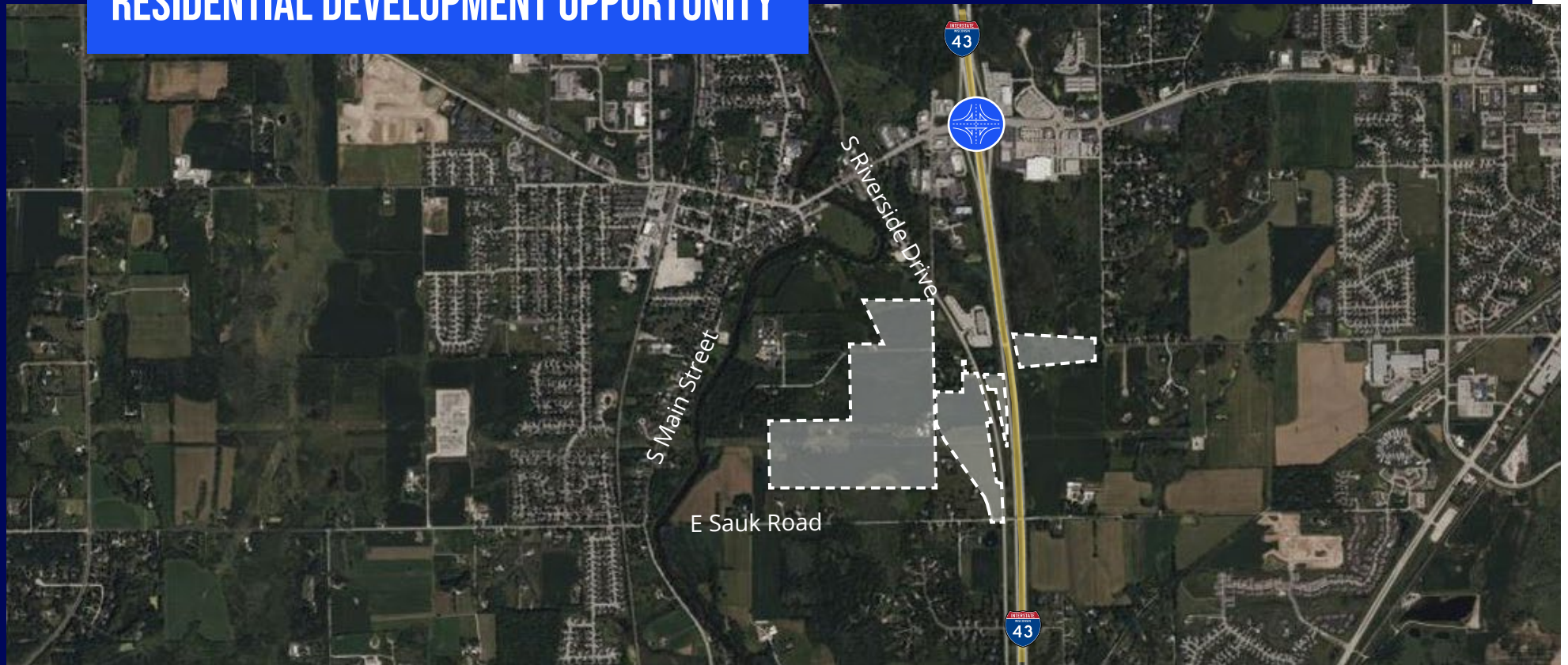


RESIDENTIAL DEVELOPMENT OPPORTUNITY



OFFERING MEMORANDUM

Residential Development Opportunity!

+/- 160 Acres Vacant Land - Saukville, WI

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Colliers

PROPERTY OVERVIEW



160 Acres

Total Acreage Available



\$10,250,000

Total Asking Price

This ±160-acre offering presents a rare opportunity to acquire a large, strategically located tract of vacant land in Saukville, Ozaukee County. The site benefits from immediate freeway access, providing convenient commuter connectivity to Milwaukee, Grafton, and Port Washington. With approximately 118.6 contiguous acres across Sites 2, 4, and 6, the property is well-suited for a master-planned residential community featuring a mix of single-family homes, duplex ranch-style condominiums, and future commercial pads.

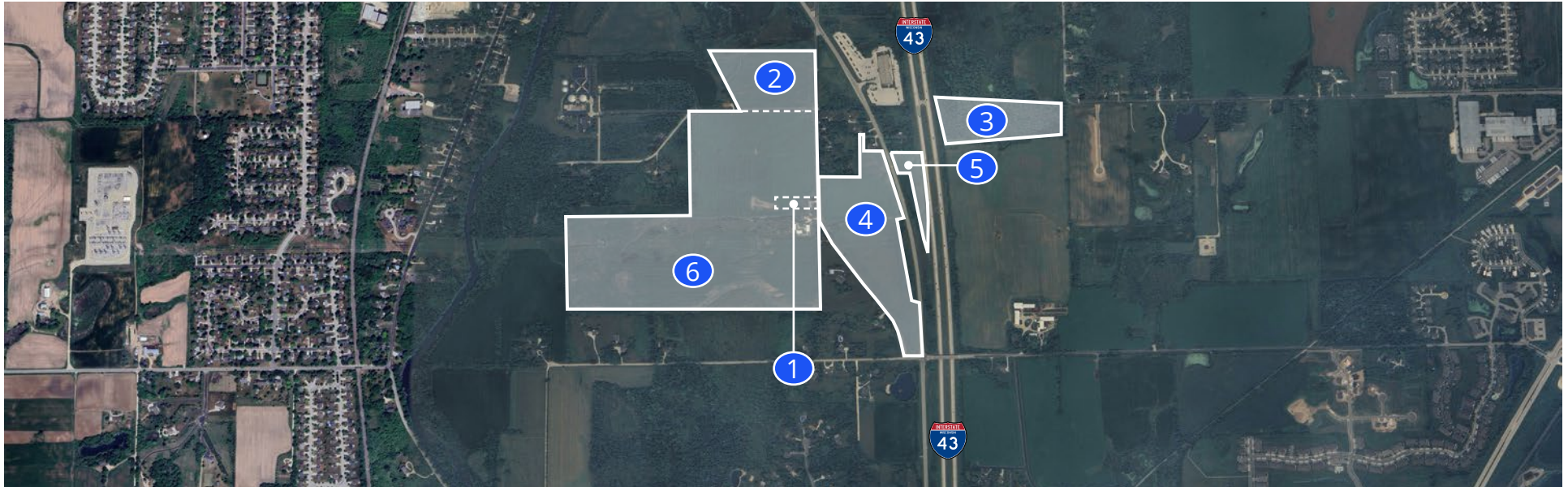
Saukville's steady population growth, strong demographics, and proximity to employment corridors create sustained housing demand for both traditional homeowners and retirees seeking low-maintenance living. The site's scale, location, and municipal growth potential — including opportunities for annexation, TIF incentives, and infrastructure cost-sharing — position it as one of the region's most compelling development opportunities.

Investment Highlights:

- **Prime Location:** Immediate freeway access with convenient connections to Milwaukee, Grafton, and Port Washington.
- **Large Contiguous Tract:** 118.6 acres suitable for cohesive, master-planned community design.
- **Flexible Product Mix:** Accommodates single-family homes, duplex ranch condos, and age-targeted housing.
- **Strong Market Fundamentals:** Saukville and Ozaukee County show consistent demand for suburban living.
- **Municipal Support Potential:** Opportunities for annexation, TIF, and infrastructure partnerships.
- **Community Differentiation:** Potential for branded neighborhood with trails, parks, and clubhouse amenities.
- **Future Commercial Opportunity:** Outlot's near freeway interchange ideal for retail, daycare, or medical uses.



PROPERTY OVERVIEW



	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6
Address	2633 S Foster Road Saukville, WI	---	---	---	---	2629 S Foster Road Saukville, WI
Tax Key	08-036-09-001.00	08-036-08-001.00	08-036-13-001.00	08-036-14-001.00	08-036-14-011.00	08-036-09-000.00
Lot Size	1.0 AC	18.6 AC	10 AC	24.2 AC	1 AC	99 AC
Current Zoning	R-2 Single Family Residential	A-2 Exclusive Agricultural	A-2 Exclusive Agricultural	A-2 Exclusive Agricultural	A-2 Exclusive Agricultural	A-2 Exclusive Agricultural
Comprehensive Plan Zoning	Medium Density Residential	Retail or Service Commercial, Medium Density Residential, Primary Environmental Corridor	Secondary Environmental Corridor	High Density Residential	N/A	Medium Density Residential
2024 Taxes	\$2,358	\$59	\$193	\$71	\$3	\$2,281

SITE ACCESS



I-43 Access @ Highway 33
1.1 Miles | 3 Minutes



Hwy 33 via Foster Road
0.9 Miles | 3 Minutes



Hwy 32 via E Sauk Road
1.7 Miles | 4 Minutes



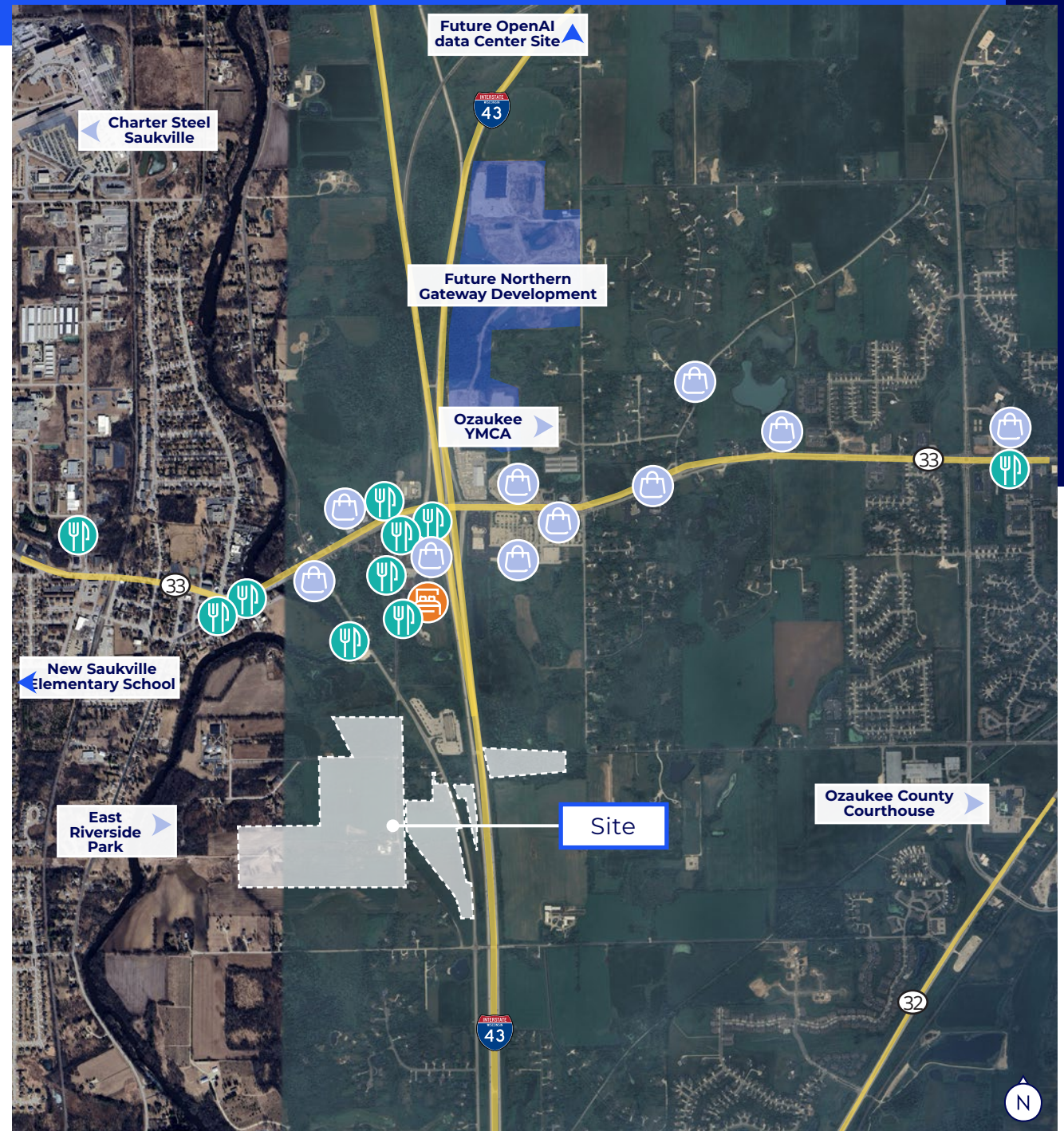
Downtown Milwaukee
24.9 Miles | 28 Minutes



Milwaukee Mitchell International Airport
31.5 Miles | 36 Minutes



O'Hare International Airport
103 Miles | 97 Minutes



AREA OVERVIEW

Saukville, WI



Demographics

1, 3, 5 Mile Radius



Population

1 mi: 1,925
3 mi: 16,035
5 mi: 36,679



Daily Population

1 mi: 1,904
3 mi: 13,686
5 mi: 36,202



Households

1 mi: 826
3 mi: 6,684
5 mi: 16,667

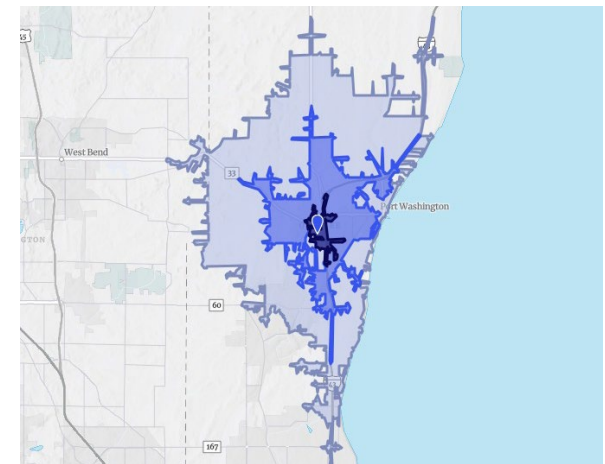


Household Income

1 mi: \$88,933
3 mi: \$88,310
5 mi: \$89,641

Drive Time Map

5, 10, 15 Minutes



Nestled in the heart of Ozaukee County, just minutes north of Milwaukee, Saukville offers the perfect balance of small-town charm and economic opportunity. With convenient access to I-43, the community connects businesses to the greater Milwaukee metro area while maintaining a welcoming, close-knit atmosphere. Saukville features a strong industrial base, modern infrastructure, and a supportive local government committed to smart growth and business development. Surrounded by scenic parks, the Milwaukee River, and nearby Lake Michigan, Saukville also provides an exceptional quality of life for residents and employees alike.

For more information, contact:

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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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