Little Chute Northwest Business Park

Site Information

Community:	Village of Little Chute
County:	Outagamie
Total Acres:	130
Improved Available:	105
Unimproved Available:	0
Number of Acres Sold:	25
Optioned:	0
Total Acres:	130
Expansion Plans:	No
Acres Available for Future Expansion:	160
Largest Contiguous Acreage Available:	80
Existing Businesses:	2
Zoning:	Commercial Business
Covenants:	
Topography:	Level
Flood Plan:	No
Soil boring tests available:	
Curb:	No
Paved street:	Yes - Asphalt
Gutter:	No
Fire insurance:	ISO Rating - 3
Streetlight:	Yes

Adjacent Land Use

North:	Agriculture
South:	Governmental/Institutional
East:	Commercial
West:	Commercial

Transportation

Nearest major highway(s):	USH 41
Distance to nearest major highway:	Adjacent
Lanes:	4
Nearest commercial airport:	Outagamie County Regional Airport
Distance to airport:	12 miles
Rail provider:	Canadian National
Rail siding on site:	No
Nearest port facility:	Port of Green Bay
Distance to port:	24 miles

Utilities

Electricity supplier:	Kaukauna Electric
3 phase electric available:	Yes
Gas supplier:	WE Energies
Municipal water:	Yes
Water main size:	12 inches
Water source:	Wells
Water later size:	Variable
Sanitary sewer main size:	Yes
Sanitary sewer later size:	Variable
Storm sewer:	Yes
Fiber optics:	Yes
Digital switching:	Yes

Download Aerial Photo - PDF version

Download/view PDF version including lot specifications & availability.

Terms

Asking price (per acre):	Variable
Terms available:	Variable
Ownership:	Private

Community Contact

Name:	Charles P. Kell
Title:	Village Administrator
Organization/Company:	Village of Little Chute
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Comments

Village owned and managed storm water treatment facilities are available to serve a majority of this business park. The Little Chute Northwest Business Center is located within the Village of Little Chute Tax Increment District No. 4. Evergreen Drive is tentatively scheduled for expansion to a 4 lane concrete street in 2009.