EXHIBIT A

2010-2024 INDUSTRIAL LAND SALES COMPARISON (Municipal & Private Sales)

Location	*Sale Price*	*Size (In Acres)*	*Price/Acre*	*Sale Date*	
Oak Grove Rd. Prosperity Ctr., Kaukauna	$437,000.00	12.9	$33,876	April 24	Klink Equipment
Evergreen Dr. Kaukauna	$1,978,300	34.09	$58,032	June 24	Checker Logistics Inc (Private)
NWC Eisenhower & Plank	$150,000	2.21	$67,873	Mar-23	Commercial
Hwy. 15 & Mayflower, Grand Chute	$450,000	12	$37,500	Jun-23	
Southpoint (Appleton)	$615,980	16.21	$38,000	23-Sep	F Street BTS
E Glendale (NEBP)	$235,000	7.92	$29,672	Nov -22	Partially usable (Wetlands)
Consolidated Ct., Grand Chute	$525,000	5.35	$98,131	Aug -22	Southwest Park
1401 E Evergreen, Grand Chute	$715,000	17.59	$40,648	May -22	
Southpoint (Appleton)	$130,000	3.25	$40,000	May -22	Farrell Investments
Southpoint (Appleton)	$86,400	2.17	$39,816	April - 22	Romenesko Developments, Inc.
Evergreen Dr. Little Chute	$1,112,000	28.6	$38,881	Dec -21	Midwest Carriers
Southpoint (Appleton)	$1,339,120	35.23	$38,011	Dec. - 21	F Street Development (Phase II)
Southpoint (Appleton)	$555,180	14.61	$38,000	Sept.-20	F Street Development (Phase I)
2433 Airport Park Dr. Greenville	$108,000	2.62	$41,221	Aug. -20	Red Top Cab Co.
NEBP (Appleton)	$57,600	1.44	$40,000	July-20	S&D Masonry
892 Cold Spring Rd. Fox Crossing	$129,000	3.5	$36,857	Jan-20	Keeney Properties LLC
Southpoint (Appleton)	$144,072	3.48	$41,400	Oct-19	Custom Offsets
Southpoint (Appleton)	$130,000	3.25	$40,000	Nov-19	Messenger Property Management
Southpoint (Appleton)	$168,400	4.21	$40,000	May-19	New Morning Coffee Roasters
Greenville Dr. Greenville	$1,109,920	32.3	$34,362	July - 19	Burns & McDonnell
Randolph Dr. Kaukauna	$152,000	4	$38,000	2019	Velocity Water Works
Evergreen Dr. Little Chute	$1,100,000	20	$55,000	Jan - 19	Faith Technologies
Southpoint (Appleton)	$511,000	14.6	$35,000	Sep-18	Becknell Industrial
7241 Cty Rd. BB Neenah	$679,000	41.54	$35,000	June-18	
Oak Grove Rd. Prosperity Ctr., Kaukauna	$186,200	4.90	$38,000	Sep-17	Lot 6
Oak Grove Rd. Prosperity Ctr., Kaukauna	$117,800	3.10	$38,000	Sep-17	Lot 8
Oak Grove Rd. Prosperity Ctr., Kaukauna	$117,040	3.08	$38,000	Sep-17	Lot 9
CB & Rockwood Ln., Neenah (Town of)	$208,623	10.60	$19,681	Sep-17	Stuff-N-Storage (A-2 General Farming zoning)
Endeavor Dr., Appleton (SPCP)	$132,000	3.30	$40,000	Aug-17	Manda Panda Properties
Endeavor Dr., Appleton (SPCP)	$150,300	3.34	$45,000	Aug-17	Alco Tech
Integrity Way, Grand Chute	$83,000	2.72	$30,503	Jan-17	
Plank Rd. & Eisenhower, Appleton (SPCP)	$329,400	7.32	$45,000	Sep-16	Encapsys
Kaukauna Ind. Park	$79,800	2.10	$38,000	May-16	NorthStar Coop
Capitol Dr., Appleton (NEBP)	$75,950	2.17	$35,000	Mar-16	Romenesko Developments, Inc.
Goodland/Conkey, Appleton (NEBP)	$100,000	2.69	$37,175	Dec-15	Quantum Healthcare
Kaukauna Ind. Park	$228,000	6.00	$38,000	Jul-15	Polyflex
Capitol Dr., Appleton (NEBP)	$155,750	4.45	$35,000	May-15	RP5, LLC
Goodland Dr., Appleton (NEBP)	$115,200	2.88	$40,000	Apr-15	Farrell Investments
Lakeland Dr., Appleton (SPCP)	$58,000	1.37	$42,336	Sep-13	Flair

*SPCP=Southpoint Commerce Park

**NEBP=Northeast Business Park

Sources:

Seller Contact

CoStar

WI Dept. of Revenue