In Allouez, the 35,000-square

foot Heritage Village Shoppes at the corner of East River Drive and Hoffman Road will accommodate about 15 tenants.

Work on both projects should begin in September, with completion of Windsor Plaza this winter.

Heritage Village will feature older-style architecture with stone and brick facades and a large plaza with the U.S. flags from different eras. A completion date is uncertain.

Watermolen would like to sign some national tenants, and he has had a few inquiries. He is hoping to fill a void left on the east side between Green Bay and De Pere.

“It’s a little hard to describe to prospective tenants what we are going to have, but we have

an awful lot of interest already,” he said.

Bellevue Zoning Administrator Al Schultz said that because the community is growing so rapidly, more services are required.

“The closer those services are to us... that creates a convenience,” he said. “We are creating buildings where there would be jobs.”

Ralph Witte, Allouez’s building inspector and zoning administrator, is pleased with Watermolen’s plans.

“I’d like us to do some other things to enhance that entrance (the East River Drive-Hoffman Road intersection),” he said. “That pathway is going to become more and more busy as time goes on.”

This article appeared in the 2003 August 3rd edition of the Green Bay Press-Gazette.

Bellevue keeps on growing

Village official expects population to increase by more than 500

BY ANDY BEHRENDT
Green Bay Press-Gazette

BELLEVUE - More than 200 new homes could be on the market in six new Bellevue subdivisions next year, keeping in line with the village's steady population growth.

The Village Board tonight will consider recommendations to approve six preliminary plats for housing units that would take shape in 2004.

It's the time of year when the board considers proposed housing developments and expansions for the following year, said Randy Friday, Bellevue village administrator.

And the mass of those proposed this time – mostly with single family units – isn't too surprising for the village where population has grown to more than 12,800.

"Last year, we had just over 500 new residents," Friday said. "We've still got houses being built as we speak from last year, and clearly this is over 200... You're looking at in excess of 500 people again for the coming year."

A chunk of the six new housing prospects would expand developments around McAuliffe Elementary School, near the retooled Ontario Road, Friday said.

But he said the two largest of the proposed projects, both proposed by developer Keith Garot, are a sign of coming growth

in southern Bellevue, near the Ledgeview border.

The larger of those two subdivisions, Bower Creek Estates North, is joint project of Garot and developer Harold Peeters. It's a 83-lot, single family residential subdivision on Kettle Creek Drive, just east of Bower Creek Road.

Garot's second proposal is for a 51-lot, single family residential development called Klondike Crossing, south of Klondike Road and east of Lime Kiln Road, near the Green Bay County Club.

Friday said those proposals tied into a recent agreement with Ledgeview to provide water and sewer to that region in southern Bellevue. He noted the reconstruction of nearby Brown County GV is another factor.

The other four proposed plats, which expand existing developments, include:

Willow Creek Heights, first addition, a 26-lot, single and two-family subdivision in two sections – north of Verlin Road between Mallard and Oriole streets and south of Verlin Road, east of Guns Street.

Rose-Em Eight, a 14-lot, single-family subdivision north east of Ontario Road, between Willow Road and Eclipse Drive.

Meadow Brook Estates, fourth addition, a 12-lot, single-family subdivision north of Eaton road, running west of On-

tario Road to Blue Moon Drive.

The Acres, seventh addition, a 30-lot, single-family subdivision south of Eaton Road, east of Ontario Road, that would extend Wheat Way, Barley Circle, Sagebrush way and Essen Road.

Bellevue's Plan Commission gave its nod on the preliminary plats for the six proposed projects last week. Friday said Village Board approval tonight would give most projects a go-ahead, though some would require rezoning in part of the development area.

Bellevue Trustee Craig Beyl recognized that Bellevue is the next logical step for development east of Green Bay and that the village welcomes that growth. He said the key is making sure the growth reflects the village's comprehensive plan and that it benefits the residents.

"We need a good mix of both residential and commercial," Beyl said. "By doing that, that's going to keep our tax rate low for the residents of Bellevue. We've managed it well, but we need to continue to manage it well."

The Bellevue Village Board will consider recommendations to approve six preliminary plats for new subdivisions in 2004 among other business at its 7 p.m. meeting today at the Bellevue Village Hall, 1811 Allouez Ave.



FOR MORE INFORMATION
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