

Prime Development Land in Oshkosh, WI: Your Gateway to Opportunity

Imagine the possibilities...

58 contiguous acres of prime development land await your vision. This strategically located property, just outside Oshkosh city limits in Winnebago County, offers unparalleled potential for mixed-use development or investment.



Location, Location, Location:

High-traffic frontage: State Highway 44 and State Highway 91 exposure ensures maximum visibility and accessibility.

Neighboring powerhouse: Oshkosh Southwest Industrial Park directly across Highway 91 positions your project for immediate connection to established businesses.

Central hub: Centrally located within Wisconsin, with easy access to Interstate 41 and Wittman Regional Airport (home to EAA AirVenture, the world's largest aviation event).

Ready for Development:

Zoned agricultural: Ag zoning for now, but ready for rezoning to suit your specific needs upon annexation into the city limits.

Sewer and water: Available at the lot line upon annexation into the City of Oshkosh, simplifying infrastructure planning.

Minimal wetlands impact: A Wetlands Delineation Survey, fully approved by the Army Corp of Engineers, reveals less than one acre of wetlands, minimizing development hurdles.

No restrictive covenants: Industrial users have the freedom to build and operate without limitations.

An Opportunity Like No Other:

Multiple development possibilities: Residential, commercial, light industrial, or a dynamic mix – the choice is yours.

Reasonable offers encouraged: Asking \$19,000 per acre. We're eager to see your vision come to life.

Expert guidance: G. Earl Real Estate will help navigate every step of this acquisition.

Don't miss this chance to own a piece of prime Oshkosh real estate.

Contact G. Earl Real Estate, Inc. today to discuss your vision and make this exceptional opportunity yours.

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Let's chart your course to success, together.