

Village of Little Chute

HJT Business Park

Site Information	
County	Outagamie
Total acres	56.55
Improved available	30.8
Unimproved available	8.75
Number of acres sold	25.75
Optioned	0
Expansion plans	No
Acres available for future expansion	0
Largest contiguous acreage available	10
Existing businesses	11
Zoning	Commercial
Covenants	Yes
Topography	Level
Flood plan	No
Soil boring test available	
Curb	Yes
Paved Street	Yes
Gutter	Yes
Fire insurance	ISO Rating-3
Streetlight	Yes

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

Adjacent Land Use	
North	Industrial
South	Residential
East	Commercial
West	Commercial

Transportation	
Nearest major highway(s)	I-41
Distance to nearest major highway	Adjacent
Lanes	4 lanes
Nearest commercial airport	Appleton International Airport
Distance to airport	12 miles
Rail provider	Canadian National
Rail siding on site	No
Nearest port facility	Port of Green Bay
Distance to airport	24 miles

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

Comments
Village owned and managed storm water treatment facilities are available to serve this industrial park. The HJT Business Park is located within the Village Tax Increment District No.3.

For more information contact:

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